

City of London

# **Cultural Heritage Evaluation Report 35 Properties, Wellington Road, London, Ontario**

## **London Bus Rapid Transit Transit Project Assessment Process**

**Prepared by:**

AECOM

410 – 250 York Street, Citi Plaza  
London, ON, Canada N6A 6K2  
[www.aecom.com](http://www.aecom.com)

519 673 0510 tel  
519 673 5975 fax

# Statement of Qualifications and Limitations

The attached Report (the “Report”) has been prepared by AECOM Canada Ltd. (“AECOM”) for the benefit of the Client (“Client”) in accordance with the agreement between AECOM and Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents AECOM's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to AECOM which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

AECOM shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. AECOM accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

AECOM agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but AECOM makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Without in any way limiting the generality of the foregoing, any estimates or opinions regarding probable construction costs or construction schedule provided by AECOM represent AECOM's professional judgement in light of its experience and the knowledge and information available to it at the time of preparation. Since AECOM has no control over market or economic conditions, prices for construction labour, equipment or materials or bidding procedures, AECOM, its directors, officers and employees are not able to, nor do they, make any representations, warranties or guarantees whatsoever, whether express or implied, with respect to such estimates or opinions, or their variance from actual construction costs or schedules, and accept no responsibility for any loss or damage arising therefrom or in any way related thereto. Persons relying on such estimates or opinions do so at their own risk.

Except (1) as agreed to in writing by AECOM and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

AECOM accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of AECOM to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.

AECOM: 2015-04-13  
© 2009-2015 AECOM Canada Ltd. All Rights Reserved.

# 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 Chaubal, M.Sc., CAHP  
Cultural Heritage Specialist

## Revision History

Revision #	Date	Revised By:	Revision Description
0	Dec 14, 2018	M. Greguol, L. Smythe	Draft Report to City of London
1	Jan 9, 2019	M. Greguol, L. Smythe	Revised Draft Report to City of London
2	Jan 17, 2019	M. Greguol, L. Smythe	Revised Draft Report to City of London

# 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 35 properties located along Wellington Road, in London, Ontario. 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 properties located along Wellington Road that were evaluated within this report, were identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as being directly impacted, heritage listed properties. 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 Study Area consists of a one-kilometre section of Wellington Road between Wellington Court and Kennon Place. Wellington Road is a four-lane arterial road, following a roughly north-south orientation between Wellington Court and Alexandra Street. North of Alexandra Street, Wellington Road curves to the northwest and follows a southeast to northwest orientation before crossing the Thames River and becoming Wellington Street. South of Weston Street, the Study Area is almost entirely residential, aside from a few former residences converted to offices. Residences are typically one- or two-storey detached dwellings set back from the road. North of Weston Street, the Study Area has a mixture of residential uses; a number of restaurants and an LCBO store are located between Weston Street and Kennon Place. The St. Andrew Memorial Anglican Church is located on the west side of Wellington Road, south of Foxbar Road. Gartshore Park is a public park situated in between Wellington Crescent, Foxbar Road, and Wellington Road. Most structures in the Study Area were constructed between 1900 and 1955; the oldest are generally concentrated towards the north end of Wellington Road. The topography of the Study Area is generally flat, although Wellington Road slopes upward slightly between Wellington Crescent and Colgrove Place.

Due to the volume of properties included within this CHER, the properties were categorized into sub-groups in order to interpret the evolution and construction history of the properties on either side of Wellington Road. Generally, the groups were formulated based on shared history, dates of construction, and similarities in styles, materials, and forms. The sub-groups and their respective properties are listed below. For comparison purposes, similar properties for each sub-group were identified elsewhere within London, and were reviewed in order to inform a comparative analysis. The individual properties and their comparisons are further described in each of their respective evaluations and descriptions below.

Sub-Group 1	Sub-Group 2	Sub-Group 3	Sub-Group 4	Sub-Group 5
1 Kennon Place	74 Wellington Road	134 Wellington Road	247 Wellington Road	273 Wellington Road
26 Wellington Road	78 Wellington Road	136 Wellington Road	249 Wellington Road	275 Wellington Road
28 Wellington Road	88 Wellington Road	138 Wellington Road	251 Wellington Road	285 Wellington Road
30 Wellington Road	98 Wellington Road	140 Wellington Road	261 Wellington Road	287 Wellington Road
32 Wellington Road	118 Wellington Road	142 Wellington Road	263 Wellington Road	289 Wellington Road
34 Wellington Road		166 Wellington Road	265 Wellington Road	297 Wellington Road
		174 Wellington Road	267 Wellington Road	301 Wellington Road
		19 Raywood Avenue	269 Wellington Road	
			271 Wellington Road	



Based on the completion of the research and field assessment tasks, and the evaluation of each property pursuant to the criteria outlined in Ontario Regulation 9/06, the following properties were identified as demonstrating sufficient cultural heritage value:

- 26 Wellington Road;
- 28 Wellington Road;
- 30 Wellington Road; and
- 174 Wellington Road.

Completion of a Heritage Impact Assessment is required for each of these properties. Further, should the City of London wish to pursue designation of the properties under the *Ontario Heritage Act*, further research and an interior evaluation for each property is recommended in order to inform a comprehensive Statement of Cultural Heritage Value or Interest for the properties.

The final version of the CHER will incorporate feedback from the LACH, City of London Heritage Planner, and MTCS, and will be forwarded to the Heritage Planner and LACH for their records.

# Table of Contents

	page
<b>1. Introduction .....</b>	<b>1</b>
1.1 Development Context .....	1
<b>2. Legislation and Policy Context .....</b>	<b>2</b>
2.1 Provincial and Municipal Context and Policies .....	2
2.1.1 Provincial Policy Context .....	2
2.1.2 Ontario Regulation 9/06 .....	3
2.1.3 Municipal Policies .....	3
2.2 Methodology .....	3
2.3 Consultation .....	4
<b>3. Description of the Study Area .....</b>	<b>5</b>
3.1 Local Context and Settlement History .....	5
3.1.1 Westminster Township .....	5
3.1.2 London South .....	5
3.1.3 Annexation .....	5
3.2 Description of Study Area and Landscape Context .....	9
3.3 Architectural Styles and Influences .....	9
3.3.1 Queen Anne – c. 1880-1915 .....	9
3.3.2 Dutch Colonial – c. 1890-1930 .....	9
3.3.3 Tudor Revival – c. 1895-1940 .....	10
3.3.4 Craftsman/Bungalow – c. 1905-1945 .....	10
3.3.5 Prairie Style – c. 1905-1930 .....	10
3.3.6 Victory Housing c. 1940 – 1950 .....	10
3.3.7 Mid-Century Modern – c. 1945-1975 .....	11
3.4 Sub-Groupings .....	11
<b>4. Sub-Group 1 .....</b>	<b>14</b>
4.1 Introduction .....	14
4.2 Early Development History of Sub-Group 1 .....	15
4.3 Comparative Analysis .....	16
4.4 1 Kennon Place .....	29
4.4.1 Land Use History .....	29
4.4.2 Architectural Description .....	29
4.4.3 Discussion of Integrity .....	30
4.4.4 Comparative Analysis Results .....	30
4.4.5 Cultural Heritage Evaluation – Ontario Regulation 9/06 .....	31
4.4.6 Statement of Cultural Heritage Value .....	32
4.5 26 Wellington Road .....	33
4.5.1 Land Use History .....	33
4.5.2 Architectural Description .....	33
4.5.3 Discussion of Integrity .....	34

4.5.4	Comparative Analysis Results .....	34
4.5.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	35
4.5.6	Statement of Cultural Heritage Value .....	36
4.5.6.1	Heritage Attributes .....	36
4.6	28 Wellington Road.....	37
4.6.1	Land Use History.....	37
4.6.2	Architectural Description.....	37
4.6.3	Discussion of Integrity .....	38
4.6.4	Comparative Analysis Results .....	38
4.6.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	39
4.6.6	Statement of Cultural Heritage Value .....	40
4.6.6.1	Heritage Attributes .....	40
4.7	30 Wellington Road.....	41
4.7.1	Land Use History.....	41
4.7.2	Architectural Description.....	41
4.7.3	Discussion of Integrity .....	42
4.7.4	Comparative Analysis Results .....	42
4.7.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	43
4.7.6	Statement of Cultural Heritage Value .....	44
4.7.6.1	Heritage Attributes .....	44
4.8	32 Wellington Road.....	45
4.8.1	Land Use History.....	45
4.8.2	Architectural Description.....	45
4.8.3	Discussion of Integrity .....	46
4.8.4	Comparative Analysis Results .....	46
4.8.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	47
4.8.6	Statement of Cultural Heritage Value .....	48
4.9	34 Wellington Road.....	49
4.9.1	Land Use History.....	49
4.9.2	Architectural Description.....	50
4.9.3	Discussion of Integrity .....	50
4.9.4	Comparative Analysis Results .....	50
4.9.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	51
4.9.6	Statement of Cultural Heritage Value .....	52
<b>5.</b>	<b>Sub-Group 2 .....</b>	<b>53</b>
5.1	Introduction.....	53
5.2	Early Development History of Sub-Group 2 .....	54
5.3	Comparative Analysis .....	54
5.4	74 Wellington Road.....	67
5.4.1	Land Use History.....	67
5.4.2	Architectural Description.....	68
5.4.3	Discussion of Integrity .....	68
5.4.4	Comparative Analysis Results .....	69
5.4.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	69
5.4.6	Statement of Cultural Heritage Value .....	70
5.5	78 Wellington Road.....	71

5.5.1	Land Use History.....	71
5.5.2	Architectural Description.....	71
5.5.3	Discussion of Integrity .....	72
5.5.4	Comparative Analysis Results .....	72
5.5.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	72
5.5.6	Statement of Cultural Heritage Value .....	73
5.6	88 Wellington Road.....	74
5.6.1	Land Use History.....	74
5.6.2	Architectural Description.....	74
5.6.3	Discussion of Integrity .....	75
5.6.4	Comparative Analysis Results .....	75
5.6.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	76
5.6.6	Statement of Cultural Heritage Value .....	77
5.7	98 Wellington Road.....	78
5.7.1	Land Use History.....	78
5.7.2	Architectural Description.....	79
5.7.3	Discussion of Integrity .....	79
5.7.4	Comparative Analysis Results .....	79
5.7.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	80
5.7.6	Statement of Cultural Heritage Value .....	81
5.8	118 Wellington Road.....	82
5.8.1	Land Use History.....	82
5.8.2	Architectural Description.....	83
5.8.3	Discussion of Integrity .....	83
5.8.4	Comparative Analysis Results .....	83
5.8.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	84
5.8.6	Statement of Cultural Heritage Value .....	85
<b>6.</b>	<b>Sub-Group 3 .....</b>	<b>86</b>
6.1	Introduction.....	86
6.2	Early Development History of Sub-Group 3 .....	87
6.3	Comparative Analysis .....	88
6.4	134 Wellington Road.....	99
6.4.1	Land Use History.....	99
6.4.2	Architectural Description.....	99
6.4.3	Discussion of Integrity .....	100
6.4.4	Comparative Analysis Results .....	100
6.4.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	100
6.4.6	Statement of Cultural Heritage Value .....	101
6.5	136 Wellington Road.....	102
6.5.1	Land Use History.....	102
6.5.2	Architectural Description.....	102
6.5.3	Discussion of Integrity .....	103
6.5.4	Comparative Analysis Results .....	103
6.5.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	103
6.5.6	Statement of Cultural Heritage Value .....	104
6.6	138 Wellington Road.....	105

6.6.1	Land Use History.....	105
6.6.2	Architectural Description.....	105
6.6.3	Discussion of Integrity .....	106
6.6.4	Comparative Analysis Results .....	106
6.6.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	107
6.6.6	Statement of Cultural Heritage Value .....	108
6.7	140 Wellington Road.....	109
6.7.1	Land Use History.....	109
6.7.2	Architectural Description.....	109
6.7.3	Discussion of Integrity .....	110
6.7.4	Comparative Analysis Results .....	110
6.7.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	110
6.7.6	Statement of Cultural Heritage Value .....	112
6.8	142 Wellington Road.....	113
6.8.1	Land Use History.....	113
6.8.2	Architectural Description.....	113
6.8.3	Discussion of Integrity .....	114
6.8.4	Comparative Analysis Results .....	114
6.8.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	114
6.8.6	Statement of Cultural Heritage Value .....	115
6.9	166 Wellington Road.....	116
6.9.1	Land Use History.....	116
6.9.2	Architectural Description.....	116
6.9.3	Discussion of Integrity .....	117
6.9.4	Comparative Analysis Results .....	117
6.9.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	118
6.9.6	Statement of Cultural Heritage Value .....	119
6.10	174 Wellington Road.....	120
6.10.1	Land Use History.....	120
6.10.2	Architectural Description.....	121
6.10.3	Discussion of Integrity .....	121
6.10.4	Comparative Analysis Results .....	122
6.10.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	122
6.10.6	Statement of Cultural Heritage Value .....	123
6.10.6.1	Heritage Attributes.....	123
6.11	19 Raywood Avenue.....	125
6.11.1	Land Use History.....	125
6.11.2	Architectural Description.....	125
6.11.3	Discussion of Integrity .....	126
6.11.4	Comparative Analysis Results .....	126
6.11.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	126
6.11.6	Statement of Cultural Heritage Value .....	127
<b>7.</b>	<b>Sub Group 4 .....</b>	<b>128</b>
7.1	Introduction.....	128
7.2	Early Development History of Sub-Group 4 .....	129
7.3	Comparative Analysis .....	130

7.4	247 Wellington Road.....	143
7.4.1	Land Use History.....	143
7.4.2	Architectural Description.....	144
7.4.3	Discussion of Integrity .....	144
7.4.4	Comparative Analysis Results .....	144
7.4.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	145
7.4.6	Statement of Cultural Heritage Value .....	146
7.5	249 Wellington Road.....	147
7.5.1	Land Use History.....	147
7.5.2	Architectural Description.....	147
7.5.3	Discussion of Integrity .....	148
7.5.4	Comparative Analysis Results .....	148
7.5.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	148
7.5.6	Statement of Cultural Heritage Value .....	149
7.6	251 Wellington Road.....	150
7.6.1	Land Use History.....	150
7.6.2	Architectural Description.....	150
7.6.3	Discussion of Integrity .....	151
7.6.4	Comparative Analysis Results .....	151
7.6.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	151
7.6.6	Statement of Cultural Heritage Value .....	152
7.7	261 Wellington Road.....	153
7.7.1	Land Use History.....	153
7.7.2	Architectural Description.....	153
7.7.3	Discussion of Integrity .....	154
7.7.4	Comparative Analysis Results .....	154
7.7.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	154
7.7.6	Statement of Cultural Heritage Value .....	155
7.8	263 Wellington Road.....	156
7.8.1	Land Use History.....	156
7.8.2	Architectural Description.....	156
7.8.3	Discussion of Integrity .....	157
7.8.4	Comparative Analysis Results .....	157
7.8.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	157
7.8.6	Statement of Cultural Heritage Value .....	158
7.9	265 Wellington Road.....	159
7.9.1	Land Use History.....	159
7.9.2	Architectural Description.....	159
7.9.3	Discussion of Integrity .....	160
7.9.4	Comparative Analysis Results .....	160
7.9.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	160
7.9.6	Statement of Cultural Heritage Value .....	161
7.10	267 Wellington Road.....	162
7.10.1	Land Use History.....	162
7.10.2	Architectural Description.....	163
7.10.3	Discussion of Integrity .....	163
7.10.4	Comparative Analysis Results .....	163

7.10.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	164
7.10.6	Statement of Cultural Heritage Value .....	165
7.11	269 Wellington Road.....	166
7.11.1	Land Use History.....	166
7.11.2	Architectural Description.....	166
7.11.3	Discussion of Integrity .....	167
7.11.4	Comparative Analysis Results .....	167
7.11.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	168
7.11.6	Statement of Cultural Heritage Value .....	169
7.12	271 Wellington Road.....	170
7.12.1	Land Use History.....	170
7.12.2	Architectural Description.....	170
7.12.3	Discussion of Integrity .....	171
7.12.4	Comparative Analysis Results .....	171
7.12.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	171
7.12.6	Statement of Cultural Heritage Value .....	172
<b>8.</b>	<b>Sub-Group 5 .....</b>	<b>173</b>
8.1	Introduction.....	173
8.2	Early Development History of Sub-Group 5 .....	174
8.3	Comparative Analysis .....	175
8.4	273 Wellington Road.....	187
8.4.1	Land Use History.....	187
8.4.2	Architectural Description.....	187
8.4.3	Discussion of Integrity .....	188
8.4.4	Comparative Analysis Results .....	188
8.4.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	188
8.4.6	Statement of Cultural Heritage Value .....	190
8.5	275 Wellington Road.....	191
8.5.1	Land Use History.....	191
8.5.2	Architectural Description.....	191
8.5.3	Discussion of Integrity .....	192
8.5.4	Comparative Analysis Results .....	192
8.5.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	193
8.5.6	Statement of Cultural Heritage Value .....	194
8.6	285 Wellington Road.....	195
8.6.1	Land Use History.....	195
8.6.2	Architectural Description.....	196
8.6.3	Discussion of Integrity .....	196
8.6.4	Comparative Analysis Results .....	196
8.6.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	197
8.6.6	Statement of Cultural Heritage Value .....	198
8.7	287 Wellington Road.....	199
8.7.1	Land Use History.....	199
8.7.2	Architectural Description.....	199
8.7.3	Discussion of Integrity .....	200
8.7.4	Comparative Analysis Results .....	200

8.7.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	200
8.7.6	Statement of Cultural Heritage Value .....	201
8.8	289 Wellington Road.....	202
8.8.1	Land Use History.....	202
8.8.2	Architectural Description.....	203
8.8.3	Discussion of Integrity .....	203
8.8.4	Comparative Analysis Results .....	203
8.8.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	204
8.8.6	Statement of Cultural Heritage Value .....	205
8.9	297 Wellington Road.....	206
8.9.1	Land Use History.....	206
8.9.2	Architectural Description.....	207
8.9.3	Discussion of Integrity .....	207
8.9.4	Comparative Analysis Results .....	207
8.9.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	208
8.9.6	Statement of Cultural Heritage Value .....	209
8.10	301 Wellington Road.....	210
8.10.1	Land Use History.....	210
8.10.2	Architectural Description.....	211
8.10.3	Discussion of Integrity .....	211
8.10.4	Comparative Analysis Results .....	212
8.10.5	Cultural Heritage Evaluation – Ontario Regulation 9/06.....	212
8.10.6	Statement of Cultural Heritage Value .....	213
9.	<b>Conclusions and Recommendations .....</b>	<b>214</b>
10.	<b>Bibliography and Sources.....</b>	<b>217</b>



---

# **1. Introduction**

---

## **1.1 Development Context**

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 35 properties located along Wellington Road, in London, Ontario. 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 properties located along Wellington Road that were evaluated within this report, were identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as being directly impacted, heritage listed properties. 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.

---

## 2. Legislation and Policy Context

---

### 2.1 Provincial and Municipal Context and Policies

#### 2.1.1 Provincial Policy Context

The *Ontario Heritage Act* works with other legislation to support an integrated provincial framework for the identification and conservation of the province's cultural heritage resources. Other provincial land use planning and resource development legislation and policies include provisions to support heritage conservation.

These include:

- The *Planning Act* and *Provincial Policy Statement*, which identify cultural heritage as a 'matter of provincial interest' requiring that land use planning decisions conserve cultural heritage; and
- The *Environmental Assessment Act*, which defines 'environment' to include cultural heritage and ensures that governments and public bodies consider potential impacts in infrastructure planning.

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. There is a specific streamlined Environmental Assessment process for transit projects, which is known as the Transit Project Assessment Process (TPAP). This approach protects the environment, but shortens the study period timeline to six months for commencement, review and approval.

TPAP provides a framework for focused consultation and objection processes. Through TPAP, the proponent 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 rights-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). As a means to present the appropriate information to inform the evaluations for the 35 properties included within this report, AECOM consulted with Kyle Gonyou, Heritage Planner with the City of London, in order to create sub-groupings of properties within the corridor, as well as to address key ways in which to streamline reporting on the properties. The sub-groupings were also presented to the LACH at their meeting on December 12, 2018. As a result, the research for each property emphasized key individuals, themes, and land transactions, and the property descriptions were limited to the general architectural description and key items for descriptive purposes in order to inform the Ontario Regulation 9/06 evaluation for each property. Where cultural heritage value was identified, further research and an interior assessment of the properties may be required should the City of London wish to pursue designation under the *Ontario Heritage Act*.

## 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 16 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 January 30, 2019 meeting.

---

## 3. Description of the Study Area

---

### 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. The first survey of Westminster Township, one of the largest townships in Middlesex County, 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.<sup>1</sup>

#### 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 1, 1890. Bounded by Wellington Road, Wharcliffe 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.<sup>2</sup>

#### 3.1.3 *Annexation*

With the 1890 annexation, the southern boundary of the City of London was set just south of present-day Emery Street. This would remain the boundary for the next seventy years. Historic maps and aerial photos indicate that by the 1950s, urban development along Wellington Road extended outside the city limits to Base Line Road and further south. In 1961, the City of London annexed large portions of the Westminster and London Townships. This newly annexed area surrounded the City on all four sides, and added three new wards. Along Wellington Road, the southern City Limit was set just south of the Highway 401 interchange. Annexation was a controversial issue within Westminster Township. In 1988, Westminster Township was incorporated as the Town of Westminster in an attempt to prevent any further annexations from the City of London. The City of London nevertheless proposed a massive land annexation in 1991 which would include the entire Town of Westminster. After considerable political

---

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

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

debate, the annexation proceeded and the entire Town of Westminster became part of the City of London on January 1, 1993.<sup>3</sup> 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/Road South/Street was named for Arthur Wellesley, 1<sup>st</sup> 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 as Master General of the Ordnance, commanding military officers and artillery in Upper Canada.<sup>4</sup> The road was cut through Westminster Township by W. L. Odell, who also assisted in the construction of an iron bridge (known as Clark's Bridge after landowner William Clarke) to carry Wellington Road across the Thames River.<sup>5</sup>

For most of the nineteenth and early twentieth centuries, Wellington Road remained a two-lane road. As the section of Wellington Road developed during the early twentieth century, and the automobile became more prevalent, traffic volumes began to increase. When the section of Highway 401 from London to Woodstock opened in May of 1957,<sup>6</sup> the road became one of the major traffic routes into and out of downtown London. In response to this, Wellington Road was widened from two lanes to four during the late 1950s and early 1960s.

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 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.

---

<sup>3</sup> Catharine A. Graham & Susan D. Phillips. *Citizen Engagement: Lessons From Participation in Local Government*. Toronto: The Institute of Public Administration of Canada, 1998. p. 164-174

<sup>4</sup> Michael Baker & Hilary Bates Neary, ed. *London Street Names*. Toronto: James Lormier & Company Ltd., 2003. p. 100

<sup>5</sup> *A History of the County of Middlesex, Op Cit.* p.570

<sup>6</sup> Cameron Bevers. "Highway 401". *The King's Highway.ca: The History of Ontario's Kings Highways*. <https://www.thekingshighway.ca/Highway401.htm>. Accessed November 2018.



**Image 1: Wellington Road looking north from Grand Avenue, 1960. 1 Kennon Place is visible at left. Source: Western Archives, Western University, London Free Press Collection.**



**Image 2: Wellington Road looking north from south of Thomas Janes Drive, 1957. 297 Wellington Road is visible at centre-left. Source: Western Archives, Western University, London Free Press Collection.**



**Image 3: Wellington Road looking north at Emery Street, 1957. Source: Western Archives, Western University, London Free Press Collection.**



**Image 4: Wellington Road looking south from Grand Avenue, 1960. Properties at 28-34 Wellington Road visible at left. Source: Western Archives, Western University, London Free Press Collection.**



## 3.2 Description of Study Area and Landscape Context

The Study Area consists of a one-kilometre section of Wellington Road between Wellington Court and Kennon Place. Wellington Road is a four-lane arterial road, following a roughly north-south orientation between Wellington Court and Alexandra Street. North of Alexandra Street, Wellington Road curves to the northwest and follows a southeast to northwest orientation before crossing the Thames River and becoming Wellington Street. South of Weston Street, the Study Area is almost entirely residential, aside from a few former residences converted to offices. Residences are typically one- or two-storey detached dwellings set back from the road. North of Weston Street, the Study Area has a mixture of residential uses; a number of restaurants and an LCBO store are located between Weston Street and Kennon Place. The St. Andrew Memorial Anglican Church is located on the west side of Wellington Road, south of Foxbar Road. Gartshore Park is a public park situated in between Wellington Crescent, Foxbar Road, and Wellington Road. Most structures in the Study Area were constructed between 1900 and 1955; the oldest are generally concentrated towards the north end of Wellington Road. The topography of the Study Area is generally flat, although Wellington Road slopes upward slightly between Wellington Crescent and Colgrove Place.

## 3.3 Architectural Styles and Influences

The thirty five properties evaluated in this report exhibit a variety of architectural styles and design influences. Many of the buildings are vernacular in nature, in that they do not conform to a formal architectural style, but may exhibit influences or elements of one of more identified styles. The following summaries provide an overview of the architectural styles and influences that have been identified in the thirty five subject properties:

### 3.3.1 Queen Anne – c. 1880-1915

A revival style of the late nineteenth century, the Queen Anne style was inspired by English homes of the mid-to-late 17<sup>th</sup> century. The style was named by English architect Richard Norman Shaw, although it is somewhat of a misnomer as Queen Anne only ruled from 1702-14. The style is characterised by asymmetrical, irregular silhouettes and an abundance of detail and design elements. Turrets, dormers, steep gables and bay windows are often used in various combinations. A variety of cladding materials are used, including brick, terracotta tile, imbricated shingles, and carved stone, frequently on the same building. A highly decorative style, stained glass windows and elaborate woodwork provide visual impact.<sup>7</sup> Later examples of the style often follow a simpler, boxier design with more classically-inspired details such as dentil moulding and Palladian windows.<sup>8</sup>

### 3.3.2 Dutch Colonial – c. 1890-1930

Another of the many revival styles which proliferated during the late nineteenth and early twentieth century, the Dutch Colonial style is a largely a North American invention, as no analogous style exists in The Netherlands.<sup>9</sup> The style receives its name from the use of the gambrel, or “Dutch Gable” roof. Dutch Colonial houses are characterised by this roof type; often pierced with dormers.<sup>10</sup> A mixture of cladding materials is common; stone, brick, stucco, and shingles are frequently used.<sup>11</sup>

---

<sup>7</sup> John Blumenson. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Markham, Ontario: Fitzhenry & Whiteside, 1990. p. 102-103

<sup>8</sup> Alex Bozickovic & Patricia McHugh. *Toronto Architecture: A City Guide* (Revised Ed.). Toronto: McClelland and Stewart, 2017. p. 16

<sup>9</sup> Allan Gowans. *The Comfortable House: North American Suburban Architecture 1890-1930*. Cambridge, Massachusetts: MIT Press, 1989. p. 128

<sup>10</sup> Blumenson. Op Cit. p. 146

<sup>11</sup> Gowans. Op Cit. p. 128

### 3.3.3 *Tudor Revival – c. 1895-1940*

A “period” style popular during the late nineteenth and early twentieth centuries, early examples of the style are identified as “English Cottage Style”. The style is inspired by the rural English cottages and manor houses constructed during the Tudor period (1485-1603). Tudor Revival buildings are characterised by steeply pitched gable roofs, intersecting gables and dormers. The front entranceway is frequently dominated by an arched doorway; either the four-centred Tudor arch or a simple rounded arch is used. Windows with leaded mullions are commonly used, often in a diamond pattern. Cladding materials and decorative elements are designed to mimic that of the original Tudor buildings with modern materials. Brick, stone and false half-timbering are used in a variety of combinations.<sup>12</sup>

### 3.3.4 *Craftsman/Bungalow – c. 1905-1945*

Although the term “Bungalow” is frequently used to describe any single story house, as an architectural style it often is used to refer to one- or one-and-a-half storey houses, in particular with regards to its form, it is often associated with main roofs or gables that will usually cover the porch space as well as the interior. The bungalow style was often subject to a variety of eclectic additions and details, however, its basic characteristics typically include low, one-storey, ground –hugging expansive profiles with gently pitched roofs and exposed structural roof members.<sup>13</sup> In London, many bungalows have been designed with Craftsman style influences after the First World War. Championed by architect Gustav Stickley, the Craftsman style was an American evolution of the English Arts and Crafts movement. More than just an architectural style, the Craftsman movements were a rejection of the overly ornate styles and factory-produced products of the Victorian era. The movements emphasised a return to traditional handicrafts, and emphasised the use of natural building materials.<sup>14</sup> Craftsman or Bungalow style houses are characterised by the use of low-pitched, gable roofs with wide, overhanging eaves and exposed rafters. Porches are often full or partial width, and are supported by tapered square columns..<sup>15</sup>

### 3.3.5 *Prairie Style – c.1905-1930*

Most commonly associated with American architect Frank Lloyd Wright, the Prairie Style originated in the Midwestern United States. Prairie style buildings are characterised by their square, horizontal massing. Roofs are generally flat, or low hipped roofs with large overhanging eaves. Horizontally arranged, rectangular windows are common, often grouped together. Decorative elements are typically geometric in design, with a complete absence of historical or classically inspired details. Chimneys are often a prominent feature. Although the style generally fell out of favour prior to the Second World War, certain Prairie inspired design elements continued to be used well into the postwar era, notably the low roofs and overhanging eaves.<sup>16</sup>

### 3.3.6 *Victory Housing c.1940 – 1950*

Victory style houses appeared during the Second World War as a response to the growing housing demand for employees of defense-related industries, and returning veterans. Typical Victory houses are small, one-and-a-half storey detached dwellings with steep side gable roofs. Clapboard siding was the most common exterior cladding; however brick veneer was occasionally used. Many Victory houses were prefabricated and assembled on-site; financial support was provided to veterans through the Veteran’s Land Act, allowing them to purchase a finished

<sup>12</sup> Blumenson. Op Cit. p. 156-158

<sup>13</sup> Blumenson. Op Cit. p. 176-178.

<sup>14</sup> David Cathers. Stickley Style: Arts and Crafts homes in the Craftsman Tradition. New York: Simon & Schuster, 1999. p. 13-14

<sup>15</sup> Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Understanding America’s Domestic Architecture. New York: Alfred A. Knopf, 2013. p.

<sup>16</sup> Blumenson. Op Cit. p. 185-189

house for a minimal down payment. Victory houses were typically constructed in groups of similar houses, and can be found in most large cities.<sup>17</sup>

### 3.3.7 Mid-Century Modern – c. 1945-1975

Mid-Century Modern is a term encompassing a variety of contemporary architectural, interior design, graphic design, and industrial design styles popular during the mid-twentieth century. Architecturally, is often used to describe International Style or Bauhaus influenced buildings completed in 1950s and 1960s.<sup>18</sup> The style flourished with the building boom that followed the Second World War, and the emergence of automobile centred suburbs. Mid-Century Modern houses are characterised by their low, rectangular form. Roofs are commonly low, or flat, however sweeping sloped or shallow vaults are also used. Roofs frequently extend well beyond the wall, supported by slender columns and providing cover for patios and carports. Split-level designs have often been employed, with asymmetrical one and two-storey facades. Large, fixed glass windows are usually present; smaller sliding or tilting windows provide ventilation.<sup>19</sup>

## 3.4 Sub-Groupings

Due to the volume of properties included within this CHER, the properties were categorized into sub-groups in order to interpret the evolution and construction history of the properties on either side of Wellington Road. Generally, the groups were formulated based on shared history, dates of construction, and similarities in styles, materials, and forms. The sub-groups and their respective properties are listed below. For comparison purposes, similar properties for each sub-group were identified elsewhere within London, and were reviewed in order to inform a comparative analysis. Each comparative analysis exercise is described below as part of the description of each sub-group. The individual properties and their comparisons are further described in each of their respective evaluations and descriptions below.

Sub-Group 1	Sub-Group 2	Sub-Group 3	Sub-Group 4	Sub-Group 5
1 Kennon Place	74 Wellington Road	134 Wellington Road	247 Wellington Road	273 Wellington Road
26 Wellington Road	78 Wellington Road	136 Wellington Road	249 Wellington Road	275 Wellington Road
28 Wellington Road	88 Wellington Road	138 Wellington Road	251 Wellington Road	285 Wellington Road
30 Wellington Road	98 Wellington Road	140 Wellington Road	261 Wellington Road	287 Wellington Road
32 Wellington Road	118 Wellington Road	142 Wellington Road	263 Wellington Road	289 Wellington Road
34 Wellington Road		166 Wellington Road	265 Wellington Road	297 Wellington Road
		174 Wellington Road	267 Wellington Road	301 Wellington Road
		19 Raywood Avenue	269 Wellington Road	
			271 Wellington Road	

Sections 4 to 8 below include more detailed histories, descriptions, and evaluations of each of the sub-groups and their component properties.

<sup>17</sup> Blumenson. *Op Cit.* p. 219-220

<sup>18</sup> McAlester. *Op Cit.* p.

<sup>19</sup> Blumenson, *Op Cit.* p. 224-226









---

## 4. Sub-Group 1

---

### 4.1 Introduction

Sub-Group 1 consists of six properties that are located towards the north end of the 35 properties on Wellington Road. The properties are located on the east side of Wellington Road, between Kennon Place, and Watson Street. Generally, the six properties included within this sub-group include some of the earliest buildings to be constructed within this report. Four of the five buildings were constructed between 1907 and 1908, and the fifth building was built by 1918.

The properties included within this sub-group include:

- 1 Kennon Place;
- 26 Wellington Road;
- 28 Wellington Road;
- 30 Wellington Road;
- 32 Wellington Road; and,
- 34 Wellington Road



**Image 5: 5 of the 6 properties included within Sub-Group 1, showing 26 Wellington Road to 34 Wellington Road**

## 4.2 Early Development History of Sub-Group 1

The subject properties are located on a portion of Lot 25, Broken Front Concession, or Concession “B” in the former Westminster Township. Lot 25 was vacant for many years following its original survey. In 1839, Albert S. Odell received 69 ½ acres in the north part of the lot from the Crown. Odell already owned Lot 24 immediately to the east, having purchased it from James Lester in 1822.<sup>20</sup> 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 Commissioners Road near the present Victoria Hospital.<sup>21</sup> 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 4 1817, identify Albert S. Odell and Robert Frank as “overseers of highways.”<sup>22</sup> Albert Odell did not reside on this property, however; the 1854 assessment roll lists him as living on Lot 26, Concession I, in the former Westminster Township.<sup>23</sup> Albert and his wife, Charlotte Percival, did not have children. Charlotte predeceased Albert sometime prior to 1852; Albert himself passed away in 1856.<sup>24</sup>

In June of 1840, a portion of the north part of the original Lot 25 was purchased by William Clarke from Albert Odell.<sup>25</sup> Clarke, a Congressional Missionary to the London Settlement, constructed a cottage on the property overlooking Wellington Road, on the south bank of the Thames. He canvassed the community for funds to construct a bridge on Wellington Road over the Thames River, which became known as Clarke’s Bridge upon its completion,<sup>26</sup> and was still referred to as such in City Directories over a century later. The original road to Clarke’s cottage was known as Clarke Street until the 1940s, when it was re-designated as an extension of Grand Avenue. By 1849, Clarke had sold the property to John Wilkes, who in turn sold it to William McIllich in 1851.<sup>27</sup> The property was subdivided into residential lots under the name of “Messers McIllich and Russell” in 1851, and registered as RP 11 (4<sup>th</sup>). This plan laid out residential 25 lots, as well as a new street known as Bridge Street. This was later renamed Front Street and is today primarily a parking lot and recreational trail. Front Street was heavily impacted as a result of the 1937 flood. The properties along Front Street were subsequently acquired, as the area was determined to be too flood-prone for continued residential use. Consequently, the houses formerly located along Front Street were demolished.

RP 95 (4<sup>th</sup>) immediately to the south of RP 11 (4<sup>th</sup>) was registered in 1854. The lots were surveyed by Samuel Peters, and the property was then owned by Benjamin Shaw and Jonathan Reynard. An article entitled *The Naming of London Streets*, written by Harriet Priddis in 1908, indicates that the original name of Watson Street was Turley-Tooloo Street, named after two mills on the property operated by Shaw and Reynard.<sup>28</sup> The original survey drawings for RP 95 (4<sup>th</sup>), however, show present-day Watson Street as Turtella Street, with a narrow lane named Mill Street extending south, just west of Lot 8. Watson Street was eventually renamed for George Watson, a local resident who had served as the town carpenter and resided on Lots 4 and 5.<sup>29</sup> It is possible that there was a house or other building existing on the property previously; City Directories from the late 1890s indicate that there were

<sup>20</sup> MCLRO (33). *Book 2: Abstract Index Up to 1866; Lot 23 Concession 4 to Concession 9; Concession A and B.*

<sup>21</sup> *A History of the County of Middlesex. Op Cit.* p. 568

<sup>22</sup> *A History of the County of Middlesex. Op Cit.* p. 948

<sup>23</sup> *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.

<sup>24</sup> Dan Brock “All in the Family: An Account of Some Members of the Odell Family”. *London & Middlesex County Historical Society Newsletter*, Fall 2018.

<sup>25</sup> MCLRO (33). *Book 2. Op Cit.*

<sup>26</sup> Harriet Priddis. 1908. “The Naming of London Streets.” *Historic Sketches of London and Middlesex, Part II.* London, Ontario: The London and Middlesex Historical Society. p. 15

<sup>27</sup> MCLRO (33). *Book 2. Op Cit.*

<sup>28</sup> Priddis. *Op Cit.* p. 23

<sup>29</sup> Priddis. *Op Cit.* p. 23

two residents in the block between Clark Street (Grand Avenue) and Watson Street, although no addresses are provided.

### 4.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar properties within the city to determine if each subject property is “a rare, unique, representative or early example of a style, type, expression, material, or construction method,” as described in *Ontario Regulation 9/06*. Comparative examples were drawn from Part IV and Part V designated properties and listed properties, as well as properties with no heritage status within the City of London. Residential properties with similar dates of construction, style, form, scale, and materials were selected to form this data set. Further, a collection of buildings and properties were selected for comparative purposes to form a data set that would include comparative examples that could represent the variety of properties found within each sub-group.





Seventeen comparable buildings were identified for comparisons for Sub-Group 1. However, this sample does not represent all available buildings, and is rather intended to be illustrative of some similar properties within the City of London. Of these examples:






- All are residential buildings;
- All are built between 1895 and 1929
- Four have gambrel roofs, ten have hipped roofs, and three have gable roofs;
- All are between one and two storeys in size;
- The majority include a variety of exterior materials including brick and wood siding; however, five examples constructed of concrete block are included for comparison with this sub-group’s concrete block buildings;
- All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Dutch Colonial and Queen Anne Cottage styles can be seen, as well as the side hall plan that can be found throughout London.






The following additional observations related to styles and materials were noted for some of the particular properties included within this data set:




- The building located at 24 Mount Pleasant Street is included within the Blackfriars-Petersville Heritage Conservation District and can be interpreted as a representative example of the Dutch Colonial influence that includes the distinctive gambrel roof. Recent exterior alterations to the building resulted in the conservation of the wood shingles in the gable face of the building. In addition, the building is constructed of buff brick, and includes a side hall plan, two features often found throughout London;
- The building at 45 Beaconsfield Avenue is included within the Wortley Village-Old South Heritage Conservation District and can be interpreted as a representative and early example of concrete block construction within London. In addition, the wood detailing and ornamentation in the central gable peak of both the roofline and the porch cover are commonly found in London;
- Single-storey Queen Anne cottages can be found in numerous historic neighbourhoods in London. The buildings at 78 Smith Street, 40 Orchard Street, 479 Woodman Avenue, and 511 Emery Street East exemplify the overall form and layout of the style, but also the variety in colouring, ornamentation detailing, and window detailing. The majority of these buildings, as well as most found elsewhere in London, are constructed of buff brick.



Address	Recognition	Photograph	Date	Materials	Style Notes
<b>24 Mount Pleasant Avenue</b>	Part V  Blackfriars-Petersville Heritage Conservation District		1913	Buff brick, wood shingle in gable	2-storey Dutch Colonial residential dwelling, with side hall plan, and gambrel roof
<b>40 Carfrae Crescent</b>	None		1929	Concrete block foundation, red brick, aluminum siding in gable	2-storey Dutch Colonial residential dwelling, with side hall, and gambrel roof
<b>28 Carfrae Crescent</b>	None		1912	Concrete block foundation, red brick, aluminum siding in gable	2-storey Dutch Colonial residential dwelling with side hall plan, and gambrel roof. Projected gable porch cover supported on short Doric columns
<b>45 Beaconsfield Avenue</b>	Part V  Wortley Village-Old South Heritage Conservation District		1901	Concrete block	2-storey vernacular residential with hipped roof, and central peak gable with ornamentation

<b>10 Bruce Street</b>	Part V  Wortley Village-Old South Heritage Conservation District		1914	Concrete block	2-storey vernacular residential dwelling with hipped roof, and gable roof dormer
<b>275 Riverside Drive</b>	None		1895	Concrete block, modern grey brick chimney	2-storey vernacular residential dwelling with intersecting gambrel roof
<b>41 High Street</b>	None		1896	Concrete block, wood shingle in gable	1 1/2-storey vernacular dwelling with side hall plan, and gable roof
<b>78 Smith Street</b>	Part IV		1912	Concrete block	1-storey Queen Anne cottage with side hall plan
<b>40 Orchard Street</b>	Part V  Old East Heritage Conservation District		c. 1905	Concrete block foundation, painted brick	1-storey Queen Anne cottage with side hall plan

<b>506 English Street</b>	Part V  Old East Heritage Conservation District		1896	Buff brick, wood shingle in gable	1 ½-storey residential dwelling with gable roof, and ornamentation in gable
<b>35 Pegler Street</b>	Part V  Old East Heritage Conservation District		1908	Buff brick, wood shingle in gable	1 ½-storey residential dwelling with gable roof
<b>479 Woodman Avenue</b>	None		1903	Buff brick, wood shingle in gable	1-storey Queen Anne cottage with side hall plan
<b>446 Woodman Avenue</b>	None		1908	Concrete block foundation, buff brick, wood shingle in gable	1 ½-storey Queen Anne cottage with side hall plan
<b>8 Rogers Avenue</b>	Part V  Blackfriars-Petersville Heritage Conservation District		1910	Concrete block foundation, painted brick	1-storey Queen Anne cottage with side hall plan

<b>10 Rogers Avenue</b>	Part V  Blackfriars-Petersville Heritage Conservation District		1910	Concrete block foundation, wood siding	1-storey Queen Anne revival cottage
<b>511 Emery Street East</b>	None		1911	Concrete block foundation, buff brick, wood shingle in gable	1 ½-storey Queen Anne Revival cottage with side hall plan
<b>81 Weston Street</b>	None		1907	Concrete block foundation, buff brick, wood shingle in gable	2-storey Queen Anne Revival cottage, with side hall plan





## Legend

Sub-Group 1



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 1  
London, Ontario

Project Location, 1878

January  
2019

1:20,000

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

P#: 60590467

V#:

**AECOM**

**Figure 3-a**

0 245 490 980  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.



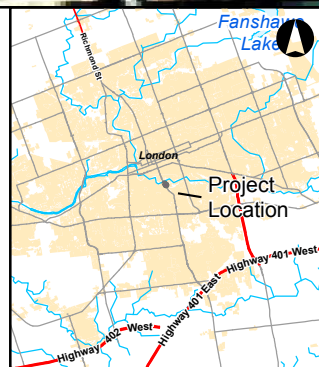






## Legend

Sub-Group 1



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 1  
London, Ontario

Project Location, 1929

January  
2019

1:7,500

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

P#: 60590467

V#:

**AECOM**

**Figure 5-a**

0 50 100 200  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

Map Source: LIO 2017, Department of Militia and Defence, 1929. Aerial Photo: LIO 2017, Department of Militia and Defence, 1929. Data Source: LIO 2017, Department of Militia and Defence, 1929. Drawing: AECOM, 2019. File: C:\Users\AECOM\Documents\Projects\Wellington Road - Sub-Group 1\Figure 5-a.mxd





















## 4.4 1 Kennon Place



Image 6: 1 Kennon Place

### 4.4.1 Land Use History

In 1912, Violet A. Johnson purchased Lots 10, 11, and 12 of RP 11 (4<sup>th</sup>) and further subdivided the lots into smaller residential lots.<sup>30</sup> Registered as RP 449 (4<sup>th</sup>) in November of 1912, the plan was surveyed by F. W. Farncomb. A new street was laid out to service these lots, known as Kennon Place. The subject property at 1 Kennon Place occupies Lot 9, RP 449 (4<sup>th</sup>). Kennon Place first appears in the 1915 London City Directory, which identifies J. Birdell living at number 1, although the address is not listed in subsequent directories. 1 Kennon Place does not appear in the directories again until 1919. In that year, Bernard Neal is identified as resident and homeowner. Land registry records indicate that Neal purchased Lot 9 from Violet A. Johnson in July of 1918,<sup>31</sup> and likely constructed the present house at 1 Kennon Place in 1918. Neal resided there until his death, circa 1974. At this time, the house passed to Raymond and Amelia Neal, who sold the property in 1985.<sup>32</sup>

### 4.4.2 Architectural Description

The building located at 1 Kennon Place is a two-storey brick, side-hall plan structure, with a gambrel roof covered in asphalt shingles. It has been designed with Dutch Colonial stylistic influences and completed circa 1918. The front façade has a gable end and faces north, fronting onto Kennon Place. Two symmetrically arranged sash windows are contained within the gable, and the wall is finished with stucco. The rear (south) façade follows a similar design.

<sup>30</sup> MCLRO (33). *Book 170 Chester Street; Plan 11*, 400.

<sup>31</sup> MCLRO (33). *Book 155 Plan 439, 449, 467*.

<sup>32</sup> MCLRO (33). *Book 155. Op Cit.*



The first storey is clad in red brick. The front façade has a large, fixed window with non-functioning decorative shutters at left, and a single entrance door at right. A peaked awning is present over the front door; it is covered with asphalt shingles, has a decorative bargeboard, and is supported by two wooden brackets. A single-storey extension with a sloping roof is present at the rear of the house; it is clad in aluminium siding. A pair of sash windows with decorative shutters is present on the first storey of the west façade.

#### **4.4.3 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 building located at 1 Kennon Place is a two-storey residential building designed with Dutch Colonial influences. The general structure of the house appears to be largely unmodified since its construction, barring a small single-store extension at the rear. The house has retained its gambrel roof; the stucco finish within the gable end appears to be original or similar to that of the original. Decorative shutters on the first storey windows appear to be modern aluminium replacements, however decorative shutters are commonly found on Dutch Colonial influenced houses. A wooden deck with a metal railing and set of stairs is located at the front of the house. This appears to be a relatively recent addition. The gabled awning over the front door with its decorative wooden bargeboard appears to be an early or original decorative element. The building is therefore considered to retain much of its integrity as a Dutch Colonial influenced house.

#### **4.4.4 Comparative Analysis Results**

The building located at 1 Kennon Place is a two-storey brick and frame structure with a gambrel roof. It has been designed with Dutch Colonial influences. The properties used for comparative analysis can be found in Section 4.3. All of the properties are one-and-a-half- or two-storey residential structures completed between 1895 and 1929 and located within an urban streetscape. All but one of these houses has a side-hall plan, a design commonly used in London in the early twentieth century. All consist of a variety of architectural styles and are predominantly vernacular in nature with Queen Anne and Dutch Colonial influences.

Four of the identified examples have gambrel roofs with end gables similar to that of 1 Kennon Place. The oldest of these (275 Riverside Drive) was completed in 1895; the three others were completed in 1912, 1913, and 1929. Having been constructed circa 1918, 1 Kennon Place is not considered to be an early example of its type. Although 1 Kennon Place has not been extensively modified, a similar example at 24 Mount Pleasant Road (one of a row of four similar houses, among other examples) was recently rehabilitated and is a more intact example of the Dutch Colonial style. The structure is therefore not considered to be a rare, unique, representative, or early example of its type when compared with other properties.

#### 4.4.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The property at 1 Kennon Place is not considered to be a rare, unique, representative or early example of a style. Although the property demonstrates some of the influences of the Dutch Colonial Revival style, many examples of the style can be found elsewhere within London. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners are considered to be significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character. Furthermore, this particular property is raised in elevation as a result of the grading of Kennon Place. As a result, the property appears relatively isolated in its context. Therefore, it does not meet this criterion.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property does not appear to be physically, functionally, visually or historically linked to its surroundings. This particular property is raised in elevation as a result of the grading of Kennon Place. As a result, the property appears relatively isolated in its context. Therefore, this property does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building

	is a landmark in the area.
--	----------------------------

#### **4.4.6 Statement of Cultural Heritage Value**

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 1 Kennon Place 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 have been prepared.



## 4.5 26 Wellington Road

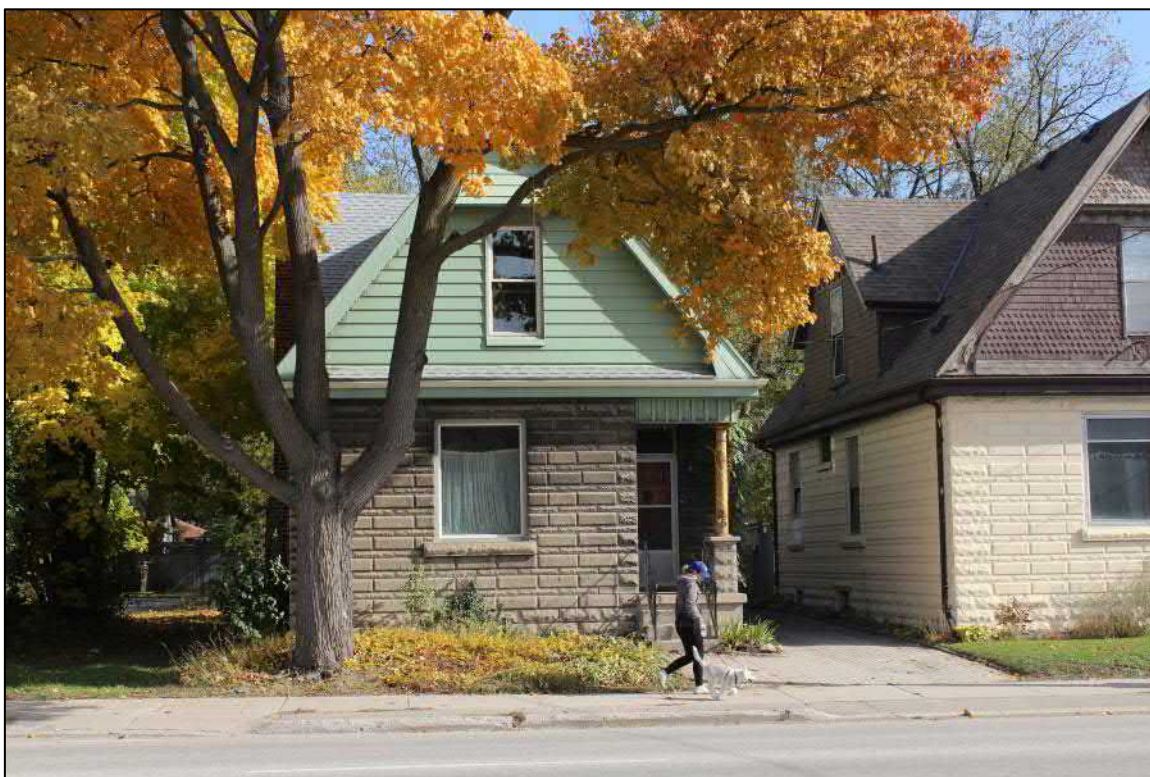


Image 7: 26 Wellington Road

### 4.5.1 Land Use History

The building located at 26 Wellington Road is situated on part of Lot 19, RP 11(4<sup>th</sup>). Land registry records indicate that Lot 19 remained undivided until it was purchased by Joseph Nicholson in September 1906.<sup>33</sup> Nicholson divided the property into three smaller residential lots in 1906 and constructed the three houses at 26, 28, and 30 Wellington Road. Nicholson sold the property at 26 Wellington Road to James A. Mapletoft in May 1906 for \$1,750.<sup>34</sup> The price suggests that Mapletoft purchased the completed house as opposed to a vacant lot. 26 Wellington Road first appears in the London City Directory in 1907; with J. A. Mapletoft listed as resident. Mapletoft would occupy the property at 26 Wellington Road for over fifty years. J. A. Mapletoft appears to have passed away around 1958; in that year the house was transferred to his widow Mary, who continued to live there until her death in 1960. The house was then sold to Tony Protopapas the same year, and has passed through several owners since.<sup>35</sup>

### 4.5.2 Architectural Description

The building located at 26 Wellington Road is a one-and-a-half-storey, side hall plan residential structure with a steeply pitched gable roof. It has been designed with Queen Anne style influences, and constructed of concrete block, a building material which was briefly popular during the first few decades of the twentieth century. The

<sup>33</sup> MCLRO (33). *Book 170 Chester Street; Plan 11, 400*

<sup>34</sup> MCLRO (33). *Book 170. Op Cit.*

<sup>35</sup> MCLRO (33). *Book 170. Op Cit.*

building was completed circa 1906. The front (west) façade has a gable end and faces Wellington Road. There is a narrow umbrage porch on the southwest corner of the building. A single-leaf door with a transom light above serves as the entrance, and there is a simple colonnette on a plinth at the southwest corner of the porch. A large rectangular window with a concrete sill is located on the first storey, with a sash window in the end gable of the second storey. Dormers on the north and south sides also contain similar windows. The first storey is constructed of concrete blocks. These blocks are arranged in an alternating pattern that includes coursing of smooth concrete block and much narrower rusticated concrete block. Larger rusticated blocks are used to form quoins at the corners of the building. The second storey gable is clad with green horizontal aluminium siding and flashing. Neighbouring houses at 28 and 30 Wellington Road are largely similar in design, with virtually identical roof structures, window placement and masonry details.

### 4.5.3 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 building at 26 Wellington Road is a one-and-a-half storey residential structure constructed of concrete blocks and designed with Queen Anne style influences. It is one of three largely similar houses located at 26, 28 and 30 Wellington Road. The overall structure of the building has not been extensively modified, and no additions or extensions are visible; however, there have been some minor detail changes. Comparison to the adjacent houses at 28 and 30 Wellington Road suggests that the front gable was likely finished with imbricated shingles and decorative woodwork. This has either been covered by aluminium siding and flashing, or removed entirely. All windows appear to be aluminium replacements. A two-storey concrete-block chimney has been added on the south side of the house. Unlike the other two houses, 26 Wellington Road is the only structure of the trio where the concrete block façade of the first storey has not been painted. Despite these modifications, the building still retains the steep gable roof, and concrete block façade. The property is therefore considered to some of its integrity as a Queen Anne influenced residence constructed of concrete block.

### 4.5.4 Comparative Analysis Results

The building located at 26 Wellington Road is a one-and-a-half storey residential structure with Queen Anne style influences. It is one of a row of three similar houses constructed by Joseph Nicholson circa 1906. The properties used for comparative analysis can be found in Section 4.3. All of the properties are one-and-a-half- or two-storey residential structures completed between 1895 and 1929 and located within an urban streetscape. All but one of these houses has a side-hall plan, a design commonly used in London in the early twentieth century. All consist of a variety of architectural styles and are predominantly vernacular in nature, with many having Queen Anne style influences.

Five comparable properties constructed of concrete block were identified. Of these five examples, only one (41 High Street) is a one-and-a-half-storey dwelling with a similar gable roof. Examples located at 45 Beaconsfield Avenue and 10 Bruce Street are two-storey examples with hipped roofs. Both of these have been previously designated under Part V of the *Ontario Heritage Act* as part of the Wortley Village-Old South Heritage Conservation District. Both 45 Beaconsfield Avenue and 10 Bruce Street have similar neighbouring houses on one side, but none of the examples were located within a three-house row as at 26, 28 and 30 Wellington Road. When compared to similar structures, it can therefore be determined that although Queen Anne style houses are not uncommon in

London, 26 Wellington Road is one of an unusual row of three houses utilizing concrete block construction, as well as an alternating concrete block masonry pattern that utilizes smooth and rusticated concrete block.

#### 4.5.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	Yes	The building located at 26 Wellington Road is a representative example of Queen Anne style house constructed of smooth and rusticated concrete block, which had been introduced as a building material at the end of the 19 <sup>th</sup> century, and was briefly popular during the first few decades of the 20 <sup>th</sup> century. The property's original design and materials remain legible and relatively intact. Although this style and form of dwelling are common within London, the property's use of concrete block with this style, as well as its unusual alternating concrete block pattern is rare within the City.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Most original decorative elements have been removed. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has <i>historic or associative value</i> because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were of significance in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has <i>contextual value</i> because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally,</b>	Yes	The building is one of three adjacent residential

visually or historically linked to its surroundings		properties that Joseph Nicholson constructed c.1906. The two properties immediately south at 28 and 30 Wellington Road were built following a nearly identical architectural design, and of the same materials. Together, the three properties are visually and historically linked.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### 4.5.6 Statement of Cultural Heritage Value

Originally constructed in 1906, the building located at 26 Wellington Road is a rare, representative example of a Queen Anne style house constructed of concrete block. The building was constructed by Joseph Nicholson, who constructed the neighbouring houses at 28 and 30 Wellington Road at the same time, forming a grouping of three houses nearly identical in architectural composition and materials. Nicholson acquired the land for the properties in 1906 and shortly thereafter divided the property into three lots, which he sold off for residential purposes after constructing the dwellings. The property at 26 Wellington Road was sold to James A. Mapletoft, who occupied the residence for over forty years. Since 1958, the property has continued to be passed to individual owners and used for residential purposes.

As a storey-and-a-half Queen Anne style dwelling, with a side hall plan, the building at 26 Wellington Road was designed and constructed in a form and style that can be commonly found in London. However, the design is most commonly found in London with the use of buff brick with ornate wood detailing in the front gable of the house. In contrast, the building at 26 Wellington Road is constructed with concrete block. Further, the concrete block is arranged in an alternating pattern that includes coursing of smooth concrete block and much narrower rusticated concrete block. As a result, the building is a rare example of the Queen Anne style, side-hall plan dwelling constructed with smooth and rusticated concrete block, which was a short-lived residential construction material introduced at the end of the nineteenth century, and was briefly popular during the first few decades of the 20<sup>th</sup> century.

Contextually, the building is one of three nearly identical dwellings that were constructed for Joseph Nicholson in 1906. Immediately south of the building at 26 Wellington Road, the buildings at 28 and 30 Wellington Road were designed in the same style, with the same materials. Today, the appearance differs primarily in paint colour and siding, but the three properties are historically and visually linked to each other. Collectively, the three properties hold contextual value.

##### 4.5.6.1 Heritage Attributes

The heritage attributes that reflect the cultural heritage value of the property include:

- Architectural design and form as a storey-and-a-half Queen Anne style cottage with side hall plan;
- Gable roof;
- Use and patterned arrangement of rusticated and smooth concrete block on the exterior;
- End gable on west façade as a key component of the architectural composition and clear point of comparison with 28 and 30 Wellington Road;
- Recessed entryway;
- Colonnade on plinth at the southwest corner of the porch;
- Transom light above front door; and,
- Location of original windows.



## 4.6 28 Wellington Road



Image 8: 28 Wellington Road

### 4.6.1 Land Use History

The building located at 28 Wellington Road is situated on part of Lot 19, RP 11(4<sup>th</sup>). Land registry records indicate that Lot 19 remained undivided until it was purchased by Joseph Nicholson in September 1906.<sup>36</sup> Nicholson divided the property into three smaller residential lots in 1906 and constructed the three houses at 26, 28, and 30, selling the property at 28 Wellington Road to Alfred Woodfine in 1906 for \$1,900.<sup>37</sup> This price would suggest that Woodfine purchased the finished house from Nicholson. 28 Wellington Road first appears in city directories in 1907, with Alfred Woodfine listed as resident. Woodfine sold the house the following year to William Sholdice, who in turn sold it to Harold Phillips in 1913. The property passed through several owners during the next few decades. It was purchased by Arthur H. Sant in 1922. A. H. Sant and F. K. Dickinson are both listed as residents through to the 1930s. It appears that Dickinson purchased the house from Sant in 1934, and continued to reside there into the 1970s.<sup>38</sup>

### 4.6.2 Architectural Description

The building located at 28 Wellington Road is a one-and-a-half-storey, side hall plan residential structure with a steeply pitched gable roof. It has been designed with Queen Anne style influences, and constructed of concrete block, a building material popular during the first few decades of the twentieth century. The building was completed

<sup>36</sup> MCLRO (33). *Book 170. Op Cit.*

<sup>37</sup> MCLRO (33). *Book 170. Op Cit.*

<sup>38</sup> MCLRO (33). *Book 170. Op Cit.*

circa 1906. The front (west) façade has a gable end and faces Wellington Road. There is a narrow umbrage porch on the southwest corner of the building. A single leaf door with a transom light above serves as the entrance, and there is a simple colonnette on a plinth at the southwest corner of the porch. A large rectangular window with a concrete sill is located on the first storey, with a sash window in the end gable of the second storey. Dormers on the north and south sides also contain similar windows. The front gable and second storey dormers are clad with imbricated shingles and have decorative wooden bargeboards. The first storey is constructed of concrete blocks. These blocks are arranged in an alternating pattern that includes coursing of smooth concrete block and much narrower rusticated concrete block. The larger rusticated blocks are used to form quoins at the corners of the building. The entire first storey has been painted light beige. Neighbouring houses at 26 and 30 Wellington Road are largely similar in design, with virtually identical roof designs, window arrangement, and masonry details.

### 4.6.3 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 building at 28 Wellington Road is a one-and-a-half storey residential structure. It has been designed in the Queen Anne style and constructed of concrete blocks. Overall, the building has retained many of its Queen Anne influenced design elements. The general structure of the building appears to be unmodified, with no obvious extensions or additions are visible. All second storey gables have retained their imbricated shingle cladding and a decorative bargeboard with an applied leaf motif. The colonnette on the front porch has also been retained. Most windows appear to be wood-framed with aluminium storm windows over them.. The building is considered to retain much of its integrity as an example of a Queen Anne influenced house constructed of concrete block.

### 4.6.4 Comparative Analysis Results

The building located at 28 Wellington Road is a one-and-a-half storey residential structure with Queen Anne style influences. It is one of a row of three similar houses constructed by Joseph Nicholson circa 1906. The properties used for comparative analysis can be found in Section 4.3. All of the properties are one-and-a-half- or two-storey residential structures completed between 1895 and 1929 and located within an urban streetscape. All but one of these houses have a side-hall plan, a design commonly used in London in the early twentieth century. All consist of a variety of architectural styles and are predominantly vernacular in nature, with many having Queen Anne style influences.

Five comparable properties constructed of concrete block were identified. Of these five examples, only one (41 High Street) is a one-and-a-half-storey dwelling with a similar gable roof. Examples located at 45 Beaconsfield Avenue and 10 Bruce Street are two-storey examples with hipped roofs. Both of these have been previously designated under Part V of the *Ontario Heritage Act* as part of the Wortley Village-Old South Heritage Conservation District. Both 45 Beaconsfield Avenue and 10 Bruce Street have similar neighbouring houses on one side, but none of the examples were located within a three-house row as at 26, 28 and 30 Wellington Road. When compared to similar structures, it can therefore be determined that although Queen Anne style houses are not uncommon in London, 28 Wellington Road is one of an unusual row of three houses utilizing concrete block construction.

#### 4.6.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	Yes	The building located at 28 Wellington Road is a representative example of Queen Anne style house constructed of smooth and rusticated concrete block, which had been introduced as a building material at the end of the 19 <sup>th</sup> century, and was briefly popular during the first few decades of the 20 <sup>th</sup> century. The property's original design and materials remain legible and relatively intact. Although this style and form of dwelling are common within London, the property's use of concrete block with this style, as well as its unusual alternating concrete block pattern is rare within the City.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Most original decorative elements have been removed. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	Yes	The building on the property is one of three properties that Joseph Nicholson constructed c.1906. The properties immediately north and south at 26 and 30 Wellington Road were built in an almost identical style and of the same materials. Together, the 3 are visually

		and historically linked.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### 4.6.6 Statement of Cultural Heritage Value

Originally constructed in 1906, the building located at 28 Wellington Road is a rare, representative example of a Queen Anne style house constructed of concrete block. The building was constructed by Joseph Nicholson, who constructed the neighbouring houses at 26 and 30 Wellington Road at the same time, forming a grouping of three houses nearly identical in architectural composition and materials. Nicholson acquired the land for the properties in 1906 and shortly thereafter divided the property into three lots, which he sold off for residential purposes after constructing the dwellings. The property at 28 Wellington Road was sold to Alfred Woodfine. Between 1907 and 1922, the property exchanged hands numerous times until it passed to the ownership of A.H. Sand and F.K Dickinson. Dickinson continued to live at this address until into the 1970s. The property continues to be used for residential purposes.

As a storey-and-a-half Queen Anne style dwelling, with a side hall plan, the building at 28 Wellington Road was designed and constructed in a form and style that can be commonly found in London. However, the design is most commonly found in London with the use of buff brick with ornate wood detailing in the front gable of the house. In contrast, the building at 28 Wellington Road is constructed with concrete block. Further, the concrete block is arranged in an alternating pattern that includes coursing of smooth concrete block and much narrower rusticated concrete block. As a result, the building is a rare example of the Queen Anne style, side-hall plan dwelling constructed with smooth and rusticated concrete block, which was a short-lived residential construction material introduced at the end of the nineteenth century, and was briefly popular during the first few decades of the 20<sup>th</sup> century.

Contextually, the building is one of three nearly identical dwellings that were constructed for Joseph Nicholson in 1906. Immediately adjacent to the building at 28 Wellington Road, the buildings at 26 and 30 Wellington Road were designed in the same style, with the same materials. Today, the appearance differs primarily in paint colour and siding, but the three properties are historically and visually linked to each other. Collectively, the three properties hold contextual value.

##### 4.6.6.1 Heritage Attributes

The heritage attributes that reflect the cultural heritage value of the property include:

- Architectural design and form as a storey-and-a-half Queen Anne style cottage with side hall plan;
- Gable roof;
- Use and patterned arrangement of rusticated and smooth concrete block exterior;
- End gable on west façade as a key component of the architectural composition and clear point of comparison to 28 and 30 Wellington Road;
- Recessed entryway;
- Colonette on plinth at the southwest corner of the porch.
- Transom light above front door;
- Location of original windows;
- Imbricated wood shingles in second storey gables; and,
- Applied leaf motif in bargeboard.



## 4.7 30 Wellington Road



Image 9: 30 Wellington Road

### 4.7.1 Land Use History

The building located at 30 Wellington Road is situated on part of Lot 19, RP 11 (4<sup>th</sup>) and part of Lots 1 and 9, RP 95 (4<sup>th</sup>). Land registry records indicate that Lot 19, RP 11 (4<sup>th</sup>) was originally purchased by Joseph Robinson from William McIllich in 1851. It passed through several owners, but remained undivided until it was purchased by Joseph Nicholson in September 1906 for \$1,700.<sup>39</sup> The previous year, Nicholson had purchased and divided Lots 1 and 9, RP 95 (4<sup>th</sup>) and divided them in a similar fashion; in 1906 he constructed the present houses at 26, 28, and 30 Wellington Road.<sup>40</sup> Nicholson sold the house at 30 Wellington Road to Benjamin Askey in 1906. 30 Wellington Road first appears in city directories in 1907, with Benjamin Askey listed as resident. Askey sold the property in 1911 to Fred Delaney, who would reside there until the early 1950s. Delaney sold the property to Frank Woodward in 1950, who then sold it to Hugh Willis in 1956.<sup>41</sup> City directories indicate that the building was likely divided into two residential units around 1965.

### 4.7.2 Architectural Description

The building located at 30 Wellington Road is a one-and-a-half-storey, side hall plan residential structure with a steeply pitched gable roof. It was designed with Queen Anne style influences, and constructed of concrete block, a building material popular during the first few decades of the twentieth century. The building was completed circa

<sup>39</sup> MCLRO (33). *Book 170. Op Cit.*

<sup>40</sup> MCLRO (33). *Book 160 Adelaide Street West Side; Street; Plan 95*

<sup>41</sup> MCLRO (33). *Book 170. Op Cit.*

1906. The front (west) façade has a gable end and faces Wellington Road. There is a narrow umbrage porch on the southwest corner of the building. A single wooden leaf door with a 3 x 3 window and a transom light above serves as the entrance, and there is a simple colonnette on a plinth at the southwest corner of the porch. A large rectangular window with a concrete sill is located on the first storey, with a sash window in the end gable of the second storey. Dormers on the north and south sides also contain similar windows. The front gable and second storey dormers are clad with imbricated shingles and have decorative wooden bargeboards; the front gable has an applied leaf motif at the peak of the gable. The first storey is constructed of concrete block. The blocks are arranged in an alternating pattern that includes coursing of smooth concrete block and much narrower rusticated concrete block. The larger rusticated blocks are used to form quoins at the corners of the building. These blocks have been painted a pale orange. Neighbouring houses at 26 and 28 Wellington Road are largely similar in design, with virtually identical roof designs, window arrangement, and masonry details.

### 4.7.3 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 building at 30 Wellington Road is a one-and-a-half storey residential building designed with Queen Anne style influences and constructed of smooth and rusticated concrete blocks. Overall, the building has retained many of its Queen Anne style design elements. The structure appears to be relatively unchanged with no major additions or extensions are visible. The second storey gables have retained their imbricated shingle cladding and decorative woodwork; on the south gable this has been partially removed to accommodate a concrete block chimney. All windows appear to be wood framed, many have aluminium storm windows over them. The concrete blocks of the first storey have been painted a pale orange, comparison with the house at 26 Wellington Road suggests that it was originally unpainted. The house is considered to retain much of its integrity as an example of a Queen Anne influenced residence constructed of concrete blocks.

### 4.7.4 Comparative Analysis Results

The building located at 30 Wellington Road is a one-and-a-half storey residential structure with Queen Anne Style influences. It is constructed of rusticated concrete block, a building material popular during the first few decades of the twentieth century. It is one of a row of three similar houses constructed by Joseph Nicholson circa 1906. The properties used for comparative analysis can be found in Section 4.3. All of the properties are one-and-a-half- or two-storey residential structures completed between 1895 and 1929 and located within an urban streetscape. All but one of these houses has a side-hall plan, a design commonly used in London in the early twentieth century. All consist of a variety of architectural styles and are predominantly vernacular in nature, with many having Queen Anne style influences.

Five comparable properties constructed of concrete block were identified. Of these five examples, only one (41 High Street) is a one-and-a-half storey dwelling with a similar gable roof. Examples located at 45 Beaconsfield Avenue and 10 Bruce Street are two-storey examples with hipped roofs. Both of these have been previously designated under Part V of the *Ontario Heritage Act* as part of the Wortley Village-Old South Heritage Conservation District. Both 45 Beaconsfield Avenue and 10 Bruce Street have similar neighbouring houses on one side, but none of the examples were located within a three-house row as at 26, 28 and 30 Wellington Road. When compared to

similar structures, it can therefore be determined that although Queen Anne style houses are not uncommon in London, 30 Wellington Road is one of an unusual row of three houses utilizing concrete block construction.

#### 4.7.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	Yes	The building located at 30 Wellington Road is a representative example of Queen Anne style house constructed of smooth and rusticated concrete block, which had been introduced as a building material at the end of the 19 <sup>th</sup> century, and was briefly popular during the first few decades of the 20 <sup>th</sup> century. The property's original design and materials remain legible and relatively intact. Although this style and form of dwelling are common within London, the property's use of concrete block with this style, as well as its unusual alternating concrete block pattern is rare within the City.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked	Yes	This building is one of three properties that Joseph Nicholson constructed c.1906. The two properties

to its surroundings		immediately north at 26 and 28 Wellington Road were built in an almost identical style and of the same materials. Together, the 3 are visually and historically linked.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### 4.7.6 Statement of Cultural Heritage Value

Originally constructed in 1906, the building located at 30 Wellington Road is a rare, representative example of a Queen Anne style house constructed of concrete block. The building was constructed by Joseph Nicholson, who constructed the neighbouring houses at 26 and 28 Wellington Road at the same time, forming a grouping of three houses nearly identical in architectural composition and materials. Nicholson acquired the land for the properties in 1906 and shortly thereafter divided the property into three lots, which he sold off for residential purposes after constructing the dwellings. The property at 30 Wellington Road was sold to Benjamin Askey, who in turn sold the property to Fred Delaney in 1911. Delaney continued to live at the house until the 1950s, when he sold it to Frank Woodward. Since then, the property has continued to exchange hands and be used for residential purposes.

As a storey-and-a-half Queen Anne style dwelling, with a side hall plan, the building at 30 Wellington Road was designed and constructed in a form and style that can be commonly found in London. However, the design is most commonly found in London with the use of buff brick with ornate wood detailing in the front gable of the house. In contrast, the building at 30 Wellington Road is constructed with concrete block. Further, the concrete block is arranged in an alternating pattern that includes coursing of smooth concrete block and much narrower rusticated concrete block. As a result, the building is a rare example of the Queen Anne style, side-hall plan dwelling constructed with smooth and rusticated concrete block, which was a short-lived residential construction material introduced at the end of the nineteenth century, and was briefly popular during the first few decades of the 20<sup>th</sup> century.

Contextually, the building is one of three nearly identical dwellings that were constructed for Joseph Nicholson in 1906. Immediately north of the building at 30 Wellington Road, the buildings at 26 and 28 Wellington Road were designed in the same style, with the same materials. Today, the appearance differs only in paint colour, but the three properties are historically and visually linked to each other. Collectively, the three properties hold contextual value.

##### 4.7.6.1 Heritage Attributes

The heritage attributes that reflect the cultural heritage value of the property include:

- Architectural design and form as a storey-and-a-half Queen Anne style cottage with side hall plan;
- Gable roof;
- Use and patterned arrangement of rusticated and smooth concrete block exterior;
- End gable on west façade as a key component of the architectural composition and clear point of comparison to 28 and 30 Wellington Road;
- Recessed entryway; and,
- Colonnade on plinth at the southwest corner of the porch;
- Transom windows above front door;
- Location of original windows;
- Imbricated wooden shingles in gables;
- Decorative wooden bargeboard with applied leaf motif



## 4.8 32 Wellington Road



Image 10: 32 Wellington Road

### 4.8.1 Land Use History

The property at 32 Wellington Road comprises part of Lots 1 and 2, RP 95 (4<sup>th</sup>). Land registry records indicate that Joseph Fitzell and John Clegg originally purchased Lots 1 and 2, respectively, from John Reynard in 1855. Both lots passed through several owners before being purchased by Joseph Nicholson in April of 1906. Nicholson owned all of the lots between 26 and 36 Wellington Road at that time. Nicholson sold the property to Thomas A. Green in May of 1906 for \$400.<sup>42</sup> As Thomas Green also owned the neighbouring properties at 34 and 36 Wellington Road, it is likely that he constructed all three houses. 32 Wellington Road is first identified in the 1907 City Directory; with Ernest F. C. Thompson listed as resident. Thompson had purchased the house from Green for \$1,550 in October 1906. Thompson sold the property to Leon Hill in 1915, and it passed through several owners during the twentieth century.<sup>43</sup> Beginning in 1954, city directories list two separate tenants at this address, suggesting the house may have been divided into two residential units at this time. As recently as 2009, the house was occupied by a psychic business, but it has since been converted back to a residence.

### 4.8.2 Architectural Description

The building located at 32 Wellington Road is a one-and-a-half storey, side-hall plan residential structure. It was originally designed with Queen Anne style design influences, most notably imbricated shingles and decorative

<sup>42</sup> MCLRO (33). *Book 160. Op Cit.*

<sup>43</sup> MCLRO (33). *Book 160. Op Cit.*

woodwork in the front gable. All of these elements have since been removed or replaced (Google street view indicates that these design elements were still present as late as 2015). It was completed circa 1906. The building is clad in pink painted brick; the front gable is clad with shingles. A small sash window is located in the front gable. The front façade contains a replacement window with a concrete sill on the first storey. A single entrance door is located on the right side of the façade, accessed by a set of cast concrete stairs and a small porch with metal railing. Windows on the north and south facades are vertically oriented with concrete sills. A cast-iron coal chute door is present on the south façade.

### 4.8.3 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 building at 32 Wellington Road is a one-and-a-half storey side-hall plan house. It has been extensively modified since its construction. The front gable was previously clad with imbricated shingles and decorative woodwork, similar to that of the adjacent house at 34 Wellington Road. Between 2014 and 2016, these details were either covered over with the present shingles and flashing, or removed entirely. Pale pink paint has been applied to the brick façade and an outline in the paint shows where two wooden brackets were recently removed. As constructed, the house likely had an arched front window similar or identical to that of the adjacent house at 34 Wellington Road. This has been replaced by a smaller rectangular aluminium framed window with a concrete sill. It also appears that there was originally a transom light over the front door which has since been filled in with bricks. All windows and exterior doors appear to be modern replacements. As virtually all of the building's Queen Anne style design elements have been removed or covered, the building has not retained its integrity as an example of a Queen Anne style influenced residence.

### 4.8.4 Comparative Analysis Results

The building located at 32 Wellington Road is a one-and-a-half storey, side-hall plan residential structure with Queen Anne style influences. It is one of two adjacent houses constructed by Thomas Green circa 1906. The properties used for comparative analysis can be found in Section 4.3. All of the properties are one-and-a-half- or two-storey residential structures completed between 1895 and 1929 and located within an urban streetscape. All but one of these houses have a side-hall plan, a design commonly used in London in the early twentieth century. All consist of a variety of architectural styles and are predominantly vernacular in nature, with many having Queen Anne style influences.

Ten of the seventeen identified properties are similar single-storey side-hall plan houses with Queen Anne influences, a common design in the City of London in the early twentieth century. Seven of these have a similar offset gable on the front façade. All were built between 1903 and 1912, indicating that 32 Wellington Road is not an early example of the style. Five have been previously designated, either under Part IV or V of the Ontario Heritage Act. All of these examples are considerably more intact than the property at 32 Wellington Road, which has been extensively modified as outlined in section 4.8.3. Therefore, the structure is not considered to be a rare, unique, representative, or early example of its type when compared with other properties.

#### 4.8.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 32 Wellington Road is a much-altered example of the typical side-hall plan residence that can be found in London. As a result of renovations, it retains none of its Queen Anne style design elements. Although it reflects a representative style within historic neighbourhoods in London, this particular example has been heavily modified and is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Most original decorative elements have been removed or covered by renovations. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that the previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The building at 32 Wellington Road is one of a pair of adjacent residential buildings, originally almost identical in their form and style; however, they have both been heavily modified and no longer appear to be linked in a manner that conveys cultural heritage value. Therefore, it

		does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### **4.8.6 Statement of Cultural Heritage Value**

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 32 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 have been prepared.



## 4.9 34 Wellington Road



Image 11: 34 Wellington Road

### 4.9.1 Land Use History

The property at 34 Wellington Road comprises part of Lots 2 and 3, RP 95 (4<sup>th</sup>). Land registry records indicate that John Clegg originally purchased Lots 2 and 3 from John Reynard in 1855. Both lots passed through several owners before being purchased by Joseph Nicholson in 1906. At the time, Nicholson owned all of the lots between 26 and 36 Wellington Road. Both lots remained undivided until 1906, when they were purchased by Thomas A. Green and subdivided. Nicholson then sold the property to Thomas A. Green in May 1906 for \$400. As Green also owned the neighbouring properties at 34 and 36 Wellington Road, it is likely that he constructed all three houses. 34 Wellington Road is first identified in the 1907 City Directory, where it is listed as “unfinished.” Green sold the property to Emily M. Gardhouse in January of 1907 for \$1,600, the price suggesting that the house was completed at that time.<sup>44</sup> In the 1908 City Directory, C. J. Morgan is listed as resident.

The property was sold again to Bertha Ramsay in 1910. It would appear that the property was being rented at this time; none of the residents identified in city directories are identified in land registry records, and the property is listed as vacant in 1913. Beginning in 1914, A. H. Sant is listed as resident. Sant purchased the property from Bertha Ramsay in 1921, and later sold it to Frank Dickinson (who lived at 28 Wellington Road) in 1934.<sup>45</sup> City directories provide conflicting information, however; listing A. H. Sant as a homeowner at this address until 1938. The property passed through several owners during the 1940s, 50s and 60s, and it appears that there were several rental tenants at this time. By 1976, City Directories indicate that the house was occupied by an accounting firm.

<sup>44</sup> MCLRO (33). *Book 160. Op Cit.*

<sup>45</sup> MCLRO (33). *Book 160. Op Cit.*

The neighbouring house at 36 Wellington Road was demolished in the late twentieth century; the property was paved over and used as a parking lot.

## 4.9.2 Architectural Description

The building located at 34 Wellington Road is a one-and-a-half-storey brick structure with a steeply pitched hipped roof covered in asphalt shingles, and an offset gable on the front (west) façade. It was completed circa 1906. The building was designed with a side-hall plan, and Queen Anne style influences, most notably the front gable with imbricated shingles and decorative woodwork. The building is clad in blue painted brick. The front façade contains a large window centred underneath the front gable. The top of this window is a rounded arch of brick voussoirs. A single entrance door with a transom light is located on the right side of the façade, accessed by a set of cast concrete stairs and a small porch with metal railing. Windows on the north and south facades are vertically oriented with concrete sills. The front gable is clad with imbricated wood shingles, and has a decorative wooden bargeboard and two decorative wooden brackets.

## 4.9.3 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 building at 34 Wellington Road is a one-and-a-half storey residential building, designed with Queen Anne style influences. Although it has not been as extensively renovated as the adjacent house at 32 Wellington Road, 34 Wellington Road has seen some modifications. The original woodwork and shingles in the front gable have been retained and appear to be in good condition. The brick façade and exposed concrete foundation have been painted a pale blue-grey. A small extension clad in vertical aluminium siding has been added at the rear, but does not dramatically alter the appearance of the house. Most windows appear to be modern vinyl or aluminium replacements, with the exception of the two attic windows in the front gable. The arched front window opening and transom light have been retained, although the front window has been replaced with a single pane of fixed glass. Nevertheless, the house still retains some Queen Anne style details, and therefore much of its integrity as an example of a Queen Anne influenced residence.

## 4.9.4 Comparative Analysis Results

The building located at 34 Wellington Road is a one-and-a-half storey, side-hall plan residential structure with Queen Anne style influences. It is one of two neighbouring houses constructed by Thomas Green circa 1907. The properties used for comparative analysis can be found in Section 4.3. All of the properties are one-and-a-half- or two-storey residential structures completed between 1895 and 1929 and located within an urban streetscape. All but one of these houses have a side-hall plan, a design commonly used in London in the early twentieth century. All consist of a variety of architectural styles and are predominantly vernacular in nature, with many having Queen Anne style influences.

Ten of the seventeen identified properties are similar single-storey side-hall plan houses with Queen Anne influences, a common design in the City of London in the early twentieth century. Seven of these have a similar offset gable on the front façade. All were built between 1903 and 1912, indicating that 32 Wellington Road is not an early example of the style. Five have been previously designated, either under Part IV or V of the Ontario Heritage

Act. All of these examples are considerably more intact than the property at 32 Wellington Road. Although it does retain some original design elements, the modifications outlined in section 4.9.3 have resulted in minor alterations to the appearance of the building. The structure is therefore not considered to be a rare, unique, representative, or early example of its type when compared with other properties.

#### 4.9.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 34 Wellington Road is an example of a typical Queen Anne influenced, side-hall plan residence that can be found in London. Although it reflects a representative style within historic neighbourhoods in London, this particular example has been heavily modified and is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that the previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The building at 34 Wellington Road is one of a pair of adjacent residential buildings, originally identical in their form and style; however, they have both been heavily modified and no longer appear to be linked in a manner

		that conveys cultural heritage value. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### 4.9.6 *Statement of Cultural Heritage Value*

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 34 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 have been prepared.

---

## 5. Sub-Group 2

---

### 5.1 Introduction

Sub-Group 2 consists of five properties that are located on the east side of Wellington Road, between Watson Street and Weston Street. The buildings included within this sub-group were constructed between 1908 and 1950. This sub-group is a diverse grouping of properties in this report with regards to style and materials.

The properties included within this sub-group include:

- 74 Wellington Road;
- 78 Wellington Road;
- 88 Wellington Road;
- 98 Wellington Road; and,
- 118 Wellington Road.



**Image 12: 4 of the 5 properties included within Sub-Group 2, showing 74-98 Wellington Road**

## 5.2 Early Development History of Sub-Group 2

The subject properties are 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. Odell already owned Lot 24 immediately to the east, having purchased it from James Lester in 1822.<sup>46</sup> 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 Commissioners Road near the present Victoria Hospital.<sup>47</sup> 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 4 1817, identify Albert S. Odell and Robert Frank as “overseers of highways.”<sup>48</sup> Albert Odell did not reside on this property, however; the 1854 assessment roll lists him as living on Lot 26, Concession I, in the former Westminster Township.<sup>49</sup> Albert and his wife, Charlotte Percival, did not have children. Charlotte predeceased Albert sometime prior to 1852; Albert himself passed away in 1856.<sup>50</sup>

In 1854, Benjamin Shaw purchased part of the original Lot 25.<sup>51</sup> Along with John Reynard, Shaw subdivided the property into residential lots to be sold off. RP 95 (4<sup>th</sup>) was registered in October 1854, and shows 15 lots and a small access road extending off Wellington Road, presently Watson Street. An article entitled *The Naming of London Streets*, written by Harriet Priddis in 1908, indicates that the original name of Watson Street was Turley-Tooloo Street, named after two mills on the property operated by Shaw and Reynard.<sup>52</sup> The original survey drawings for RP 95 (4<sup>th</sup>), however, show present-day Watson Street as Turtella Street, with a narrow lane named Mill Street extending south, just west of Lot 8. The street was later named for George Watson, who owned the property on the southeast corner of the present Watson Street and Wellington Road intersection.<sup>53</sup>

In 1855, George Watson purchased Lots 5 and 6, RP 95 (4<sup>th</sup>) from Alex Anderson; he would purchase Lot 4 from Mary Long twelve years later. In the same year, Watson purchased an additional un-surveyed 4/5ths of an acre directly from Benjamin Shaw. Watson was born in Staffordshire, England, around 1814, and arrived in London (Ontario) with his wife in 1833. A builder by trade, he was employed as London’s Town Carpenter, maintaining the Town’s plank roads and wooden sidewalks.<sup>54</sup> Watson died on July 29, 1907. His property was willed to his son Richard Watson, who later passed away in 1926. The property remained in the Watson family until 1939.<sup>55</sup> Although a house existed on the property at this time, few details of its design could be identified. The 1926 Geodetic Survey of the City of London shows the property contained a roughly L-shaped frame house and a small wooden outbuilding.

## 5.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar properties within the city to determine if a property is “a rare, unique, representative or early example of a style, type, expression, material, or

<sup>46</sup> MCLRO (33) Book 2. Op Cit.

<sup>47</sup> A History of the County of Middlesex. Op Cit. p. 568

<sup>48</sup> A History of the County of Middlesex. Op Cit. p. 948

<sup>49</sup> Index to the 1854 Assessment Roll. Op Cit.

<sup>50</sup> Brock. “All in the Family”. Op Cit.

<sup>51</sup> MCLRO (33) Book 2. Op Cit.

<sup>52</sup> Priddis. Op Cit. p. 23

<sup>53</sup> Priddis. Op Cit. p. 23

<sup>54</sup> C. T. Campbell. *Pioneer Days in London: Some Account of Men and Things in London Before it Became a City*. London, Ontario: The Advertiser Job Printing Company, 1921. p. 91

<sup>55</sup> MCLRO (33). Book 160 Adelaide Street West Side; Street; Plan 95



construction method,” as described in *Ontario Regulation 9/06*. Comparative examples were drawn from Part IV and Part V designated properties, listed properties, and as well as properties with no heritage status within the City of London. Residential properties with similar dates of construction, style, form, scale, and materials were selected to form this data set. Further, a collection of buildings and properties were selected for comparative purposes to form a data set that would include comparative examples that could represent the variety of properties found within each sub-group. The properties selected include properties with and without known cultural heritage value in order to provide commentary on the subject property in comparison to similar properties within the City.

Thirteen comparable buildings were identified for comparisons for Sub-Group 2. However, this sample does not represent all available buildings, and is rather intended to be illustrative of some similar properties within the City of London. Of these examples:






- All are residential buildings;
- All are built between 1897 and 1955;
- Four have hipped roofs, and nine have gable roofs;
- All are between one and two storeys in height, with the majority being one storey;
- The majority of the exterior materials within this data set consist of brick buildings, or frame buildings clad with siding;
- All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman style can be seen. Side-hall plans can also be seen within this data set





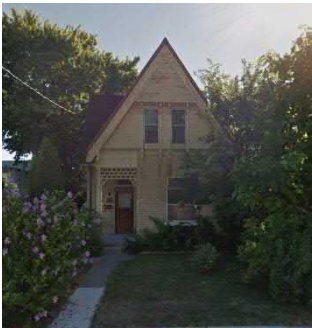
The following additional observations related to styles and materials were noted for some of the particular properties included within this data set:



- The cottages located at 64 Palmer Street and 124 Paul Street are a relatively common form found throughout various neighbourhoods within London. However, the materials and historic integrity of these cottages tend to vary widely from building to building. The two examples provided here represent examples to consider in relation to the properties in Sub-Group 2, particularly the property at 118 Wellington Road;
- The building located at 315 Huron Street, otherwise known as the Somerville property, is a good representative example of the bungalow form that can be found in some areas of London, designed with Craftsman detailing. Although larger in scale than the properties included within Sub-Group 2, the design elements along with the property's cultural heritage value and integrity provide a good comparison for properties included within this sub-group that are similar in detail.

Address	Recognition	Photograph	Date	Materials	Style Notes
225 Rathnally Street	None		1950	Concrete foundation, frame, vinyl siding	1-storey vernacular dwelling with hipped roof, heavily modified



<b>224 Rathnally Street</b>	None		1950	Concrete foundation, frame, vinyl siding	1-storey vernacular dwelling with hipped roof, heavily modified
<b>44 Carfrae Crescent</b>	None		1907	Concrete block foundation, buff brick	1 ½-storey vernacular residential dwelling with gable roof, and side hall plan
<b>42 Carfrae Crescent</b>	None		1907	Concrete block foundation, buff brick	1 ½-storey vernacular residential dwelling with gable roof, and side hall plan
<b>477 Coombs Avenue</b>	None		1955	Concrete foundation, red brick	1-storey mid-century vernacular ranch dwelling with gable roof
<b>168 Woodward Avenue</b>	None		1949	Concrete foundation, brick and vinyl veneer	1-storey vernacular dwelling with gable roof and heavily modified exterior

64 Palmer Street	None		1924	Concrete block foundation, pebble dash exterior	1-storey craftsman bungalow with gable roof dormer
315 Huron Street	Listed		1922	Field stone foundation, red brick, half-timbering	Somerville Property, 2-storey with steep gable roof, and large gable roof dormer. Craftsman detailing.
124 Paul Street	None		1930	Concrete block foundation, red brick	1-storey cottage with hipped roof, and gable roof dormer. Covered porch constructed onto front of the house.
421 Central Avenue	Part IV and V  West Woodfield HCD		1897	Buff brick, wood cladding and bargeboard	2 storey Queen Anne house, with gable roof, segmental arch window, and various textures and patterns for wood cladding used in gable peak.
36 Pegler Street	Listed		1899	Buff brick, wood cladding and bargeboard	2 storey, Late Victorian house with steep gable roof and recessed umbrage entranceway. Gable peak includes various wood scallop textures and patterns,

					along with bargeboard
<b>196 Wharncliffe Road North</b>	Part V  Blackfriars-Petersville HCD		TBD	Buff brick, wood cladding and bargeboard	1 ½ storey vernacular dwelling with gable roof, and various wood scalloping and texturing in gable peak and along bargeboard
<b>772 Hellmuth Avenue</b>	Part V  Bishop Hellmuth HCD		1903	Buff brick, wood cladding and bargeboard	2 storey Queen Anne house, with decorative wood cladding and bargeboard in the gable peak, along with decorative wood trim along the covered porch









### Legend

 Sub-Group 2



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 2  
London, Ontario

Project Location, 1913

January  
2010

1:7 500

Datum: NAD 83 UTM17  
Source: LIO 2017, Department  
of Militia and Defence, 1913

P#: 60590467

V#:



**Figure 4-b**

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.







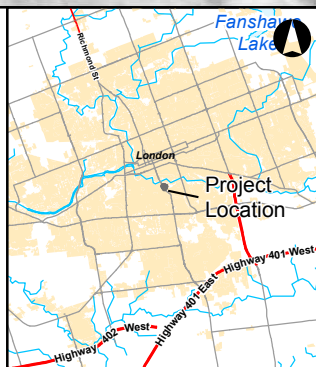






## Legend

Sub-Group 2



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 2  
London, Ontario

Project Location, 1922

January  
2019

1:2,000

Datum: NAD 83 UTM17  
Source: LIO 2017, Department  
of Lands and Forests, 1922

P#: 60590467

V#:

**AECOM**

**Figure 7-b**

0 20 40 80  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

Data Source: LIO 2017, Department of Lands and Forests, 1922; Aerial Imagery: LIO 2017, Department of Lands and Forests, 1922; Map Data: LIO 2017, Department of Lands and Forests, 1922; Report: 60590467, 1:2,000, 1922













## 5.4 74 Wellington Road



Image 13: 74 Wellington Road

### 5.4.1 Land Use History

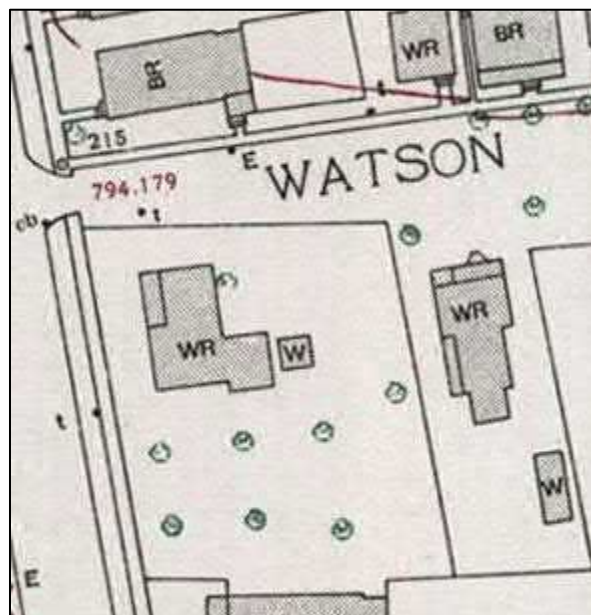
Land registry records indicate that the City of London took over the Watson property for tax arrears and sold part of Lots 4 & 5, RP 95 (4<sup>th</sup>) to Robert Garnett in 1939 for \$200.<sup>56</sup> The 1926 Geodetic survey of the City of London shows that a large L-shaped house previously existed on the property. In the 1940 and 1941 City Directories, the property at 74 Wellington Road is identified as vacant. The 1942 City Directory lists R.F. Harper at this address, but it is again vacant in the 1943 Directory. Between 1940 and 1941, the earlier house was demolished and replaced by the current structure. Robert Garnett sold the property to Harvey and Mabel Joliffe in 1943 for \$3,400. The Joliffes resided here until 1958, when the property was sold to Garnet Pierce, who occupied the house until 1981.<sup>57</sup> Around 2015, the house's exterior was painted bright green, and the property was extensively landscaped.

---

<sup>56</sup> MCLRO (33). *Book 160. Op Cit.*

<sup>57</sup> MCLRO (33). *Book 160. Op Cit.*





**Image 14: Detail of 1926 Geodetic Survey showing L-shaped house previously located on the subject property**

### 5.4.2 Architectural Description

The building located at 74 Wellington Road is a single-storey building constructed in a vernacular style circa 1940-41. It has a gable roof covered in asphalt shingles and is clad in horizontal wood siding. A horizontal band of decorative metal cladding wraps around the centre of the building at window height. This cladding is comprised of four bands of square pyramids mounted perpendicular to the wall. The west façade faces Wellington Road and has a gable end with a smaller gable end vestibule extending out from the north half of the façade. This vestibule has a single entrance door on the south side. A set of trio windows with stained glass inserts is located on the front of the vestibule. The north façade of the house has an attached single-car garage at the eastern end; a single entrance door is located immediately to the right of the garage door. There are two small 3-over-1 wood windows to the right of the door (also with stained glass inserts; with a small fixed window to the right of these). A set of three larger sash windows is located near the centre of the façade, with a buff brick chimney on the right 1/3 of the façade. The rear (east) façade has a narrow single window in the gable end.

### 5.4.3 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 building located at 74 Wellington Road is a single-storey, vernacular style residence. Despite recent renovations, the structure retains many of its vernacular design elements. Most notably, the stained glass inserts on the north and west side windows have been retained. The buff brick chimney on the north side has also been retained. The attached garage at the rear of the house may be a later addition. Between 2014 and 2015 the exterior of the house was painted a bright green; a band of decorative metal cladding was added to the house around 2017.

While these exterior renovations have changed the visual impact of building, the building vernacular design of the building is still identifiable, and it can be considered to retain some integrity as an example of a vernacular style house.

#### 5.4.4 Comparative Analysis Results

The building located at 74 Wellington Road is a single-storey building constructed in a vernacular style. It has a low gable roof covered in asphalt shingles and is clad in bright green horizontal wood siding. The thirteen properties used for comparative analysis can be found in Section 5.3. All of the properties are one- or one-and-a-half-storey residential structures completed between 1907 and 1955. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman style can be seen. Five examples have a gable roof similar to 74 Wellington Road.

Four of the identified examples were constructed prior to 1945, indicating that 74 Wellington Road is not an early example of its type. Only one example (315 Huron Street) has received any heritage recognition. Like 74 Wellington, three of the identified examples have been modified since their construction, greatly altering their appearance. Although it features a fairly unusual exterior, 74 Wellington Road does not represent any particular architectural style, unlike some of the comparative examples. The property is therefore not considered to be an early, rare, unique, or representative of its type when compared with other structures.

#### 5.4.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 74 Wellington Road is vernacular in design and form. Although the building includes a relatively unusual exterior, the building's exterior has been modified and is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building includes some artistic features including a set of windows with stained glass inserts. However, although an artistic element incorporated into the dwelling, the building does not display a high degree of craftsmanship or artistic merit. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that</b>	No	The building does not yield any information that contributes to an understanding of the community or its

contributes to the understanding of a community or culture.		culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
3) The property has contextual value because it:		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### 5.4.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 74 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 have been prepared.

## 5.5 78 Wellington Road



Image 15: 78 Wellington Road

### 5.5.1 Land Use History

In 1939, the City of London took over the former Watson property for tax arrears.<sup>58</sup> The original house on the property was likely demolished around this time. Lot 4 and the northern portion of Lot 5, RP 95 (4<sup>th</sup>) were sold to Robert Garnett in 1939, whereas the southern portion of Lot 5 and all of Lot 6 were sold to George and Dorothy Arnold in April of 1947 for \$640. The present house was likely constructed in 1948, as the property was sold in August of that year for \$6,600 to Inez Thomas.<sup>59</sup> 78 Wellington Road first appears in the 1949 City Directory, with Mrs. M. Thomas listed as resident and homeowner. In 1949, the property was sold to Winetta and Alita Cox, who operated the Winnette Uniform Shop at this location starting in 1950. The Winette Uniform Shop is no longer identified in city directories after 1956, although A. W. Cox continued to be listed at this address until the 1980s. It appears she passed away circa 1983; Winetta and Alita Cox's estate sold the property to Zoran Idorovic the same year.<sup>60</sup>

### 5.5.2 Architectural Description

The building located at 78 Wellington Road is a vernacular style frame structure with a hipped roof clad in asphalt shingles. It was constructed circa 1948. The structure is clad in horizontal vinyl siding. The front (west) façade faces Wellington Road. A single entrance door flanked by two sash windows is located on the northern third of the

<sup>58</sup> MCLRO (33). *Book 160. Op Cit.*

<sup>59</sup> MCLRO (33). *Book 160. Op Cit.*

<sup>60</sup> MCLRO (33). *Book 160. Op Cit.*



façade. Three vertically oriented windows are located along the remaining two-thirds of the façade. Another single door and small sash window are located on the south façade, with a low porch constructed of buff brick.

### 5.5.3 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 building located at 78 Wellington Road is a single-storey vernacular style residence. Currently in use as a private residence, it was partly used as a retail store during the 1950s. It is unknown if this use required any extensive modifications to the building. In recent years, the building has seen some renovations. All windows are modern replacements and the vinyl siding is a more recent addition. Although these elements are more contemporary, the building can still be considered to be vernacular in nature. Furthermore, although it was previously used as a retail store, the building has primarily been a residence for its entire existence. It can therefore be considered to retain much of its integrity as an example of a vernacular style residence.

### 5.5.4 Comparative Analysis Results

The building located at 78 Wellington Road is a single-storey building constructed in a vernacular style. It has a hipped roof and is clad in horizontal vinyl siding. The thirteen properties used for comparative analysis can be found in Section 5.3. All of the properties are one- or one-and-a-half-storey residential structures completed between 1907 and 1955. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman style can be seen. Four examples have a hipped roof similar to the building located 78 Wellington Road.

While some of the identified examples have visible architectural influences, the building 78 Wellington Road does not represent any particular architectural style. Five of the nine identified examples were constructed prior to 1950, suggesting that the building at 78 Wellington Road cannot be considered to be an early example of its vernacular type and style. The property is therefore not considered to be an early, rare, unique, or representative of its type when compared with other structures.

### 5.5.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 78 Wellington Road is vernacular in design and form. The building's exterior has been modified with a late-20 <sup>th</sup> century siding application, and the building is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.

iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property at 78 Wellington Road was developed in the mid-20 <sup>th</sup> century, consistent with its surroundings. Further, the property is one several residential properties built in varying styles and forms along the east side of Wellington Road. The property is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 5.5.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 78 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 have been prepared.

## 5.6 88 Wellington Road



Image 16: 88 Wellington Road

### 5.6.1 Land Use History

Richard Watson took ownership of his father George's property upon his death in 1907.<sup>61</sup> 88 Wellington Road first appears in the 1908 London City Directory; a "new house" is identified at this location, suggesting that the house was completed in 1907, but not yet occupied. The following year, Richard Watson is shown as resident. When Richard Watson passed away on July 19, 1926, his son George E. Watson inherited his property. In 1936, the property was sold to E. W. Brown, who would occupy it until 1950, when it was sold to Percival and Vera Mann. The Manns would occupy the house through the 1970s, and it remains a private residence today.<sup>62</sup>

### 5.6.2 Architectural Description

The building located at 88 Wellington Road is a one-and-a-half-storey structure with a steeply pitched gable roof clad in asphalt shingles. It is constructed of buff brick with Queen Anne style influences, and was completed circa 1907. The front (west) façade has a gable end and faces Wellington Road. A pair of vertically oriented windows is contained within the gable. The first storey contains a large window with a rounded arch of brick voussoirs and a concrete sill. The upper portion of this window contains a decorative stained glass semi-elliptical window. A single entrance door is present on the right side of the façade; it has a transom light with a similar stained glass design. A small arched window is located on the left side of the south façade. Dormers are located on the north and south

<sup>61</sup> MCLRO (33). *Book 51 Concession B; Broken Front Lot 25; 33*

<sup>62</sup> MCLRO (33). *Book 51. Op Cit.*

side of the roof; these each contain a narrow vertically oriented window and, like the front gable, are clad in horizontal aluminium siding.

### 5.6.3 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 building located at 88 Wellington Road is a one-and-a-half story residential building constructed with Queen Anne style influences. It has seen some modifications, and subsequently retains few of its Queen Anne style influenced design details. The overall structure of the building has not been modified, aside from a small single storey extension at the rear of the house. The aluminum siding in the second storey gables is uncharacteristic of a Queen Anne style house, and is a later addition. Comparison with similar Queen Anne influenced house of the same period suggests that that second storey gables would possibly have had decorative woodwork and cladding. This has either been removed or covered over with the present flashing and siding. While most windows have been replaced with modern vinyl windows, two decorative stained glass inserts above the front window and in the transom window above the door have been retained. The house can therefore be considered to retain little of its integrity as a Queen Anne influenced residence.

### 5.6.4 Comparative Analysis Results

The building located at 88 Wellington Road is a one-and-a-half-storey building constructed with Queen Anne style influences. It has a steep intersecting gable roof and is constructed of buff brick. The thirteen properties used for comparative analysis can be found in Section 5.3. All of the properties are one- or one-and-a-half-storey residential structures completed between 1907 and 1955. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman styles can be seen. Eight examples have a gable roof similar to 88 Wellington Road, and four properties include similarities in terms of their style.

Six of the properties (42 and 44 Carfrae Crescent, 421 Central Avenue, 36 Pegler Street, 196 Wharncliffe Road North, and 772 Hellmuth Avenue) are similar in design to the building at 88 Wellington Road, with similar roof designs and buff brick. The houses were constructed between 1897 and 1907. Four of the six include have heritage recognition including listings, as well as Part IV and Part IV designations under the *Ontario Heritage Act*. In addition, the buildings at 421 Central Avenue, 36 Pegler Street, and 772 Hellmuth Street are strong representative examples of the Queen Anne style. The building at 88 Wellington Road is therefore not considered to be an early, rare, unique, or representative of its type when compared with other structures.



### 5.6.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>3) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	Although the building at 88 Wellington Road includes some Queen Anne style influences, and is constructed in a side hall plan, similar to many others of comparable style in London, various alterations to the materials in the gable peak and replacement of several windows have diminished the building's design or physical value. As a result, the property does not meet the criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore it does not meet this criterion.
<b>4) The property has <i>historic or associative value</i> because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has <i>contextual value</i> because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	In comparison to its immediate surroundings, the property at 88 Wellington Road was constructed relatively early; the adjacent buildings were not constructed until decades later. It appears relatively isolated in comparison to its neighbouring buildings. The property is not physically, functionally, or physically linked to its surroundings. As a result, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building is a landmark in the area.

### **5.6.6     *Statement of Cultural Heritage Value***

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 88 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 have been prepared.

## 5.7 98 Wellington Road



Image 17: 98 Wellington Road

### 5.7.1 Land Use History

The building located at 98 Wellington Road is situated on a section of the original Lot 25, Concession B. Whereas other parts of Lot 25 were subdivided and registered as subdivision plans during the nineteenth and early-twentieth centuries, the property on which 98 Wellington Road is situated was not. Six acres of Lot 25 (on which the building at 98 Wellington Road is now situated) were purchased by Lieutenant Colonel John B. Taylor from George McInnis in 1865.<sup>63</sup> In 1878 Colonel Taylor subdivided a portion of his property near the present day intersection of Wellington Road and Watson Street into a series of “Villa Lots” for future residential development. The northern portion of Taylor’s property, comprising  $\frac{3}{4}$  of an acre, was later sold to Arthur S. Emery in 1880.<sup>64</sup> Emery sold the property to William Lindsay in 1891; he is listed in city directories as living on this property during the 1890s and early 1900s. Lindsay likely passed away circa 1905, his sons then sold the property to Edward F. Scott the same year. Scott would reside on the property for the next forty years.<sup>65</sup> The 1926 Geodetic Survey of the City of London shows that there was a small frame house on the property at this time.

Scott died circa 1945; his executors sold the property to Florence Wiseman. Florence and her husband Harry are identified as living at this location in the 1945 and 1946 City Directories. After 1946, the address disappears from the city directories. The property was sold in 1946 to William Paphill, who likely demolished the original house. Although difficult to discern, it appears that the house was still present in the 1945 aerial photographs. The property

<sup>63</sup> MCLRO (33). *Book 2. Op Cit.*

<sup>64</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>65</sup> MCLRO (33). *Book 51. Op Cit.*

was then sold to Baxter Evans in 1948.<sup>66</sup> In 1951, the address reappears in the City Directories with Evans listed as occupant and homeowner, suggesting that the house was constructed circa 1950. Evans would occupy the property through the 1970s. It remains a private residence today.

### 5.7.2 Architectural Description

The building located at 98 Wellington Road is a single-storey residential building constructed circa 1950. It has a low pitched gable roof clad in asphalt shingles and is clad in red brick. The front (west) façade has a gable end clad in horizontal vinyl siding. A gable-ended vestibule extends out on the left half of this façade. It has a large, horizontally arranged picture window flanked by two narrow sash windows. The south side of the vestibule has a single entrance door and cast concrete porch with a metal railing. Another gable is present near the centre of the south façade with a single entrance door below. All windows are small, horizontally arranged designs with brick sills. The building does not conform to a traditional architectural style, but rather, it is representative of the vernacular nature of residential post-war housing in London.

### 5.7.3 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 building located at 98 Wellington Road is a single-storey residence. Vernacular in style, it does not possess any distinct stylistic influences. It appears that many of the windows are wood with aluminium storm windows. The gables of the house are clad in horizontal vinyl siding. This cladding material did not exist at the time of the house's construction, although its outward appearance is not markedly different from other cladding materials available at the time. The cast concrete porch and metal railing are also typical of houses from this period and likely original its construction. At the time of the field review for this report (November 2018), the building appeared to be undergoing renovations, although the nature of these could not be determined. The property is therefore considered to retain some of its integrity as a vernacular style house.

### 5.7.4 Comparative Analysis Results

The building located at 98 Wellington Road is a single-storey building constructed in a vernacular style. It has a low pitched gable roof and is constructed of red brick. The thirteen properties used for comparative analysis can be found in Section 5.3. All of the properties are one- or one-and-a-half-storey residential structures completed between 1949 and 1955. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman style can be seen. Five examples have a gable roof similar to 98 Wellington Road.

As all but one of the identified examples was constructed prior to 1950, 98 Wellington Road cannot be considered to be an early example of its type. All are constructed of brick. Like other examples, 98 Wellington Road does not represent any particular architectural style.. The property is therefore not considered to be an early, rare, unique, or representative of its type when compared with other structures.

---

<sup>66</sup> MCLRO (33). *Book 51. Op Cit.*



### 5.7.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 98 Wellington Road is vernacular in design and form. The building is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building is a landmark in the area.

### **5.7.6     *Statement of Cultural Heritage Value***

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 98 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 have been prepared.

## 5.8 118 Wellington Road



Image 18: 118 Wellington Road

### 5.8.1 Land Use History

In August 1873, David Torrance purchased Lot 3, RP 312 (4th) from Colonel John B. Taylor for \$233.<sup>67</sup> The lot passed through several owners, but does not appear to have been built on. The 1912, revised 1922 Fire Insurance Plan shows the lot as being undeveloped. Aerial photography from 1922 confirms that the property was vacant at that time.

The lot was purchased by K. E. Karlsen from Edwin Seaborn in 1924.<sup>68</sup> Karlsen likely constructed, or had the existing building constructed on the property; 118 Wellington Road first appears in the 1926 City Directory, with William Kirkland listed as tenant, suggesting the building was likely constructed in 1925. Kirkland and his wife Constance would later purchase the portion of Lot 3 on which the house was located from Karlsen in 1929. The Kirklands occupied the house until 1955, when it was purchased by James and Helen Kirkby. The Kirkbys occupied the house into the 1970s. It would appear that James died circa 1975 and Helen sold the house in 1978 to James W. Hayes.<sup>69</sup> The residence was later converted to a commercial building; it is currently occupied by Curry's Restaurant.

<sup>67</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>68</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>69</sup> MCLRO (33). *Book 51. Op Cit.*

### 5.8.2 Architectural Description

The building located at 118 Wellington Road is a single-storey structure constructed in a vernacular style with a hipped roof clad in red asphalt shingles. The structure is clad in black painted stucco. Windows are large, square fixed or horizontally sliding windows with bright red trim. The front (west) façade faces Wellington Road. It has a small dormer with two small wood framed windows. The front entrance door is offset slightly to the right, and is constructed of glass and black painted aluminum.

### 5.8.3 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 building located at 118 Wellington Road is a single storey, vernacular style structure. Originally constructed as a private residence circa 1925, it has since been converted to a restaurant. A patio seating area for the restaurant has been constructed at the front of the house, and the rear of the property has been paved with asphalt and is used as restaurant parking. The entire building has been covered in black painted stucco with bright red and yellow window and door trim. Most windows have been replaced with black aluminium framed windows, and the front door has been replaced with a glass and aluminium door. The two small windows in the front dormer are wood and are possibly original. Many of the alterations to the building that have been undertaken to accommodate its current commercial function have compromised its integrity as a vernacular style residence.

### 5.8.4 Comparative Analysis Results

The building located at 118 Wellington Road is a single-storey building constructed in a vernacular style. It has a low pitched hipped roof and is clad in blue painted stucco. The thirteen properties used for comparative analysis can be found in Section 5.3. All of the properties are one- or one-and-a-half-storey residential structures completed between 1922 and 1955. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman style can be seen. Four examples have a hipped roof similar to the building located at 118 Wellington Road.

As noted in section 5.3, the cottages located at 64 Palmer Street and 124 Paul Street represent a relatively common form found throughout various neighbourhoods within London. However, the materials and historic integrity of these cottages tends to vary widely from building to building. The building at 118 Wellington Road exhibits similar design characteristics to these two examples, most notably the front dormer. Both of these examples have a higher degree of integrity than the building at 118 Wellington Road; both are still being used as residences whereas the building located at 118 Wellington Road has been converted to a restaurant. Furthermore, the house at 64 Palmer Street was constructed two years earlier than the building at 118 Wellington Road. The property is therefore not considered to be an early, rare, unique, or representative of its type when compared with other structures.



### 5.8.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 118 Wellington Road is a single-storey structure constructed in a vernacular style with a low hipped roof, a form commonly found throughout London. Although several similar examples exist that have been found to have cultural heritage value within the City, the building at 118 Wellington Road has been extensively modified as part of its conversion from a private residence to a restaurant and retains little integrity of its domestic form and style. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property located at 118 Wellington Road is relatively isolated from its surroundings, being located immediately adjacent to a two-storey commercial building, and a large commercial plaza. The property is not physically, functionally, visually, or historically linked to its surroundings.

iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.
--------------------	----	---

### 5.8.6 *Statement of Cultural Heritage Value*

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 118 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 have been prepared.

---

## 6. Sub-Group 3

---

### 6.1 Introduction

Sub-Group 3 consists of eight properties that are located on the east side of Wellington Road, between Weston Street and Raywood Avenue. The buildings included within this group were constructed between 1931 and 1954. Generally, most of the eight properties within the sub-group are similar in scale; the building located at 174 Wellington Road is likely the most unique property located within the sub-group, the only Mid-Century Modern style residence located along this section of Wellington Road.

The properties included within this sub-group include:

- 134 Wellington Road;
- 136 Wellington Road;
- 138 Wellington Road;
- 140 Wellington Road;
- 142 Wellington Road;
- 166 Wellington Road;
- 174 Wellington Road; and,
- 19 Raywood Avenue.



**Image 19: 5 of the 8 properties included within Sub-Group 3, showing 134 Wellington Road to 142 Wellington Road**





**Image 20: 2 of the 8 properties included within Sub-Group 3, showing 166 Wellington Road and 174 Wellington Road**

## 6.2 Early Development History of Sub-Group 3

Through the 1850s and 1860s the original Lot 25 was subdivided among several landowners. In 1875, Leonard Ardiel purchased part of the north half of Lot 25. Ardiel appears to have passed away prior to 1907. His estate was entrusted to the Canada Trust Company, and a 235 foot long portion of his property fronting on Wellington was sold to the City of London for the construction of a public highway (likely the expansion of Wellington Road). The City later sold section of the property to Rhoda Boswell in 1917.<sup>70</sup> Historic aerial photographs from 1922 confirm that the property remained undeveloped at this time. Boswell appears to have passed away circa 1928; her executors transferred the property to Johnston Boswell; his relationship to Rhoda was not identified. Johnston Boswell sold the property to Simon Smith later that same year. Smith subdivided the property and began selling off lots in 1930.<sup>71</sup>

In 1920, the Canada Trust Company sold another section of Ardiel's former property to John Bridges. The property was then deeded to Edward Bridges and Moie Cook of the Service Truck Company, Limited. In 1924, the Service Truck Company, Limited, subdivided its property into thirty-nine small residential lots.<sup>72</sup> Registered as RP 467 (4<sup>th</sup>), the subdivision plan included three new residential streets: Beverley Street, Raywood Avenue, and Robert Street (now Bond Street). Historic aerial photographs indicate that although the subdivision was well developed by 1945, Bond Street did not intersect with Wellington Road until around 1950.

<sup>70</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>71</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>72</sup> MCLRO (33). *Book 51. Op Cit.*

## 6.3 Comparative Analysis


A comparative analysis was undertaken to establish a baseline understanding of similar properties within the city to determine if a property is “a rare, unique, representative or early example of a style, type, expression, material, or construction method,” as described in *Ontario Regulation 9/06*. Comparative examples were drawn from Part IV and Part V designated properties, listed properties, and as well as properties with no heritage status within the City of London. Residential properties with similar dates of construction, style, form, scale, and materials were selected to form this data set. Further, a collection of buildings and properties were selected for comparative purposes to form a data set that would include comparative examples that could represent the variety of properties found within each sub-group. The properties selected include properties with and without known cultural heritage value in order to provide commentary on the subject property in comparison to similar properties within the City.






Nine comparable buildings were identified for comparisons for Sub-Group 3. However, this sample does not represent all available buildings, and is rather intended to be illustrative of some similar properties within the City of London. Of these examples:

- All are residential buildings;
- All are built between 1927 and 1952;
- Seven have gable roofs, one has a hipped roof, and one has a flat roof;
- All are between one and two storeys in height, with the majority being one storey;
- The majority of the exterior materials within this data set consist of brick buildings that have been constructed on concrete block foundations;
- All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman, and Tudor Revival styles can be seen, as well as a Mid-Century Modern residential building.




The following additional observations related to styles and materials were noted for some of the particular properties included within this data set:

- The building located at 437 Victoria Street is a representative example of a form found throughout this sub-group, but with well-executed Craftsman detailing. Likewise, the property at 515 Baker Street also includes similar design elements but with the addition of the half-timbering design in the gable peaks that is representative of Tudor Revival influences;
- The building located at 431 Huron Street was provided as a relatively unusual example of a Mid-Century Modern residential building within London. The style is particularly underrepresented within the City of London and was provided for comparative purposes for the property at 174 Wellington Road in particular.

Address	Recognition	Photograph	Date	Materials	Style Notes
437 Victoria Street	Part IV		1935	Brick foundation, stucco exterior	1-storey Craftsman-style house with gable roof, and gabled porch cover

<b>515 Baker Street</b>	None		1929	Concrete block foundation, brown brick, half-timbering	1 1/2-storey Craftsman-style house with gable roof, and enclosed porch
<b>1230 Richmond Street</b>	None		1927	Concrete block foundation, red and brown brick	1-storey vernacular dwelling with gable roof, and enclosed porch
<b>468 Woodman Avenue</b>	None		1930	Concrete block foundation, red brick	1-storey Craftsman-style house with gable roof and covered porch
<b>14 Cummings Avenue</b>	Part V  Blackfriars-Petersville Heritage Conservation District		1949	Concrete foundation, faux stone and siding on exterior	1-storey vernacular dwelling with gable roof, and end gable front façade. Heavily modified.
<b>16 Cummings Avenue</b>	Part V  Blackfriars-Petersville Heritage Conservation District		1949	Concrete foundation, gray brick	1-storey vernacular dwelling with gable roof and end gabled front façade.



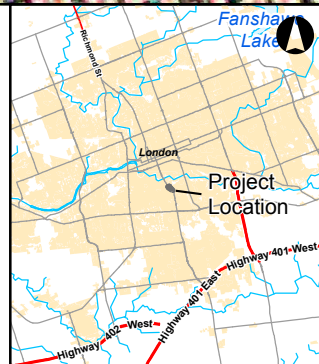
<b>431 Huron Street</b>	None		1952	Stacked red brick, horizontal siding	2-storey Mid-Century Modern dwelling with stacked brick design, long narrow windows, large brick chimney, and extended roof eaves
<b>273 Edward Street</b>	None		1940	Concrete block foundation, red and brown brick	1 ½-storey vernacular dwelling with gable roof and covered porch
<b>11 Wellington Crescent</b>	Listed		1924	Concrete foundation, orange/brown brick	1-storey Prairie style house with flat roof, stout chimney, and emphasis on horizontal massing





## Legend

Sub-Group 3



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 3  
London, Ontario

Project Location, 1878

January  
2019

1:20,000

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

P#: 60590467

V#:

**AECOM**

**Figure 3-c**


0 245 490 980  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.





## Legend

 Sub-Group 3



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 3  
London, Ontario

Project Location, 1913

January  
2019

1:7,500

Datum: NAD 83 UTM17  
Source: LIO 2017, Department  
of Militia and Defence, 1913

P#: 60590467

V#:

**AECOM**

**Figure 4-c**

0 50 100 200  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

Map Source: LIO 2017, Department of Militia and Defence, 1913. Map Data: LIO 2017, Department of Militia and Defence, 1913. Map Design: AECOM, 2019. Map Scale: 1:7,500. Map Date: January 2019. Map Title: Wellington Road - Sub-Group 3, London, Ontario. Map Project: Cultural Heritage Evaluation Report. Map Client: AECOM.





<p align="center"><b>Cultural Heritage Evaluation Report</b>  <b>Wellington Road - Sub-Group 3</b>  <b>London, Ontario</b></p>			
<p align="center"><b>Project Location, 1929</b></p>			
<p><b>January 2019</b></p>	<p><b>1:7,500</b></p>	<p><b>Datum: NAD 83 UTM17</b>  <b>Source: LIO 2017, Department of Militia and Defence, 1929</b></p>	
<p><b>P#: 60590467</b></p>	<p><b>V#:</b></p>	<p align="center"><b>Figure 5-c</b></p>	
<p align="center"><b>AECOM</b></p>			
<p align="center"> </p>			
<p><small>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, for any party that modifies this drawing without AECOM's express written consent.</small></p>			



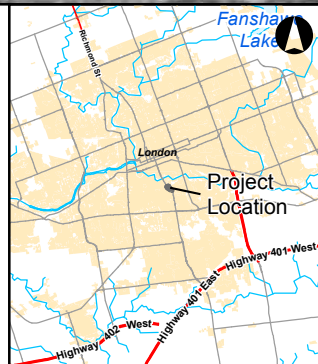






## Legend

Sub-Group 3



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 3  
London, Ontario

Project Location, 1922

January  
2019

1:2,000

Datum: NAD 83 UTM17  
Source: LIO 2017, Department  
of Lands and Forests, 1922

P#: 60590467

V#:

**AECOM**

**Figure 7-c**

0 20 40 80  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.



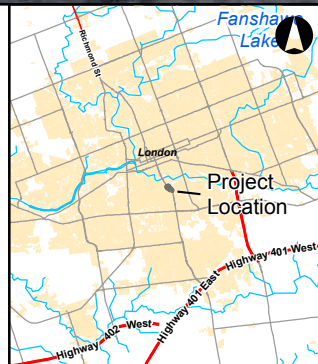






## Legend

Sub-Group 3



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 3  
London, Ontario

Project Location, 1965

January  
2019

1:2,000

Datum: NAD 83 UTM17  
Source: LIO 2017, Hunting  
Survey Corp., Line 6, 1965

P#: 60590467

V#:

**AECOM**

**Figure 9-c**

0 20 40 80  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.







## 6.4 134 Wellington Road



Image 21: 134 Wellington Road

### 6.4.1 Land Use History

Due to the poor legibility of land registry records for this property, the exact details of its history could not be determined. The building located at 134 Wellington Road first appears in the 1932 London City Directory with F. G. Backwell listed as resident.<sup>73</sup> The absence of an asterisk next to the name denotes that Backwell was a tenant and not the homeowner. The 1935 Directory identifies Vernon Dow as a homeowner at this address, but this could not be confirmed due to illegible land registry records. By 1938 the property was sold to Florence Beacom, who is listed in City Directories as a resident and homeowner at this address beginning in the 1941 City Directory (spelled “Beacomb”). The property was sold to John Mackinnon in 1948 and to George Switzer in 1950. George Switzer resided at this address until 1957 when the house was sold to Gordon Rodgers.<sup>74</sup> The house has changed hands several times since and remains a private residence.

### 6.4.2 Architectural Description

The building located 134 Wellington Road is a single-storey frame structure constructed in a vernacular style circa 1932. The structure has a hipped roof, with a sloped roof extension at the rear. The structure is clad in grey horizontal vinyl or aluminium siding. Two buff brick chimneys extend from the north and south sides of the roof. The front (west) façade faces Wellington Road; it has a small portico over the front door supported by two square posts. A frame and entablature surrounds the front door. A single sash window is located to the left of the door, and a

<sup>73</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>74</sup> MCLRO (33). *Book 51. Op Cit.*

larger picture window with two narrow sash windows on each side is located to the right of the door. Both windows have non-functioning decorative wooden shutters.

### 6.4.3 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 building at 134 Wellington Road is a single storey dwelling constructed in a vernacular style. It does not exhibit any distinct architectural influences or styles. Between 2015 and 2016 the exterior of the house was modified with the addition of a front portico. Around the same time all windows were replaced with modern vinyl windows. The current front picture window replaced a shallow four-light bow window. A decorative surround was also added to the front door; previously there was none. Although these design elements have changed the appearance of the house considerably, the building could still be considered a vernacular style residence and therefore retains some of its integrity as a vernacular style residence.

### 6.4.4 Comparative Analysis Results

The building at 134 Wellington Road is a single-storey building constructed in a vernacular style. It has a hipped roof and is clad in horizontal siding. The nine properties used for comparative analysis can be found in Section 6.3. All of the properties are one- or two-storey residential structures completed between 1927 and 1955. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman, Tudor Revival and Mid-Century Modern styles can be seen.

Like some of the examples (most notably the buildings at 14 and 16 Cummings Avenue), the building at 134 Wellington Road does not represent any particular architectural style. The structure has been heavily modified since its original construction, and while still vernacular in nature, retains little integrity of its built character. The structure is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar structures.

### 6.4.5 Cultural Heritage Evaluation – 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 134 Wellington Road is vernacular in design. It consists of a single-storey dwelling with a hipped roof and horizontal vinyl siding. The building does not directly reflect architectural styles or influences, nor does it include a particular expression, material, or construction method. As a result, the building is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for



		the period. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### 6.4.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 134 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 have been prepared.

## 6.5 136 Wellington Road



Image 22: 136 Wellington Road

### 6.5.1 Land Use History

As outlined in section 6.2, Simon Smith purchased a section of the original Lot 25 from the executor of Rhoda Boswell in 1928, and subdivided the property in 1930. The property on which 136 Wellington Road is situated was purchased by Charles S. Nobes from Simon Smith September 1930 for \$2550.<sup>75</sup> The price would suggest that Smith constructed the house circa 1930 before Nobes purchased the property. 136 Wellington Road first appears in the 1933 London City Directory, with C. S. Nobes listed as resident and homeowner. The Nobes would occupy the house for over thirty years; after 1961, city directories only indicate Mrs. Nobes as homeowner and resident. Mrs. Nobes appears to have passed away circa 1971-72.<sup>76</sup> In both the 1972 and 1973 City Directories, the house is listed as vacant. Nobes' executors sold the house to Valdas and Louise Ordas in 1973.<sup>77</sup> City directories indicate that it was likely rented out during the 1970s. It remains a private residence today.

### 6.5.2 Architectural Description

The building located at 136 Wellington Road is a single-storey residential structure constructed in a vernacular style with Craftsman style influences. It was completed circa 1930. It is clad in mottled brown and red brick, and has a gable roof. The front (west) façade has a gable end with a gabled brick porch offset to the right. The front porch gable is supported by two tapered square posts. Both gables are clad with horizontal aluminium siding. A bay

<sup>75</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>76</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>77</sup> MCLRO (33). *Book 51. Op Cit.*

window is offset to the left with a hipped roof above. The front door is offset to the right side of the facade, with a sash window to the right of it. All windows are 3-over-1 wood windows. A tall brick chimney is located on the north side of the structure. A decorative soldier course of is located just above the exposed foundation walls.

### 6.5.3 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 building located at 136 Wellington Road is a single storey residential structure with Craftsman style influences. The overall structure of the building appears to be generally unmodified since its construction, with no major additions visible. All front windows appear to be 3 over 1 sash style wood windows. This design is commonly seen on Craftsman influenced houses and is possibly original to the building. The taped wooden posts on the front porch are also indicative of the craftsman style. The building is therefore considered to retain its integrity as a Craftsman influenced residence.

### 6.5.4 Comparative Analysis Results

The building located at 136 Wellington Road is a single-storey residential building constructed in a vernacular style with Craftsman style influences. It has a low pitched gable roof and is clad in brown and red brick. The nine properties used for comparative analysis can be found in Section 6.3. All of the properties are one- or two-storey residential structures completed between 1927 and 1952. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman, Tudor Revival and Mid-Century Modern styles can be seen.

All of the identified examples are constructed of brick. Five of the identified examples have a similar covered porch to that of the building at 136 Wellington Road. Although section 6.5.3 identifies that the structure has been largely unmodified since its construction, the building at 136 Wellington Road does not exemplify a particular style. While influenced by the Craftsman style, it is primarily vernacular in design. The building is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar structures.

### 6.5.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 136 Wellington Road is a single-storey residential dwelling with a gable roof, clad in brown and red brick. The building is a relatively common form within London and does not represent a particular architectural style or form that is considered to be of design or physical value. The building is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of</b>	No	No evidence was found to suggest that the building

craftsmanship or artistic merit.		demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 6.5.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 136 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 have been prepared.



## 6.6 138 Wellington Road



Image 23: 138 Wellington Road

### 6.6.1 Land Use History

As outlined in section 6.2, Simon Smith purchased a portion of the original Lot 25 from the executor of Rhoda Boswell in 1928, and subdivided the property into smaller lots. The property on which 138 Wellington Road is situated was purchased by Wilfred Hulbert from Simon Smith in August of 1930 for \$3500.<sup>78</sup> The price suggests that house was constructed by Smith circa 1930 before Hulbert purchased the property. The building located at 138 Wellington Road first appears in the 1933 London City Directory, with Hulbert listed as homeowner and resident. Hulbert and his wife occupied the house for over forty years. It remains a private residence today.

### 6.6.2 Architectural Description

The building located at 138 Wellington Road is a single-storey residential structure completed circa 1930. The building displays a mix of Tudor Revival and Craftsman style influences. It is clad in yellow brick and has a gable roof clad in asphalt shingles. The front (west) façade has a gable end, with a gabled brick porch offset to the right. The front porch gable is supported by two tapered square wooden posts on brick piers, a design element often seen on Craftsman influenced houses. Both gables are finished with a Tudor Revival-inspired half-timbered effect. The front door is roughly centred on the façade; a pair of two sash windows with concrete sills is located to the left of the door, with a set of three to the right of the door. Decorative wooden rafter tails are located under the eaves, another Craftsman influenced design element. A decorative soldier course of bricks is located just above the exposed foundation walls. One notable feature of the property is the concrete slab ribbon style driveway consisting

<sup>78</sup> MCLRO (33). *Book 51. Op Cit.*

of two separate wheel track with grass between. Also known as a Hollywood driveway this type of driveway was popular in the 1920s and 1930s, although many have subsequently been replaced.<sup>79</sup>

### 6.6.3 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 building located at 138 Wellington Road is a single store residential building designed with Craftsman and Tudor Revival inspired design details. The building appears to have been largely unmodified since its construction, with no major additions or extensions visible. The Tudor Revival inspired half-timbered design in the front gables have been retained and not covered over or replaced. The house originally had Craftsman inspired 3 over 1 sash windows, which were replaced as recently as 2017. Decorative wooden rafter tails have been retained under the eaves. The concrete ribbon style driveway may be original to the building or an early addition. This style of driveway was popular at the time of the house’s construction, but is uncommon today as most have been replaced with full-width asphalt driveways. The building is considered to have retained its integrity as an example of a Craftsman and Tudor Revival influenced residence.

### 6.6.4 Comparative Analysis Results

The building located at 138 Wellington Road is a single-storey residential building constructed in a vernacular style with Tudor Revival and Craftsman influences. It has a low pitched gable roof and is constructed of brown and red brick. The nine properties used for comparative analysis can be found in Section 6.3. All of the properties are one- or two-storey residential structures completed between 1927 and 1952. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman, Tudor Revival and Mid-Century Modern styles can be seen.

All of the identified examples are constructed of brick. Five of the identified examples have a similar covered porch to that of the building at 138 Wellington Road. Although the building exhibits influences of the Craftsman and Tudor Revival styles, it does not exemplify either style. Comparative analysis indicates structures of this type are fairly common in London. Nine of the identified examples have a similar covered porch. Examples at 273 Edward Street and 515 Baker Street also exhibit similar half-timbered cladding. The building retains much of its integrity however, it is not considered to be a rare, unique, representative or early example of its type when compared to similar structures.

---

<sup>79</sup> Jeanne Rostaing. “Hardscaping 101: Ribbon Driveways”. *Gardenista*. January 30, 2017. <https://www.gardenista.com/posts/hardscaping-101-ribbon-driveways/>. (Accessed December 2018).

### 6.6.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 138 Wellington Road is a single-storey vernacular dwelling that includes a mix of Tudor Revival-inspired elements, as well as some Craftsman details. However, the building's form is common within London. The building is a modest example of its style, and retains much of its integrity, however, it is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of craftsmanship or artistic merit. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other small residential buildings of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building is a landmark in the area.



### **6.6.6     *Statement of Cultural Heritage Value***

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 138 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 have been prepared.

## 6.7 140 Wellington Road



Image 24: 140 Wellington Road

### 6.7.1 Land Use History

As outlined in section 6.2, Simon Smith purchased a portion of the original Lot 25 from the executor of Rhoda Boswell in 1928. The building located at 140 Wellington Road first appears in the 1932 London City Directory. The first resident identified is John McEwen. Through the 1930s and 1940s there was a quick turnover of tenants, none of which are identified as homeowners. It is possible that Simon Smith constructed the house and was renting it out at this time. Land registry records indicate that unlike neighbouring lots which were sold off to other landowners after houses were constructed, this property remained in his ownership until his death circa 1945.<sup>80</sup> His executors sold the property to Henrietta Agnew, although it appears that she also rented out the house; she is not listed as a resident in city directories until 1956. Henrietta Agnew passed away circa 1961, and the house was transferred to Edith and Arthur Agnew.<sup>81</sup> Both are listed as living at this address into the 1970s. In 1963, a portion of the front yard was purchased by the City of London in order to widen Wellington Road.<sup>82</sup> The building remains a private residence today.

### 6.7.2 Architectural Description

The building located at 140 Wellington Road is a two-storey residential building that is of a vernacular design, constructed circa 1932. It has a gable roof that consists of two separate pitches as a result of the second storey.

<sup>80</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>81</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>82</sup> MCLRO (33). *Book 51. Op Cit.*

The house is clad in red brick on a concrete block foundation, and the front (east) façade of the house includes various roof forms as a result of its eclectic exterior. The main roofline is defined by a steep-pitched gable roof; however, a much lower-pitched shed roof style dormer extends out to accommodate the second storey. In addition to these rooflines, a hipped-gable roof is formed on the right side of the front façade as part of a projecting bay. Lastly, a hipped roof extends over the first-storey porch entryway to the house. The exterior of the house is clad in red and brown brick, as well as horizontal aluminum siding and exterior stucco. A chimney is also visible on the front façade of the dwelling, and rises shortly above the roofline of the house.

### 6.7.3 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 building at 140 Wellington Road is a two storey, vernacular style residence. It does not exemplify a particular architectural style. The most notable feature of the house is the unusual shed-roof dormers of the second storey. It is not known if these are a later addition to the house, but may have been added to increase the amount of usable space on the second story. It appears that the entranceway of the house was a porch, which has since been enclosed with aluminium siding. Although such renovations would have a considerable impact on the building, the building can still be considered vernacular in nature and therefore retains some integrity as an example of the style.

### 6.7.4 Comparative Analysis Results

The building located at 140 Wellington Road is a two-storey residential structure clad in red brick with a complex gable roof. The nine properties used for comparative analysis can be found in Section 6.3. All of the properties are one- or two-storey residential structures completed between 1927 and 1952. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman, Tudor Revival and Mid-Century Modern styles can be seen.

Seven of the identified structures have gable roofs similar to that of the building at 140 Wellington Road. All are constructed of brick. Like other examples, the building at 140 Wellington Road does not represent a particular architectural style, although it exhibits few of the Craftsman or Tudor Revival design elements present on other examples. A discussion of the building’s integrity in section 6.7.3 indicates that the building has been heavily modified since its original construction. The building is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar structures.

### 6.7.5 Cultural Heritage Evaluation – 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 140 Wellington Road is a 2-storey vernacular dwelling that includes an end gable that has been altered to accommodate a second storey. The house is clad in red brick on a concrete block foundation, and the front façade of the house includes various roof forms as a result of its eclectic exterior. The property



		does not exemplify an particular styles or influences and is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
ii) Displays a high degree of craftsmanship or artistic merit.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### **6.7.6 Statement of Cultural Heritage Value**

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 140 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 have been prepared.

## 6.8 142 Wellington Road



Image 25: 142 Wellington Road

### 6.8.1 Land Use History

As outlined in section 6.2, Simon Smith purchased a portion of the original Lot 25 from the executor of Rhoda Boswell in 1928, and subdivided the property. The property on which the building at 142 Wellington Road is situated was originally purchased by James Shaw from Simon Smith in July of 1931.<sup>83</sup> The mortgage amount of \$2,700 suggests that the house was constructed by Simon Smith circa 1930 before Shaw bought the property. The house first appears in the 1933 London City Directory with Shaw listed as resident and homeowner. In 1941, the property was sold to William and Mary Beattie; the house would remain in the Beattie family for more than thirty years.<sup>84</sup> It remains a private residence today.

### 6.8.2 Architectural Description

The building located at 142 Wellington Road is a single-storey residential structure with Craftsman style influences, completed circa 1930. It is constructed of yellow brick and has a gable roof. The roof is clad in a metal roofing material. The front (west) façade has a gable end with a gabled brick porch offset to the right. The front porch gable is supported by two tapered square posts. These are a common design element in Craftsman influenced houses; typically constructed of wood and painted, these have been covered with aluminium flashing. Both gables are clad with horizontal aluminium siding. A bay window is offset to the right with a hipped roof above. The front door is offset to the left, with a vertically oriented window to the right of it. All windows are 3 over 1 sash windows

<sup>83</sup> MCLRO (33). *Book 51. Op Cit.*

<sup>84</sup> MCLRO (33). *Book 51. Op Cit.*



constructed of wood with aluminium storm windows over them. A brick chimney is located on the south side of the structure.

### 6.8.3 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 building at 142 Wellington Road is a single-storey residential structure designed with Craftsman style influences. It is similar in design to the building at 136 Wellington Road. The general structure of the building does not exhibit any obvious additions or extensions. Most windows appear to be wood framed; those on the front façade are 3 over 1 sash windows often seen on Craftsman inspired houses. The tapered square posts supporting the front porch gable have been retained, although they have been covered with aluminium flashing. The most obvious visual change to the building is the replacement of the shingle roof with a reflective metal roofing material. While this modification has changed the outward appearance of the building, it is still readily identifiable as a Craftsman influenced house. The building is therefore considered to retain much of its integrity as an example of a Craftsman influenced house.

### 6.8.4 Comparative Analysis Results

The building at 142 Wellington Road is a single-storey residential building constructed in a vernacular style. It has a low pitched gable roof and is constructed of brown and red brick. The nine properties used for comparative analysis can be found in Section 6.3. All of the properties are one- or two-storey residential structures completed between 1927 and 1952. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman, Tudor Revival and Mid-Century Modern styles can be seen.

All of the identified examples are constructed of brick. Five of the identified examples have a similar covered porch to that of the building at 142 Wellington Road. Although influenced by the Craftsman style, the building is primarily vernacular in design and does not exemplify the Craftsman style. Comparative analysis suggests that buildings of this design are fairly common in the City of London. The building is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar structures.

### 6.8.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 142 Wellington Road is a vernacular single-storey dwelling with clad with brown and red brick, and horizontal aluminum siding. The building is a vernacular interpretation of Craftsman style dwelling within London and is not a rare, unique, representative, or early example of a style, type, or expression material, or construction.
<b>ii) Displays a high degree of</b>	No	No evidence was found to suggest that the building

craftsmanship or artistic merit.		demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 6.8.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 142 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 have been prepared.

## 6.9 166 Wellington Road



Image 26: 166 Wellington Road

### 6.9.1 Land Use History

The building located at 166 Wellington Road is situated on Lot 1, RP 467 (4<sup>th</sup>). Land registry records show that the property was sold to Eva Lester in April of 1926. The property was then sold to Joseph A. Barry in 1926, and to C. Jarvis Davis. Davis appears to have taken out a mortgage on the property with London Home Builders Ltd, but the property was later taken over by the City of London for unpaid taxes in 1931.<sup>85</sup> The property remained undeveloped at this time. In 1947, Allaster and Ethel Harkness purchased the lot from the City for \$240.<sup>86</sup> 166 Wellington Road first appears in the 1949 London City Directory, indicating that the house was likely constructed circa 1948. The Harknesses owned the property until 1969; based on city directories it appears that the Harknesses rented the house out in the late 1950s. The house was then sold to Herman and Clara Van Caenghen, who owned it until 1973.<sup>87</sup> It has passed through several other owners since, and remains a private residence.

### 6.9.2 Architectural Description

The building located at 166 Wellington Road is a one-and-a-half-storey vernacular-style structure. It has a steep, asymmetrical asphalt shingled gable roof with an intersecting gable at the front (west side) of the house. The first storey is clad with white painted stucco, and the second-storey gables are clad in orange vinyl or aluminium siding.

<sup>85</sup> MCLRO (33). *Book 155 Plan 439, 449, 467.*

<sup>86</sup> MCLRO (33). *Book 155. Op Cit.*

<sup>87</sup> MCLRO (33). *Book 155. Op Cit.*



The front façade has an intersecting gable-ended bay that is oriented to the left of the façade. A large rectangular window is located at the left side of this bay, divided vertically into three segments. A single entrance door is located on the right of this bay, roughly centred to the façade. It has a decorative wooden pediment with dentil moulding at the top. A similar rectangular window is located to the right of the bay. Another single entrance door is located on the south side of the first storey, accessed by a cast concrete stoop with a metal railing. Two vertically oriented windows are present on the first storey, and a single window in the gable end above. The gable end on the north side contains a single entrance door on the second storey, accessed by a set of steep wooden stairs with a wooden handrail.

### 6.9.3 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 building at 166 Wellington Road is a one-and-a-half storey vernacular style dwelling. Recent exterior alterations have altered the character of the building. The red brick cladding of the first storey façade has recently been covered with white painted stucco and the exposed concrete foundation painted a dark grey. The second-storey gables are clad in orange vinyl or aluminium siding. A second-storey entrance door has been added on the north side, accessed by a tall wooden staircase. All windows have been replaced, as has the front door, although the pediment is probably original. Originally constructed as a single-family residence, the house appears to have been divided into multiple units. The property therefore retains little integrity as an example of a vernacular style residence.

### 6.9.4 Comparative Analysis Results

The building at 166 Wellington Road is a one-and-a-half storey residential building constructed in a vernacular style. It has an asymmetrical gable roof and is clad in white painted stucco. The nine properties used for comparative analysis can be found in Section 6.3. All of the properties are one-storey residential structures completed between 1927 and 1949. All consist of a variety of architectural styles and are predominantly vernacular in nature.

All of the identified examples are constructed of brick and have a similar offset gable on the front facade. Two (14 and 16 Cummings Avenue) have been designated under Part V of the *Ontario Heritage Act* as part of the Blackfriars-Petersville Heritage Conservation District. The building at 166 Wellington Road's circa 1948 construction date is fairly typical for a house of this type, suggesting that it is not an early example of its kind. The building is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar structures.

### 6.9.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 166 Wellington Road is vernacular in design with a gable roof and stucco exterior. The exterior of the building was extensively modified in 2017. The building is not a rare, unique, representative, or early example of a style, type, or expression, material or construction method. Therefore, it does not meet this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has <i>historic or associative value</i> because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has <i>contextual value</i> because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building is a landmark in the area.

### **6.9.6     *Statement of Cultural Heritage Value***

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 166 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 have been prepared.



## 6.10 174 Wellington Road



Image 27: 174 Wellington Road

### 6.10.1 Land Use History

The building located at 174 Wellington Road is situated on part of Lots 14 to 17, RP 467 (4<sup>th</sup>). All of these lots were originally purchased from the Service Truck Company Limited by Eva Lester in 1926. The property was then sold to Joseph A. Barry in 1926, and to C. Jarvis Davis. Davis appears to have taken out a mortgage on the property with London Home Builders Ltd, but the property was later taken over by the City of London for unpaid taxes in 1931.<sup>88</sup> The property remained undeveloped at this time. In 1949, the City further divided the property. The property on which 174 Wellington Road is situated was purchased by John Chymyck in 1951<sup>89</sup>. Somewhat confusingly, city directories identify a new residence at this location in 1950; however, subsequent directories do not list this address until 1954, when W. and J. Chymyck are listed as resident. Chymyck and his wife Annie occupied the house for almost thirty years. Based on information in city directories, it appears that the house was rented out between 1958 and 1962. John Chymyck died circa 1973; his widow sold the house to Robert Carrier and Robert Livingstone in 1975.<sup>90</sup> After 1977, city directories list “Livingstone Carrier” at this address. The house is presently occupied by a financial planning office.

<sup>88</sup> MCLRO (33). *Book 155. Op Cit.*

<sup>89</sup> MCLRO (33). *Book 155. Op Cit.*

<sup>90</sup> MCLRO (33). *Book 155. Op Cit.*

### 6.10.2 Architectural Description

The building located at 174 Wellington Road is a split-level residential structure constructed circa 1954. It is designed in a Mid-Century Modern style with Prairie style influences. The house consists of a rectangular plan, one-and-a-half storey central structure, with a lower single storey wing to the south and a single car garage to the north. The building is clad in narrow red bricks, similar to Roman face brick. Its low, horizontal massing is a common feature of Mid-Century modern houses, and its low roof and overhanging eaves suggests influences of the Prairie style of a few decades earlier.

Many of the houses design details are characteristic of the Mid-Century modern style, most notable the windows and entranceways. Along the Wellington Road (west) façade, the central section of the building contains a large window opening with a concrete sill. The window is divided vertically into five sections, with the second section from the left divided into a series of four stacked awning windows, with chevron patterned mullions. Below this window arrangement is a panel of grey painted concrete blocks in a stacked bond pattern (11 blocks wide, 5 blocks high). Five basement windows are located below this panel, following the same pattern as those above. To the right of this window arrangement is a single front door with a single sidelight to the left and a transom light above. One window is located on the west façade of the southern wing. It consists of a single fixed piece of glass and two awning windows with the same chevron patterned mullions. A window of similar design is also located on the west façade of the garage. Large fixed glass windows and smaller awning or casement windows are a common design element on Mid-Century Modern houses.

A broad, chimney is located between the central section of the house and the garage, another element common to Prairie style and Mid-Century Modern houses. The chimney is constructed of concrete block and is painted grey, similar to the panel below the front window. Perhaps the most distinct feature of the house is the low overhanging hipped roof. Over the west front entrance, two sections of the roof overlap to form an awning over the door. On the east side of the garage, the roof extends out and is supported by thin square posts to form a covered porch or walkway. This extends along the side of the garage up to a set of concrete stairs and a single entrance door with a four-section sidelight to the left. It is similar in design to a carport, although it is too narrow to accommodate an automobile.

### 6.10.3 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 building located at 174 Wellington Road is a split-level dwelling designed in a Mid-Century Modern style with Prairie Style influences. Originally used as a residence, the building is now occupied by a financial planning office. This change in uses has generally not affected the character of the building, as the only obvious change to the property's exterior consists of a small illuminated sign on the western lawn of the property. The property still appears largely residential in nature and its exterior remains relatively unchanged. The low, rectangular form of the house, and its Prairie style influenced roof has not been altered through additions or extensions. One of the most notable Mid-Century modern design elements is the chevron motif present in the windows. It appears that all of the wood framed chevron patterned windows have been retained. On the Wellington Road façade, the wood entrance door with sidelight and transom light has also been retained, although the concrete path connecting it to the sidewalk has been partially removed.

#### 6.10.4 Comparative Analysis Results

The building located at 174 Wellington Road is a single-storey residential structure constructed of red brick in a Mid-Century Modern style with Prairie style influences. The properties used for comparative analysis can be found in Section 5.3. Both of the properties are two-storey residential structures completed in 1949 and 1952. Both are houses contain Prairie style and Mid-Century Modern design influences.

Houses of a style similar to the building at 174 Wellington Road are uncommon in the City of London. Only two of the identified examples (431 Huron Street and 11 Wellington Crescent) have been designed in a similar Mid-Century Modern or Prairie style. The building at 431 Huron includes a hipped roof, although it is a two-storey structure as opposed to a one storey structure. The building at 11 Wellington Crescent has a flat roof. In comparison to the examples, the building at 174 Wellington Road has a more defined horizontal massing. The property can therefore be considered to be a rare example of its style when compared to other local properties.

#### 6.10.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	Yes	The building at 174 Wellington Road is a rare, representative example of a Mid-Century Modern residential dwelling in London. The building is influenced by the Prairie style of architecture, a style relatively rare within London. Among its noteworthy design details, a section of the garage roof extends out to form a covered walkway on the side of the garage. Many of the exterior windows contain a distinctive chevron patterned motif. . As a result, the property meets this criterion.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an</b>	No	Although it is suspected that this property may have been designed by an architect, no evidence was found related



architect, artist, builder, designer or theorist who is significant to the community.		to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
3) The property has contextual value because it:		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	While the building was constructed within the same general time period as many nearby residences, the property stands apart from its neighbours, particularly due to its unusual form and stylistic features. As a result, the property is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	While it is a distinctive residential structure in the area, no evidence could be found to suggest that this building is a landmark in the area.

### 6.10.6 Statement of Cultural Heritage Value

Constructed in 1954, the building located at 174 Wellington Road is a rare example of a Mid-Century Modern residential dwelling in London, with Prairie style influences. The first residents of the house were John and Annie Chymyck. The Chymycks owned and occupied the house until c. 1973, when John Chymyck passed away, and Anne sold the property to Robert Carrier and Robert Livingstone in 1975. More recently, the house is being used as a financial planning and law office. One of the professional practices within the house includes a law practice operated by a R.B. Livingstone. Although now used for office space, the dwelling at 174 Wellington Road has remained relatively unchanged on the exterior and retains its original Mid-Century Modern design.

As an example of Mid-Century Modern architecture with Prairie style-influences, the building includes various design elements that are considered features of those styles. Prairie-style architecture is generally characterized by strong horizontal lines, broad gently sloping roofs, groupings of windows, and strong dominant chimneys. The low-pitch roof of the house at 174 Wellington Road, along with its emphasis on horizontal massing, groupings of windows, and its dominant central chimney reflect the influence of the Prairie style as a Mid-Century Modern residential dwelling, the style is one of a select few properties in London that can be identified as demonstrating Prairie style influence.

#### 6.10.6.1 Heritage Attributes

The heritage attributes that reflect the cultural heritage value of the property include:

- Split-level type and massing;
- Low pitched hipped roof that extends over the main dwelling, but also the garage and covered walkway;
- Red brick exterior cladding;
- Uniform brick pattern;
- Concrete stoop at front door;

- Concrete block as a building material for residential dwellings (chimney and detail below windows).
- Sidelights and transom lights on entrance doors;
- Broad, dominant chimney;
- Groupings of wood windows with chevron-like design on front façade used for decorative purposes; and,
- Covered walkway, designed to support the architectural style and character of the dwelling.

## 6.11 19 Raywood Avenue



Image 28: 19 Raywood Avenue

### 6.11.1 Land Use History

The subject property is located on part of Lot 35, RP 467 (4<sup>th</sup>). The lot was originally purchased from the Service Truck Company by John Chase in 1925. It was later taken over by the City of London in 1934 for unpaid taxes. The City subdivided the lot, selling a small section to William Mortensen in 1938, and the remainder to Eber S. Wright in 1940 for \$100.<sup>91</sup> The house at 19 Raywood Avenue first appears in the 1942 London City Directory, with Wright listed as resident and homeowner. This suggests that the house was likely constructed in 1941. Wright sold the property to Brock Copeland in 1951; city directories show I. B. Copeland at this address after 1952. Copeland sold the house in 1967 to Alexander Sterling.<sup>92</sup> It remains a private residence today.

### 6.11.2 Architectural Description

The building located at 19 Raywood Avenue is a single-storey residential structure constructed in a vernacular style, with Craftsman style influences. It was completed circa 1941. The building is clad in brown and red brick, sits on a poured concrete foundation, and includes a low-pitched gable roof. The front (north) façade consists of the gable end of the roof with an offset concrete porch, accessed by a set of concrete steps leading to the front door of the house. A gable porch roof supported on brackets rises above the front door of the house. The front door consists of a four-paneled door with a set of windows located at the top of the door. A grouping of three windows is

<sup>91</sup> MCLRO (33). *Book 155. Op Cit.*

<sup>92</sup> MCLRO (33). *Book 155. Op Cit.*



located to the right of the front door, and a small gable is located over this set of windows for decorative purposes. A small window is located to the left side of the door. The face of the gable end is clad with horizontal siding. On the east and west facades of the dwelling, the roof lines are lined with decorative rafter tails, which can also be found elsewhere in London, in particular on the building at 138 Wellington Road.

### 6.11.3 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 building at 19 Raywood Avenue is a single-storey residential building. It has been designed in a vernacular style with Craftsman inspired design details. Most notable of these design influences are the decorative wood rafter tails, and wooden brackets on the front porch gable. All windows appear to be original to the house, or designed in a similar Craftsman influenced style. The 1957 Geodetic Survey of the City of London indicated that the detached garage was present at that time, and is therefore likely an early or original addition. The building is considered to retain much of its integrity as an example of a Craftsman influenced vernacular dwelling.

### 6.11.4 Comparative Analysis Results

The building at 19 Raywood Avenue is a single-storey residential structure constructed of red and brown brick in a vernacular style. The nine properties used for comparative analysis can be found in Section 6.3. All of the properties are one- or two-storey residential structures completed between 1927 and 1952. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Craftsman, Tudor Revival and Mid-Century Modern styles can be seen.

Although it retains much of its design, form, and details, the building at 19 Raywood Avenue is a vernacular dwelling that exhibits few of the Craftsman style influences present on other comparative examples, aside from the decorative rafter tails. The building as a whole does not represent any particular architectural styles.

### 6.11.5 Cultural Heritage Evaluation – 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 19 Raywood Avenue is a single-storey residential dwelling designed in a vernacular manner. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
ii) Displays a high degree of craftsmanship or artistic merit.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.

iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 6.11.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 19 Raywood Avenue 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 have been prepared.

---

## 7. Sub Group 4

---

### 7.1 Introduction

Sub-Group 4 consists of nine properties that are located on the west side of Wellington Road, between Foxbar Road and Emery Street East. The buildings included within this sub-group were constructed between 1946 and 1951, with the exception of one building which was constructed in 1925. Most of the buildings within this sub-group consist of vernacular post-war housing types with various exterior finishes and details.

The properties included within this sub-group include:

- 247 Wellington Road;
- 249 Wellington Road;
- 251 Wellington Road;
- 261 Wellington Road;
- 263 Wellington Road;
- 265 Wellington Road;
- 267 Wellington Road;
- 269 Wellington Road; and,
- 271 Wellington Road.



**Image 29: 3 of the 9 properties included within Sub-Group 4, showing 247 to 251 Wellington Road**





**Image 30: 6 of the 9 properties included within Sub-Group 4, showing 261 to 271 Wellington Road**

## 7.2 Early Development History of Sub-Group 4

The original 62.5 acre Crown Patent for the south half of Lot 25 was issued to Edward Matthews in 1840. He would later purchase an additional 62.5 acres from George Durand in 1846.<sup>93</sup> Born in Warwickshire, England, circa 1802, Matthews arrived in London around 1833.<sup>94</sup> He served as the president of the Village of London from 1842 to 1843, and organised the St. George Society, a social club, in 1847.<sup>95</sup> Several sources record Matthews as an architect and builder, having worked on London's historic Eldon House, and St. Peter's Anglican Church. He was one of thirty-five architects who submitted designs for Brock's Monument in Queenston, although his proposal was passed over in favour of Toronto architect Thomas Young. During the 1840s, Matthews became involved in land speculation, purchasing quantities of land in and around London. When such profits did not materialise, he became heavily indebted. Matthews took his own life on June 22, 1850.<sup>96</sup> His widow Catharine eventually sold his portion of Lot 25 to Lieutenant Colonel John B. Taylor in 1860.<sup>97</sup>

In 1874, Lt. Col. Taylor subdivided his property into residential lots; he had subdivided another section of his property near present-day Weston Street and Wellington Road the year before. Registered as Plan No. 328, Lots 1-4, and 17-20 would eventually be sold by Taylor's widow to John G. Lend in 1902. Lend then sold the lots to the London and Western Trusts Company in 1910.<sup>98</sup> The London and Western Trusts Company further subdivided the lots to create the Springwood Park subdivision between High Street and Wellington Road, registered as RP 's 452 (4<sup>th</sup>) and 498 (4<sup>th</sup>) in September of 1914.

<sup>93</sup> MCLRO (33). *Book 2. Op Cit.*

<sup>94</sup> Campbell. *Op Cit.* p. 120

<sup>95</sup> *A History of the County of Middlesex. Op Cit.* p. 350

<sup>96</sup> *Biographical Dictionary of Architects in Canada 1800-1950.* "Mathews, Edward." <http://dictionaryofarchitectsincanada.org/introduction>. Accessed November 2018.

<sup>97</sup> MCLRO (33). *Book 2. Op Cit.*

<sup>98</sup> MCLRO (33). *Book 57 County Plan 328.*

## 7.3 Comparative Analysis






A comparative analysis was undertaken to establish a baseline understanding of similar properties within the city to determine if a property is “a rare, unique, representative or early example of a style, type, expression, material, or construction method,” as described in *Ontario Regulation 9/06*. Comparative examples were drawn from Part IV and Part V designated properties, listed properties, and as well as properties with no heritage status within the City of London. Residential properties with similar dates of construction, style, form, scale, and materials were selected to form this data set. Further, a collection of buildings and properties were selected for comparative purposes to form a data set that would include comparative examples that could represent the variety of properties found within each sub-group. The properties selected include properties with and without known cultural heritage value in order to provide commentary on the subject property in comparison to similar properties within the City.

Sixteen comparable buildings were identified for comparisons for Sub-Group 4. However, this sample does not represent all available buildings, and is rather intended to be illustrative of some similar properties within the City of London. Of these examples:






- All are residential buildings;
- All are built between 1923 and 1965;
- Thirteen have gable roofs of varying slopes, two are flat roof, and one has a hipped roof;
- All are between one and two storeys in height, with the majority being one storey;
- The majority of the exterior materials within this data set consist of brick buildings, or frame buildings clad with siding;
- All consist of a variety of architectural styles, predominantly vernacular in nature, however, visible influences of the Victory and Tudor Revival styles can be seen.






The following additional observations related to styles and materials were noted for some of the particular properties included within this data set:

- The buildings located at 498 Baker Street and 80 Rogers Avenue are representative examples of vernacular single-storey dwellings that have utilized Tudor Revival details. These two properties were included for comparative purposes, in particular for the properties within the sub-group that include similar roof forms and entranceways;
- The properties included within this data set along Rathnally Street and Rathowen Street were included to provide representative examples of the Victory House style that became common in Canadian cities immediately following the Second World War. In general, these houses were often built in large numbers and in neighbourhoods similar to what can be found west of Wharncliffe Road North and south of Oxford Street West in London, as well as other areas;
- The buildings located at 473 Baker Street, 171 St. George Street, and 175 St. George Street include examples of two-storey multi-unit purpose built buildings for the purposes of comparison with 261 Wellington Road.

Address	Recognition	Photograph	Date	Materials	Style Notes
195 Rathnally Street	None		1951	Wood frame, vinyl siding	1 ½ storey Victory House, with steep gable roof
197 Rathnally Street	None		1951	Concrete foundation, red and brown brick	1 ½-storey Victory House, with steep gable roof
200 Rathowen Street	None		1951	Concrete foundation, yellow brick,	1 ½-storey Victory House, with steep gable roof
134 Paul Street	None		1950	Concrete foundation, siding exterior	1-storey vernacular dwelling with gable roof and gabled porch cover
133 Emery Street East	None		1923	Concrete block foundation, with Angel Stone and aluminum siding	1-storey vernacular dwelling with gable roof and gabled porch cover



466 Woodman Avenue	None		1924	Concrete block foundation, red and brown brick, half-timbering	1-storey vernacular dwelling with gable roof and gabled porch cover with some Craftsman-style detailing
498 Baker Street	None		1934	Fieldstone and concrete foundation, brown brick, leaded glass windows	1 1/2-storey vernacular dwelling with gable roof and various Tudor Revival details
80 Rogers Avenue	Part V Blackfriars-Peterville Heritage Conservation District		1935	Concrete block foundation, red and brown brick, leaded glass windows	1-storey vernacular dwelling with gable roof and various Tudor Revival details
59 Emery Street East	None		1948	Concrete foundation, red brick	1-storey vernacular dwelling with gable roof and gabled porch cover
508 Baker Street	None		1929	Orange and brown brick	2-storey vernacular dwelling with various Period Revival, and Craftsman details and influences

277 Edward Street	None		1940	Wood frame, horizontal siding exterior	1-storey vernacular dwelling with gable roof and Tudor Revival influence
272 Edward Street	None		1940	Concrete foundation, horizontal siding exterior	1 ½-storey vernacular dwelling with hipped gable roof, and Tudor Revival influences
203 Tecumseh Avenue East	Part V  Wortley Village- Old South Heritage Conservation District		1929	Concrete block foundation, brown brick	1 ½-storey vernacular dwelling with intersecting gable roof including Tudor Revival, and Craftsman influences
171 St. George Street	Part V  St. George- Grosvenor Heritage Conservation District		1955-1965	Concrete foundation, yellow brick	2 storey multi-unit purpose built building
175 St. George Street	Part V  St. George – Grosvenor Heritage Conservation District		1955-1965	Concrete foundation, yellow brick	2 storey multi-unit purpose built building

473 Baker Street	Part IV		1929	Yellow and brown brick	2 storey multi unit, purpose built building with hipped roof portico, and decorative dormers
------------------	---------	---	------	------------------------	--









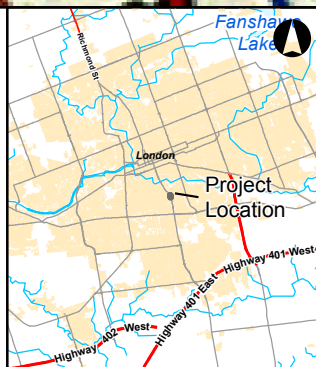
This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.





## Legend

Sub-Group 4



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 4  
London, Ontario

Project Location, 1929

January  
2019

1:7,500

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

P#: 60590467

V#:

**AECOM**

**Figure 5-d**

0 50 100 200  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

Map Source: LIO 2017, Department of Militia and Defence, 1929. AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.















## Legend

Sub-Group 4



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 4  
London, Ontario

Project Location, 1965

January  
2019

1:2,000

Datum: NAD 83 UTM17  
Source: LIO 2017, Hunting  
Survey Corp., Line 6, 1965

P#: 60590467

V#:

**AECOM**

**Figure 9-d**

0 20 40 80  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

Map Source: LIO 2017, Hunting Survey Corp., Line 6, 1965. Aerial Photo: LIO 2017, Hunting Survey Corp., Line 6, 1965. Data Source: LIO 2017, Hunting Survey Corp., Line 6, 1965. Date: 2019-01-19. Scale: 1:2,000. Project: Wellington Road - Sub-Group 4. Drawing: Figure 9-d. File: Wellington\_Road\_Sub-Group\_4\_Figure\_9-d.mxd





## 7.4 247 Wellington Road



Image 31: 247 Wellington Road

### 7.4.1 Land Use History

The subject property is situated on Lot 29 and part of Lot 30 of RP 452 (4<sup>th</sup>). Land registry records indicate that both lots were original purchased by John Dunkin from the London and Western Trusts Company in 1924. Duncan passed away circa 1930, at which point his executors sold the properties to John A. Groden. The property changed hands twice more during the 1940s before it was acquired by the Diocese of Huron, who owned the St. Andrew Memorial Anglican Church at 243 Wellington Road.<sup>99</sup> Historic aerial photographs indicate that this area of the subdivision was not developed until after the Second World War. Aside from the St. Andrews Memorial Anglican Church and two neighbouring houses on Wellington Road, the area was undeveloped in 1945, and Moore Street was only completed halfway between High Street and Wellington Road. In 1949, Calvin Smith and his wife purchased the property from the Diocese of Huron and sold it later that year to Clarence Nolan.<sup>100</sup> It is likely that the present house at 247 Wellington Road was constructed by Calvin Smith, as the sale price (\$9,250) suggests that a house was constructed before the property was purchased by Nolan. The 1950 City Directory lists a new house at this location; the following year C. J. Nolan is listed at this address. Nolan sold the house in 1952 to Lloyd Crawford, which is reflected in the City Directory the following year. Part of the property fronting onto Wellington Road was purchased by the City of London in 1960 in order to widen Wellington Road. Crawford sold the property in 1961 to Wasyl Fedorczak in 1961, who would own the house through the 1980s.<sup>101</sup> It remains a private residence today.

<sup>99</sup> MCLRO (33). *Book 48 Plan 452; Lot 1 to 86*

<sup>100</sup> MCLRO (33). *Book 48. Op Cit.*

<sup>101</sup> MCLRO (33). *Book 48. Op Cit.*



## 7.4.2 Architectural Description

The building at 247 Wellington Road is a one-and-a-half-storey, Victory-style house constructed circa 1950. The house is clad in yellow brick with a steeply pitched side-gable roof. The roof is clad with a metal roofing material, designed to resemble a tile roof. The front (east) façade of the building faces Wellington Road. This façade has a picture window at left, flanked by two narrow sash windows. A single entrance door is located to the right of the façade, accessed by a low cast concrete porch and steps with a metal railing. A small narrow window is located to the right of the door. The gable ends on the north and south sides of the building each have a pair of small sash windows. All windows have brick sills. A gable roofed single car garage is located on the northwest corner of the property at the end of the driveway.

## 7.4.3 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 building located at 247 Wellington Road is a one-and-a-half storey Victory style house. The most notable change to the house is the replacement of the shingle roof with a metal roofing material. A similar material has also been used on another Victory style house at 269 Wellington Road. All exterior windows appear to be modern vinyl replacements; however the front door is possibly original. The structure of the building has not been extensively modified and retains the steep end gable roof typical of Victory style houses. The building is therefore considered to retain much of its integrity as an example of a Victory style house.

## 7.4.4 Comparative Analysis Results

The building located at 247 Wellington Road is a one-and-a-half-storey, Victory-style house clad with yellow brick with a steeply pitched side-gable roof. The sixteen properties used for comparative analysis can be found in Section 5.3. All of the properties are one- or two-storey residential structures completed between 1923 and 1965. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory style and Tudor Revival styles can be seen. All have gable roofs.

As noted in section 7.3, Victory-style houses were constructed in large numbers following the Second World War. Although the building at 247 Wellington Road is only one of two Victory-style houses along this section of Wellington Road (the other is at 269 Wellington Road), Victory houses are common in London, as well as other Canadian cities. The two examples on Rathnally Street are located in an area with large numbers of similar houses, and demonstrate a higher degree of integrity as examples of Victory-style houses. The building at 247 Wellington Road's circa 1950 construction date is typical of Victory-style houses. Therefore, the property is not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 7.4.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 247 Wellington Road is a relatively common example of a Victory-style house typically found in London, but also communities across Ontario. The style can be found in some London neighbourhoods, often in large groupings. This particular property is not a rare, unique, representative, or early example of the style or type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. Generally, the design of the Victory-style house was promoted by the Canadian government; however, for this particular property an individual builder was not identified. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property does not appear to be physically, functionally, visually or historically linked to its surroundings. Typically, Victory-style houses are found within large groupings, where their contextual value can be seen in their groupings. However, this property is only

		one of two along this stretch of Wellington Road. Therefore, this property does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### 7.4.6 *Statement of Cultural Heritage Value*

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 247 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 have been prepared.





Image 32: 249 Wellington Road

## 7.5 249 Wellington Road

### 7.5.1 Land Use History

The building located at 249 Wellington Road is situated on Lot 30, and part of Lot 31, RP 452 (4<sup>th</sup>). Lot 30 was originally purchased from the London and Western Trusts Company by John Dunkin in 1924, who would also purchase a 2-foot-wide section of Lot 31 later that year. In 1947, the southern portion of Lot 30 was purchased by Richard Martin along with the 2-foot section of Lot 31 (the property on which the building at 249 Wellington Road is located). The present house at 249 Wellington Road was likely constructed by, or for Richard Martin circa 1948. The address first appears in the 1949 City Directory with Lois Matthews listed as occupant and homeowner. The same year, Martin sold the house to Lois Matthews who would occupy it until the 1960s, when it was sold to Maurice and Alice Pauley; it would change hands two other times during the 1960s, and remains a private residence today.<sup>102</sup>

### 7.5.2 Architectural Description

The building located at 249 Wellington Road is a small, single-storey frame residential structure constructed in a vernacular style, with a low gable roof. It was completed circa 1948. The front (east) façade has a gable end. A gabled bay projects out slightly from the front façade and contains a horizontally arranged picture window flanked by two sash windows. A single entrance door is located to the right of this bay, accessed by a set of cast concrete steps and a small porch. A red brick chimney is located on the south facade of the building towards the right side of

<sup>102</sup> MCLRO (33). *Book 48. Op Cit.*

the façade. The building is clad with what appears to be asbestos-cement siding, painted blue. The front gables are finished with a grey board-and-batten style siding.

### 7.5.3 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 building at 249 Wellington Road is a single storey dwelling constructed in a vernacular style. The structure of building does not appear to have been modified, no major additions are visible. The blue cladding material appears to be asbestos siding. This product was manufactured by companies such as Johns Manville and was a popular cladding material in the postwar era. It may be original to the house. While the building has seen some updates, such as replacement windows, its appearance is still identifiable as a vernacular style house. The building is considered to retain its integrity as an example of a vernacular dwelling.

### 7.5.4 Comparative Analysis Results

The building located at 249 Wellington Road is a small single-storey frame structure constructed in a vernacular style, with a gable roof. The sixteen properties used for comparative analysis can be found in Section 7.3. All of the properties are one- or two-storey residential structures completed between 1923 and 1965. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory style and Tudor Revival styles can be seen. All have similar gable roofs.

Unlike some of the compared examples, the building at 249 Wellington Road does not represent a particular architectural style. Three of the examples have an offset gabled front vestibule, although many of these examples have a distinctive asymmetrical Tudor Revival inspired gable. Specifically, the buildings at 134 Paul Street, 133 Emery Street East, and 59 Emery Street East, are similar in their type and vernacular design. Of these three buildings, the two were constructed in 1948 and 1950 indicating that the subject building at 249 Wellington Road is consistent with similar buildings in London identified for comparative purposes. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 7.5.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 249 Wellington Road is a single-storey frame structure built in a vernacular style and does not exemplify a particular architectural style. A single-storey vernacular dwelling, the building's front façade is characterized primarily by its end gable. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or

		scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 7.5.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 249 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 have been prepared.



## 7.6 251 Wellington Road



Image 33: 251 Wellington Road

### 7.6.1 Land Use History

The building located at 251 Wellington Road is situated on part of Lot 31, RP 452 (4<sup>th</sup>). Land registry records indicate that Lot 31 was originally purchased from the London and Western Trusts Company by Thomas Gover and his wife for \$320 in 1924.<sup>103</sup> The following year, Thomas Gover is listed in the City Directory at 251 Wellington Road, the only address listed between Frank Place and Emery Street, indicating that the house was likely built in 1924. Gover would occupy the house for over thirty years, before his death circa 1959. His executor, Bessie Gover, sold the property to Stanley and Wanda Svilpa in 1960. They would occupy the property for the remainder of the decade, before selling to Helmut Pichler in 1969.<sup>104</sup> It remains a private residence today.

### 7.6.2 Architectural Description

The building located at 251 Wellington Road is a small single-storey frame structure constructed in a vernacular style with a low gable roof. It was completed circa 1924. The front (east) gable end has a small gable roofed porch offset to the left side of the façade and supported by two brown brick piers. The porch has a single entrance door, and a pair of tall sash windows is located on the right side of the façade. A small attic window is located in the front gable. All other windows are sash windows; three large ones are present on the north side of the house with a smaller one towards the rear. The house is clad in cream coloured aluminium siding.

<sup>103</sup> MCLRO (33). *Book 48. Op Cit.*

<sup>104</sup> MCLRO (33). *Book 48. Op Cit.*

### 7.6.3 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 building located at 251 Wellington Road is a single storey vernacular style frame house constructed circa 1924. It appears to have been modified since its construction, although no additions or extensions are visible. Most are modern vinyl replacements; a small wood window has been retained in the front gable. The front door is a modern replacement as well. The aluminium siding is a more recent addition as this material was unavailable at the time of the house's construction, although details of the original cladding are unknown. The wooden railing on the front porch is also a later addition. As such, the house is a renovated example of a vernacular style house from the 1920s, and retains some integrity as an example of that style.

### 7.6.4 Comparative Analysis Results

The building located at 251 Wellington Road is a small, single-storey frame structure constructed in a vernacular style, with a gable roof. The sixteen properties used for comparative analysis can be found in Section 7.3. All of the properties are one- or two-storey residential structures completed between 1923 and 1958. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory and Tudor Revival styles can be seen. All have similar gable roofs.

Unlike some of the compared examples, the building at 251 Wellington Road does not represent any particular architectural style, and lacks the Tudor Revival or Victory style influences. Three of the examples have an offset gabled porch, although one of these examples (446 Woodman Avenue) exhibits distinctive craftsman style detailing in the front gables. In addition, the buildings at 134 Paul Street, 133 Emery Street East, and 59 Emery Street East, are similar in their type and vernacular design. Of these three buildings, the two were constructed in 1948 and 1950. Its circa 1924 construction date makes it a fairly early local example of its type, although modifications discussed in section 7.6.3 have altered the exterior of the building. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 7.6.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 251 Wellington Road is a single-storey frame structure built in a vernacular style and does not exemplify a particular architectural style. A single-storey vernacular dwelling, the building is characterized primarily by its end gable. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be

		typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 7.6.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 251 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 have been prepared.



## 7.7 261 Wellington Road



Image 34: 261 Wellington Road

### 7.7.1 Land Use History

The building located at 261 Wellington Road is situated on part of lots 64 and 65, RP 452 (4<sup>th</sup>). Both lots were originally purchased from the London and Western Trusts Company in 1923 by Robert Stover and remained undivided until 1945. In 1945, George Nicholls sold the south part of lot 64 and the north part of Lot 65 (the property on which the building at 261 Wellington Road is located) to Herbert Goldsworthy. Goldsworthy in turn sold the property to William A. Evans in March 1951. Evans likely constructed the present building circa 1952-53 with a mortgage from the Sun Life Assurance Company. In the 1953 London City Directory, a “new house” is identified at this location. The following year, the present triplex building is shown with three units occupied. Upon Evans’ death circa 1971, the building changed hands several times.<sup>105</sup> It continues to be used as a residential building.

### 7.7.2 Architectural Description

261 Wellington Road is a two-storey triplex residential building clad in buff brick, with red brick on the front (east) façade facing Wellington Street. It was completed circa 1953. The building has a low gabled roof, which combines the end gable and hip roof styles. The front façade has a single entrance door oriented towards the left side of the façade; it is surrounded by a decorative concrete pediment. A single sash window with a concrete sill is located directly above the front door. On the first and second storeys, there are two identical windows arranged directly

<sup>105</sup> MCLRO (33). *Book 48. Op Cit.*

above one another. These windows have a concrete sill and consist of a fixed central pane with two sashes on each side.

### 7.7.3 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 building at 261 Wellington Road is a two-storey triplex residential building. It has been constructed in a vernacular style with no distinct architectural style. The overall structure of the building appears to be unmodified, with no major additions visible. All windows appear to be modern vinyl replacements; however the front door and decorative concrete pediment appear to be original. The building is considered to retain its integrity as an example of a vernacular style, residential triplex building.

### 7.7.4 Comparative Analysis Results

261 Wellington Road is a two-storey triplex residential building clad in red and buff brick with a low hipped roof. The sixteen properties used for comparative analysis can be found in Section 5.3. All of the properties are one- or two-storey residential structures completed between 1923 and 1965. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory and Tudor Revival styles can be seen.

For comparison purposes, the building at 261 Wellington Road is best compared to the two-storey multi-unit buildings at 473 Baker Street, 171 St. George Street, and 175 St. George Street. Comparatively, the subject building at 261 Wellington Road is similar in type, age and design with the St. George Street buildings with the exception of its hipped roof. Together, these three properties represent vernacular post-war purpose-built multi-unit buildings. The building at 473 Baker Street is a much more elaborate representation of the type, with various architectural details and design elements used in its exterior. Although the building at 261 Wellington Road retains much of its characteristic as a residential triplex, the property is not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 7.7.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 261 Wellington Road is a two-storey multi-unit building constructed in a vernacular style. The building does not exemplify a particular architectural style, and is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be

		typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 7.7.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 261 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.



## 7.8 263 Wellington Road



Image 35: 263 Wellington Road

### 7.8.1 Land Use History

The building located at 263 Wellington Road is situated on part of lots 65 and 66, RP 452 (4<sup>th</sup>). Both lots were originally purchased from the London and Western Trusts Company in 1923 by Robert Stover and remained undivided until 1945 when owner George A. Nicholls divided lots 64, 65 and 66. Due to the poor legibility of land registry records for this property, some elements of its history are difficult to discern. It was purchased in 1946 from George Nicholls by Thomas and Florence Avery;<sup>106</sup> 263 Wellington Road first appears in the 1947 City Directory with T. V. Avery listed as occupant and homeowner, suggesting the house was constructed in 1946. In 1950, the property was sold to Lillie Farquhar and then to Eva Farquhar in 1960. Eva Farquhar sold the property in 1973 to William Rozalowski;<sup>107</sup> the 1974 City Directory identifies the house as being vacant. It appears that the house was rented out during most of the 1970s.

### 7.8.2 Architectural Description

The building at 263 Wellington Road is a single-storey, red brick residential structure constructed in a vernacular style with an end gable roof. It was completed circa 1946. The front (east) façade has a small gable projecting over the front door, which is offset to the right side of the façade and integrated with the roof. This gable finished with a half-timbered effect, reflecting Tudor Revival inspired influences. A single entrance door is located beneath this

<sup>106</sup> MCLRO (33). *Book 48. Op Cit.*

<sup>107</sup> MCLRO (33). *Book 48. Op Cit.*

awning, accessed by a low cast concrete porch with metal railing. Another entrance door is located off of the driveway on the north facade. A large window with a brick sill is present on the front façade, consisting of a large central window flanked by two narrow sidelights. A louvered vent to the attic is present in the upper part of the front gable.

### 7.8.3 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 building located at 263 Wellington Road is a single-storey residential structure, primarily vernacular in design with a Tudor Revival inspired half-timbered design in the front porch gable. The structure of the house appears to be unmodified, and no major additions are visible. All windows and exterior doors are modern aluminium or vinyl replacements; however a small wooden milk box door is still present on the north side of the house. The house retains much of its integrity as a vernacular style house, with Tudor Revival design influences.

### 7.8.4 Comparative Analysis Results

The structure at 263 Wellington Road is a small, single-storey brick residential structure constructed in a vernacular style, with a gable roof. The sixteen properties used for comparative analysis can be found in Section 7.3. All of the properties are one- or two-storey residential structures completed between 1923 and 1965. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory and Tudor Revival styles can be seen. All have similar gable roofs.

Unlike some of the compared examples, the building at 263 Wellington Road does not represent any particular architectural style. It does, however, exhibit some Tudor Revival influences, most notably the half timbering effect on the front porch gable. The buildings at 498 Baker Street, 80 Rogers Avenue, and 272 Edward Street include similar residential buildings that are more representative of Tudor Revival influences on vernacular domestic buildings in London. Three of the identified examples have a similar offset gabled porch; one of these examples (446 Woodman Avenue) exhibits distinctive Craftsman-style detailing in the front gables. Its 1947 construction date indicates that it is not a particularly early example of its type, and modifications discussed in section 7.6.3 have stripped the building of much of its built character. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 7.8.5 Cultural Heritage Evaluation – 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 263 Wellington Road is a single-storey brick structure built in a vernacular style with some Tudor Revival inspired details and finishes. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.

ii) Displays a high degree of craftsmanship or artistic merit.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 7.8.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 263 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 have been prepared.



## 7.9 265 Wellington Road



Image 36: 265 Wellington Road

### 7.9.1 Land Use History

The building located at 265 Wellington Road is situated on Lot 67, and part of Lots 66 and 68, RP 452 (4<sup>th</sup>). Lot 67 was originally purchased by Robert M. Stoves from the London and Western Trusts Company in 1923. Due to the poor legibility of land registry records for this property, some early elements of its history are difficult to discern. It appears that the property was acquired by the City of London in 1932 for back taxes, and then sold to George A. Nicholls in 1945. Nicholls owned several of the neighbouring lots along Wellington Road, and would subsequently subdivide them and sell them off during the late 1940s. In 1946, Nicholls sold the entire Lot 67 and portions of the neighbouring lots to Archibald and Elsie Rose.<sup>108</sup> 265 Wellington Road first appears in the 1947 City Directory with A. M. Rose listed as resident and homeowner, suggesting that Nicholls constructed the house circa 1946. In 1948 the property was sold to Margaret McMills; this is reflected in the 1949 City Directory. The house passed through several owners during the 1950s and 1960s; it continues to be used as a private residence.

### 7.9.2 Architectural Description

The building located at 265 Wellington Road is a single-storey brown brick residential structure with an end gable roof, constructed in a vernacular style with some Tudor Revival influences. It was completed circa 1946. The front (east) façade faces Wellington Road. A vestibule with an asymmetrical gabled roof is offset to the right of this façade. The vestibule contains a single entrance door with a small window to its left. A set of three 6-over-1 windows are present on the front façade; these have a brick sill. Another small 6-over-1 attic window is located in

<sup>108</sup> MCLRO (33). *Book 48. Op Cit.*

the upper part of the front gable. Another single entrance door is located on the left end of the north façade; a brick chimney is located on the south façade.

### 7.9.3 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 building at 265 Wellington Road is single-storey residential structure designed in a vernacular style with Tudor Revival inspired design details. Many of its design elements have been replaced; all windows are modern vinyl or aluminium replacements, as are all exterior doors. While these elements have changed the overall visual appearance of the house, the Tudor Revival inspired vestibule with its asymmetrical has been retained. The house therefore retains much of its integrity as a vernacular style house with Tudor Revival influences.

### 7.9.4 Comparative Analysis Results

The building at 265 Wellington Road is a small, single-storey brick residential structure constructed in a vernacular style, with a gable roof. It exhibits some Tudor Revival influences. The sixteen properties used for comparative analysis can be found in Section 7.3. All of the properties are one- or two-storey residential structures completed between 1923 and 1965. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory and Tudor Revival styles can be seen. All have similar gable roofs.

Of the sixteen compared examples, five have a similar Tudor Revival inspired front vestibule with an asymmetrical gable. The earliest of these was constructed in 1934, indicating that the building at 265 Wellington Road is a later local example of the style. However, it was constructed within ten years of the earliest example indicating a short-period of time when the style and type was often built within London. One of these examples (80 Rogers Avenue) has been designated as part of the Blackfriars-Peterville Heritage Conservation District, although it is a larger and substantially more intact example, retaining its original windows. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 7.9.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 265 Wellington Road is a single-storey brick structure built in a vernacular style with some Tudor Revival inspired details. Although its entryway includes an asymmetrical gable that may be influenced in design by the Tudor Revival style, the building is not a representative example of this style in London. The property is a not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of</b>	No	No evidence was found to suggest that the building

craftsmanship or artistic merit.		demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 7.9.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 265 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 have been prepared.



## 7.10 267 Wellington Road



Image 37: 267 Wellington Road

### 7.10.1 Land Use History

The building located at 267 Wellington Road is situated on part of Lots 68 and 69, RP 452 (4<sup>th</sup>). Due to the poor legibility of land registry records for this property, some early elements of its history are difficult to discern. It appears that the property was taken over by the City of London in 1932 for back taxes, and then sold to George A. Nicholls in 1945. Nicholls owned several of the neighbouring lots along Wellington Road, and would subsequently subdivide them and sell them off during the late 1940s.<sup>109</sup> It appears that Nicholls actually resided on this property. The 1946 City Directory identifies him as living next door at 269 Wellington Road. In 1947, he is identified at 267 Wellington Road indicating that the present house was probably constructed in late 1946. Land registry records indicate that Nicholls sold the property to Gerald W. Thompson in 1946.<sup>110</sup> The 1948 City Directory provides conflicting information; R. Deacon is identified as resident and marked with an asterisk indicating ownership, although no one of this name is identified in the land registry records. In 1947, Thompson sold the property to Doris Weir, who sold to John and Ida Hodgins in 1948.<sup>111</sup> Beginning in 1949, City directories list Frederick Hodgins as resident at this address. Hodgins apparently passed away circa 1961 and the house was transferred to his widow, who would eventually sell it in 1986.<sup>112</sup>

<sup>109</sup> MCLRO (33). *Book 48. Op Cit.*

<sup>110</sup> MCLRO (33). *Book 48. Op Cit.*

<sup>111</sup> MCLRO (33). *Book 48. Op Cit.*

<sup>112</sup> MCLRO (33). *Book 48. Op Cit.*

### 7.10.2 Architectural Description

The building at 267 Wellington Road is a single-storey red brick residential structure with an end gable roof, designed with Tudor Revival influences. It was completed circa 1946. The front (east) façade faces Wellington Road. It contains a Tudor Revival inspired vestibule with an asymmetrical gable, roughly centred on the front of the building. A single entrance door is located in this vestibule, with a small fixed window to the left, and a narrow window above. Large, vertically oriented windows are located on either side of this vestibule, with a small fixed window to the immediate right of the façade. All windows have brick lintels and sills. A brick chimney is located on the south façade.

### 7.10.3 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 building at 267 Wellington Road is a single-storey residential structure designed with Tudor Revival inspired design influences. The overall structure of the building has not been modified, and no major extensions are visible. At the time of the field review for this report (October 2018), the original wooden sash windows were in the process of being replaced with aluminium casement style windows. One original wood window was still present in the gable over the front door. The front door has been replaced with a steel panel door. While the replacement windows make a considerable difference in the appearance of the house, the house still retains its Tudor Revival influenced vestibule and retains some of its integrity as a vernacular style house with Tudor Revival influences.

### 7.10.4 Comparative Analysis Results

The structure at 267 Wellington Road is a small, single-storey brick residential structure constructed in a vernacular style, with a gable roof. It exhibits some Tudor Revival influences. The sixteen properties used for comparative analysis can be found in Section 7.3. All of the properties are one- or two storey residential structures completed between 1923 and 1965. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory and Tudor Revival styles can be seen. All have similar gable roofs.

Of the sixteen compared examples, five have a similar Tudor Revival inspired front vestibule with an asymmetrical gable. The earliest of these was constructed in 1934, making 267 Wellington Road (completed c. 1946) a later example of the style. The earliest of these was constructed in 1934, indicating that the building at 267 Wellington Road is a later local example of the style. However, it was constructed within the next decade of the earliest example indicating a short-period of time when the style and type was often built within London. One of these examples (80 Rogers Avenue) has been designated as part of the Blackfriars-Peterville Heritage Conservation District; it is a larger and retains a higher degree of integrity. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 7.10.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 267 Wellington Road is a single-storey brick structure built in a vernacular style with some Tudor Revival influences. Although its entryway includes an asymmetrical gable that may be influenced in design by the Tudor Revival style, the building is not a particularly representative example of the Tudor Revival style in London. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has <i>historic or associative value</i> because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has <i>contextual value</i> because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.



iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.
--------------------	----	---

### 7.10.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 267 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 have been prepared.

## 7.11 269 Wellington Road



Image 38: 269 Wellington Road

### 7.11.1 Land Use History

The building located at 269 Wellington Road is situated on part of Lots 69 and 70, RP 452 (4<sup>th</sup>). Like the neighbouring lots, Lots 68 and 69 were originally purchased by Robert M. Stoves from the London and Western Trusts Company in 1923. Due to the poor legibility of land registry records for this property, some early elements of its history are difficult to discern. It appears that the property was taken over by the City of London in 1932 for back taxes, and then sold to George A. Nicholls in 1945. Nicholls owned several of the neighbouring lots along Wellington Road, and would subsequently subdivide them and sell them off during the late 1940s.<sup>113</sup> Unlike the neighbouring lots, it appears that Nicholls actually resided on this property. The 1946 City Directory identifies him as 269 Wellington Road, indicating that the present house was likely constructed circa 1945. The following year, he moved next door to 267 Wellington Road, and Donald McLean is identified as resident. McClean purchased the property from Nicholls in June of 1948. The McLeans sold the property in 1954 to Madeline Christie, who in turn sold the property to Ivica and Lela Kosac in 1965.<sup>114</sup> The property has since changed hands several times and continues to be used as a private residence.

### 7.11.2 Architectural Description

The building located at 269 Wellington Road is a one-and-a-half-storey Victory-style house with a side gable roof. It was completed circa 1945. The house is clad in light orange-brown brick with cream coloured horizontal vinyl

<sup>113</sup> MCLRO (33). *Book 48. Op Cit.*

<sup>114</sup> MCLRO (33). *Book 48. Op Cit.*

siding in the gable ends. The roof is clad in a metal roofing material designed to look like a tile roof. The front (east) façade faces Wellington Road. The single entrance door is offset slightly to the right of the façade. To the left of this door is a pair of large 6-over-6 sash windows. A small octagonal window is located to the right. The front of the house also has a portico with pediment roof supported by two wooden columns.

### 7.11.3 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 building at 269 Wellington Road is a one-and-a-half storey Victory style house. While the general structure of the house remains unchanged, several design elements have been added to the building's exterior. The front portico and wooden deck was added to the house sometime between 2009 and 2012, and the shingle roof has been replaced with a metal roofing material, designed in the style of a tiled roof. The large window and octagonal window on the front of the house are wood framed and appear to be original, as is the front door. All other windows and exterior doors have been replaced. Although it retains many elements of a Victory style house and can still be identified as such, the portico and roofing material are generally inconsistent with a house of this style and era. The house retains some of its integrity as a Victory House style.

### 7.11.4 Comparative Analysis Results

The building located at 269 Wellington Road is a one-and-a-half-storey Victory-style house constructed of yellow brick with a steeply pitched side-gable roof. The sixteen properties used for comparative analysis can be found in Section 7.3. All of the properties are one- or two-storey residential structures completed between 1923 and 1965. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory and Tudor Revival styles can be seen. All have gable roofs.

As noted in section 7.3, Victory-style houses were constructed in large numbers following the Second World War. Although the building at 269 Wellington Road is only one of two Victory-style houses along this section of Wellington Road (the other is at 247 Wellington Road), Victory houses are very common in London, as well as other Canadian cities. The two examples on Rathnally Street are located in a neighbourhood with large numbers of similar houses, and are substantially more intact than the building at 269 Wellington Road. Its circa 1945 construction date is typical of Victory-style houses as the style flourished immediately after the Second World War. Furthermore, the house has been modified in recent years, with the addition of a front portico and metal roof. Therefore, the property is not considered to be a rare, unique, representative or early example of its type when compared to similar properties.



### 7.11.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 269 Wellington Road is a relatively common example of a Victory Style house typically found within London, but also within various communities across Ontario. The style is commonly found in various London neighbourhoods and is typically found in large groupings. This particular property is not a rare, unique, representative, or early example of the style or type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. Generally, the design of Victory-style houses was promoted by the Canadian government; however, for this particular property an individual builder was not identified. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property does not appear to be physically, functionally, visually or historically linked to its surroundings. Typically, Victory-style houses are found within large groupings, where their contextual value can

		be seen in their groupings. However, this property is only one of two along this stretch of Wellington Road. Therefore, this property does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 7.11.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 269 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 have been prepared.

## 7.12 271 Wellington Road



Image 39: 271 Wellington Road

### 7.12.1 Land Use History

The building located at 271 Wellington Road is situated on part of Lot 70, RP 452 (4<sup>th</sup>). Like the neighbouring lots, Lots 68 and 69 were originally purchased by Robert M. Stoves from the London and Western Trusts Company in 1923. Due to the poor legibility of land registry records for this property, some early elements of its history are difficult to discern. It appears that the property was taken over by the City of London in 1932 for back taxes, and then sold to George A. Nicholls in 1945. Nicholls owned several of the neighbouring lots along Wellington Road, and would subsequently subdivide them and sell them off during the late 1940s.<sup>115</sup> The 1946 City Directory identifies Nicholls as living next door at 269 Wellington Road. The following year, he moved north to 267 Wellington Road. 271 Wellington Road first appears in the 1946 Directory with Edward Porter listed as resident, suggesting that the house was constructed circa 1945. In 1950, Muriel A. Porter purchased the property from Nicholls for \$5,200. The house appears to have been rented by a number of tenants during the 1950s and early 1960s. In 1963, Muriel Porter sold the property.<sup>116</sup> It has since changed hands several times, and remains a private residence.

### 7.12.2 Architectural Description

The building located at 271 Wellington Road is single-storey vernacular style residence with a gable roof (hipped at the rear) clad in brown/red brick. It was constructed circa 1945. The gable end of the front (east) façade is finished

<sup>115</sup> MCLRO (33). *Book 48. Op Cit.*

<sup>116</sup> MCLRO (33). *Book 48. Op Cit.*



with horizontal vinyl siding. The single entrance door is offset to the right of the façade, with a small, gabled awning above. A set of three windows with a brick lintel and sill are offset to the left of the door, and a small, horizontally sliding window is located in the upper part of the front gable.

### 7.12.3 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 building at 271 Wellington Road is a single-storey vernacular style residence. It remains a residential structure today, although it has seen some modifications to its design details. All windows have been replaced with aluminum framed windows. The metal railing on the porch is possibly an original feature as this type of railing is common on houses of the period. The concrete foundation walls and front steps have been covered with angel stone; this was a common cladding material on houses in the mid-twentieth century and may be original, or an early addition. The overall structure of the building has not been modified, and no major additions are visible. The building therefore retains much of its integrity as a vernacular style residence.

### 7.12.4 Comparative Analysis Results

The building located at 271 Wellington Road is a small, single-storey brick residential structure constructed in a vernacular style, with a gable roof. The sixteen properties used for comparative analysis can be found in Section 7.3. All of the properties are one- or two-storey residential structures completed between 1923 and 1965. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Victory and Tudor Revival styles can be seen. All have similar gable roofs.

Unlike some of the compared examples, the building located at 271 Wellington Road does not represent any particular architectural style. Specifically, the buildings at 134 Paul Street, 133 Emery Street East, and 59 Emery Street East, are similar in their type and vernacular design. Further, three of the identified examples have a similar offset gabled porch. Its 1946 construction date means that it is not a particularly early local example of its type.. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 7.12.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 271 Wellington Road is a single-storey structure built in a vernacular style and does not represent a particular architectural style. A single-storey vernacular dwelling, the building's front façade is characterized primarily by its end gable; it does not represent a particular style or type. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction

		method.
ii) Displays a high degree of craftsmanship or artistic merit.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 7.12.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 271 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 have been prepared.

## 8. Sub-Group 5

### 8.1 Introduction

Sub-Group 5 consists of seven properties that are located on the west side of Wellington Road, between Emery Street East and Wellington Court. The buildings included within this sub-group were constructed between 1926 and 1945. This sub-group includes a variety of vernacular residential buildings that include various exterior finishes. The sub-group also includes a number of properties that have been converted to commercial uses.

The properties included within this sub-group include:

- 273 Wellington Road;
- 275 Wellington Road;
- 285 Wellington Road;
- 287 Wellington Road;
- 289 Wellington Road;
- 297 Wellington Road; and,
- 301 Wellington Road



**Image 40: 4 of the 7 properties included within Sub-Group 5, showing 273 Wellington Road to 287 Wellington Road**





**Image 41: 3 of the 7 properties included within Sub-Group 5, showing 289 Wellington Road to 301 Wellington Road**

## 8.2 Early Development History of Sub-Group 5

The original 62.5 acre Crown Patent for the south half of Lot 25 was issued to Edward Matthews in 1840. He would later purchase an additional 62.5 acres from George Durand in 1846.<sup>117</sup> Born in Warwickshire, England, circa 1802, Matthews arrived in London around 1833.<sup>118</sup> He served as the president of the Village of London from 1842 to 1843, and organised the St. George Society, a social club, in 1847. Several sources record Matthews as an architect and builder, having worked on London's historic Eldon House, and St. Peter's Anglican Church. He was one of thirty-five architects who submitted designs for Brock's Monument in Queenston, although his proposal was passed over in favour of Toronto architect Thomas Young. During the 1840s, Matthews became involved in land speculation, purchasing quantities of land in and around London with the hopes of making large profits. When such profits did not materialise, he became heavily indebted. Matthews committed suicide by gunshot on June 22, 1850.<sup>119</sup> Matthews' widow Catharine eventually sold his portion of Lot 25 to Lieutenant Colonel John B. Taylor in 1860.<sup>120</sup>

In 1874, Lt. Col. Taylor subdivided his property into residential lots; he had subdivided another section of his property near present-day Weston Street and Wellington Road the year before. Registered as Plan No. 328, Lots 1-4, and 17-20 would eventually be sold by Taylor's widow to John G. Lend in 1902. Lend then sold the lots to the London and Western Trusts Company in 1910.<sup>121</sup> The London and Western Trusts Company was the first trust company in the London area, and would later merge with the Huron and Erie Mortgage Corporation, a precursor to

<sup>117</sup> MCLRO (33). *Book 2. Op Cit.*

<sup>118</sup> Campbell. *Op Cit.* p. 120

<sup>119</sup> *Biographical Dictionary of Architects in Canada. Op Cit.*

<sup>120</sup> MCLRO (33). *Book 2. Op Cit.*

<sup>121</sup> MCLRO (33). *Book 57. Op Cit.*

TD Canada Trust.<sup>122</sup> The company further subdivided the lots to create the Springwood Park subdivision between High Street and Wellington Road, registered as RPs 452 (4<sup>th</sup>) and 498 (4<sup>th</sup>) in September of 1914. As identified in section 3.1.5, the southern limit of the City of London was located just south of Emery Street prior to 19601; all of the properties in this grouping would have been located in Westminster Township at the time of their construction.

## 8.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar properties within the city to determine if a property is “a rare, unique, representative or early example of a style, type, expression, material, or construction method,” as described in *Ontario Regulation 9/06*. Comparative examples were drawn from Part IV and Part V designated properties, listed properties, and as well as properties with no heritage status within the City of London. Residential properties with similar dates of construction, style, form, scale, and materials were selected to form this data set. Further, a collection of buildings and properties were selected for comparative purposes to form a data set that would include comparative examples that could represent the variety of properties found within each sub-group. The properties selected include properties with and without known cultural heritage value in order to provide commentary on the subject property in comparison to similar properties within the City.

Fifteen comparable buildings were identified for comparisons for Sub-Group 5. However, this sample does not represent all available buildings, and is rather intended to be illustrative of some similar properties within the City of London. Of these examples:

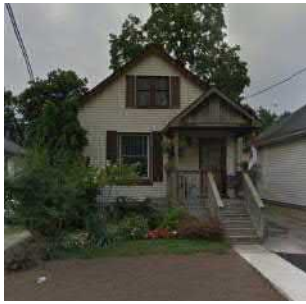




- All are residential buildings;
- All are built between 1918 and 1949;
- Eleven have gable roofs, and three have hipped roofs. One also includes both gable and hipped roof forms;
- All are between one and two storeys in size;
- The majority of the exterior materials within this data set consist of brick buildings, or frame buildings clad with siding;
- All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Tudor Revival styles can be seen;
- Virtually all examples from the 1940s and later are vernacular in design.

The following additional observations related to styles and materials were noted for some of the particular properties included within this data set:


- The properties included within this data are vernacular in their form and detailing. The building at 504 Baker Street appears to include the most architectural details associated with the various Period styles within the data set. This property was identified in order to provide a comparison for properties that also demonstrated Tudor Revival influence, similar to the property at 301 Wellington Road, included within this sub-group.






---

<sup>122</sup> Baker. *Op Cit.* p. 51

Address	Recognition	Photograph	Date	Materials	Style Notes
23 Emery Street East	None		1918	Concrete block foundation, horizontal aluminum siding	1 1/2-storey vernacular dwelling with gable roof and covered porch
40 Emery Street East	None		1929	Concrete block foundation, brown brick	1-storey cottage with hipped roof, and hipped roof dormer. Roof extends over porch.
504 Baker Street	None		1928	Red and brown brick	2-storey vernacular dwelling with various Period Revival, and Craftsman details and influences
13 Granville Street	None		1936	Red and brown brick	1 1/2-storey gable vernacular dwelling with gable roof and covered porch
15 Granville Street	None		1929	Concrete block foundation, red and brown brick	1-storey gable vernacular dwelling with gable roof and covered porch



<b>17 Granville Street</b>	Listed		1928	Concrete block foundation, red brick	1-storey cottage with hipped roof, and hipped roof dormer. Roof extends over porch.
<b>457 Baker Street</b>	Listed		1939	Concrete foundation, brown and red brick	2 storey Tudor Revival with steep intersecting gable roof
<b>447 Baker Street</b>	Listed		1939	Concrete, red and brown brick, half-timbering, stucco	2 storey Tudor Revival with steep intersecting gable roof, leaded glass windows, half-timbering details
<b>38 Blackfriars Street</b>	Part V Blackfriars-Petersville HCD		1949	Concrete foundation, white horizontal siding, brick chimney	1 ½ storey vernacular house with gable roof, and contemporary windows and doors
<b>77 Blackfriars Street</b>	Part V Blackfriars-Petersville HCD		1947	Concrete foundation, horizontal metal siding	1 ½ storey vernacular house with gable roof, and larger shed-style dormer

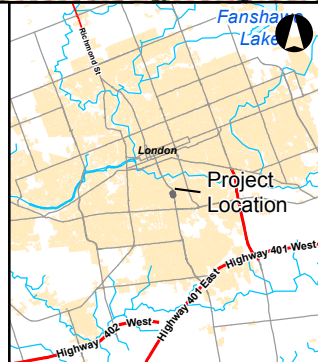
<b>10 Euclid Avenue</b>	Part V  Wortley Village- Old South HCD		1947	Concrete foundation, yellow and brown brick	1 storey vernacular house with hipped roof, and gable peak projection. Windows consist of 3 over 1 wood sash windows.
<b>272 Grosvenor Street</b>	Listed		1940	Concrete foundation, buff brick, wood shingle cladding	1 ½ storey Colonial Revival style with gable roof and gable style dormer
<b>10 Raywood Avenue</b>	Listed		1949	Concrete foundation, red brick	2 storey vernacular house with intersecting gable roof and projecting vestibule entranceway
<b>41 The Ridgeway</b>	Listed		1948	Red brick, stucco	1 ½ storey Bungalow style house with gable roof, and steeply pitched gable peak dormer, and two symmetrical eyebrow windows.
<b>123 Windsor Crescent</b>	Listed		1944	Angel stone, red brick	2 storey Tudor Revival house with hipped and gable roof forms, leaded glass windows, and half-timbering effect





## Legend

■ Sub-Group 5



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 5  
London, Ontario

Project Location, 1878

January  
2019

1:20,000

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

P#: 60590467

V#:

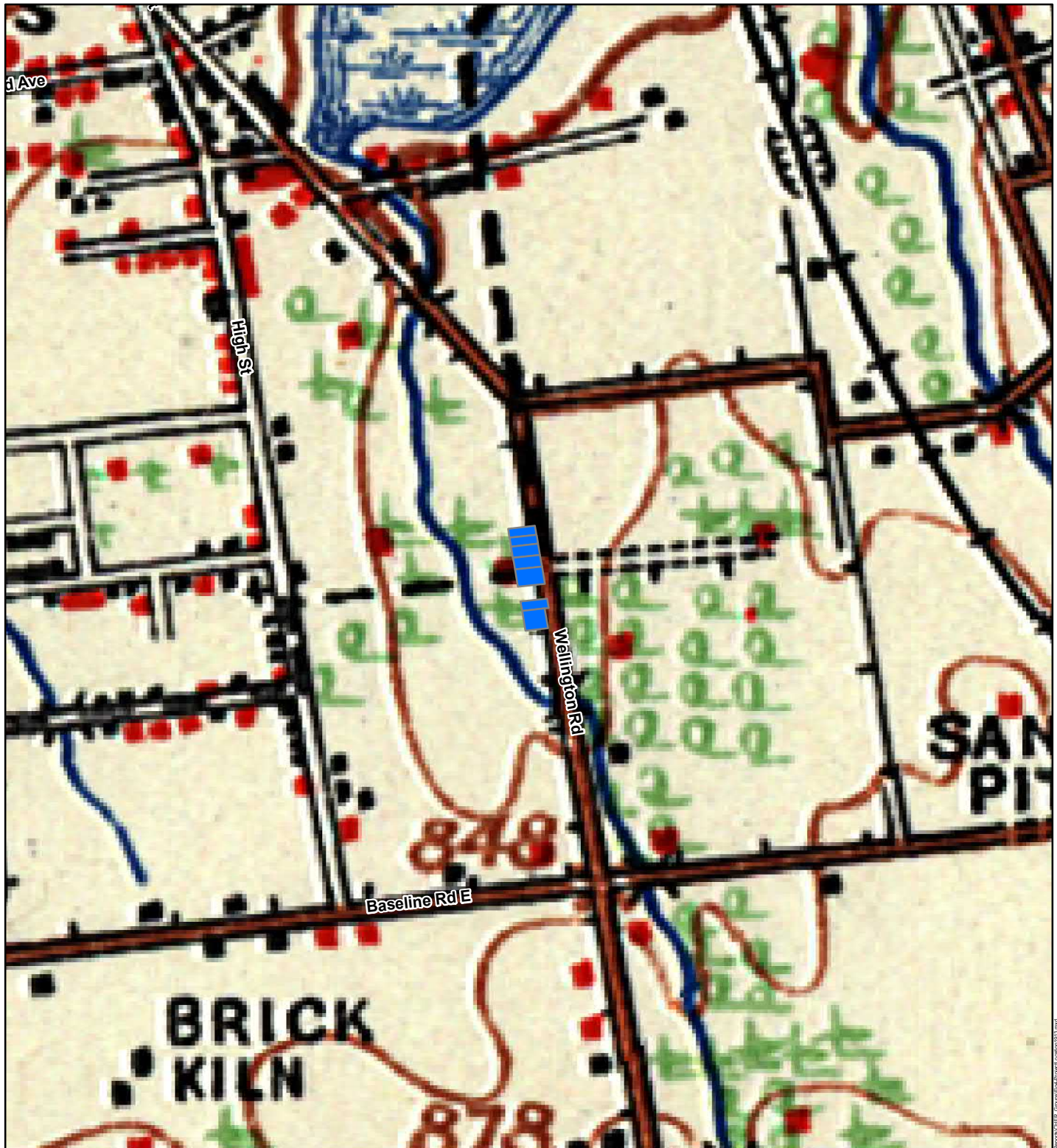
**AECOM**

**Figure 3-e**

0 245 490 980  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.





## Legend

■ Sub-Group 5



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 5  
London, Ontario

Project Location, 1913

January  
2019

1:7,500

Datum: NAD 83 UTM17  
Source: LIO 2017, Department  
of Militia and Defence, 1913

P#: 60590467

V#:

**AECOM**

**Figure 4-e**

0 50 100 200  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

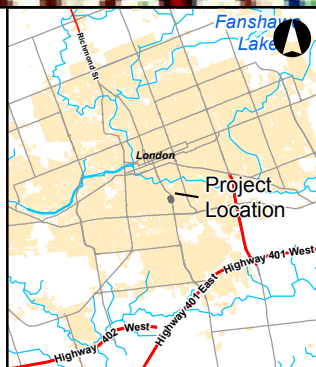
Map Source: LIO 2017, Department of Militia and Defence, 1913. Map Data: LIO 2017, Department of Militia and Defence, 1913. Map Design: AECOM, 2019. Map Production: AECOM, 2019. Map Distribution: AECOM, 2019. Map Storage: AECOM, 2019. Map Archiving: AECOM, 2019. Map Access: AECOM, 2019. Map Maintenance: AECOM, 2019. Map Updates: AECOM, 2019. Map Version: 1.0. Map Date: 2019-01-19. Map File: Wellington\_Road\_Sub-Group\_5\_1913.mxd





## Legend

Sub-Group 5



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 5  
London, Ontario

Project Location, 1929

January  
2019

1:7,500

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

P#: 60590467

V#:

**AECOM**

**Figure 5-e**

0 50 100 200  
Metres

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

Map Source: LIO 2017, Department of Militia and Defence, 1929. Aerial Photo: LIO 2017, Department of Militia and Defence, 1929. Data: LIO 2017, Department of Militia and Defence, 1929. Drawing: AECOM, 2019.



















### Legend

☐ Sub-Group 5



Cultural Heritage Evaluation Report  
Wellington Road - Sub-Group 5  
London, Ontario

Project Location, 1972

January  
2019

1·2 000

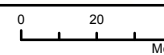
Datum: NAD 83 UTM17  
Source: LIO 2017, City of  
London -1972 Line 6 Photo  
130

P#: 60590467

V#:

**AECOM**

**Figure 10-e**



This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

## 8.4 273 Wellington Road



Image 42: 273 Wellington Road

### 8.4.1 Land Use History

The building located at 273 Wellington Road is situated on part of Lot 132, RP 452 (4<sup>th</sup>). Lot 132 was originally purchased in its entirety by Frank McWaine from the London and Western Trusts Company. It was later acquired by the City of London for back taxes in 1934.<sup>123</sup> Prior to 1941, City directories do not provide address numbers for Wellington Road properties south of the then city limits at Emery Street; however Frank McWaine, contractor, is identified as residing south of Emery Street between 1921 and 1924. In 1943, all except the southern 2.5 feet of the property were purchased from the City of London by Cornelius J. Donkervoort.<sup>124</sup> 273 Wellington Road first appears in the 1945 City Directory with Donkervoort listed as resident and homeowner. The property was sold to Charles and Ruth Swarts in 1950.<sup>125</sup> The Swarts would occupy the house into the 1990s, and it continues to be used as a private residence.

### 8.4.2 Architectural Description

The building at 273 Wellington Road is a single-storey dwelling with a gable roof, clad in red and brown brick. It was completed circa 1944. The building sits on an exposed concrete foundation and is accessed by an offset concrete porch and steps that lead to the front door of the dwelling. The front door is off-set and consists of a modern paneled door with a semi-elliptical window of standard contemporary design towards the top of the door. A small

<sup>123</sup> MCLRO (33). *Book 49 Plan 452 Lot 87 to 168; Lane*

<sup>124</sup> MCLRO (33). *Book 49. Op Cit.*

<sup>125</sup> MCLRO (33). *Book 49. Op Cit.*



window is located to the left of the front door, and a large replacement window dominates most of the front elevation of the house. A small window is also located in the gable peak, flanked by non-functioning shutters. The most unusual element of this house is the brickwork found at the north-west and south-west corners of the façade. The front wall of the house extends to the north and south of the dwelling by approximately one foot, creating an unusual frontage for the dwelling that suggests buttresses or a Flemish gable. Further, below the roofline at each corner, brick corbels are arranged to form a curved effect beneath the eaves.

### 8.4.3 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 building at 273 Wellington Road is a single storey dwelling clad in red and brown brick. The overall structure of the building does not appear to have been changed; no major additions or extensions are visible. The distinctive brickwork on the front façade is still present. All windows have been replaced with modern vinyl windows. Decorative aluminium shutters have been added to the attic window in the front gable. These are sometimes seen on houses of the period. The cast concrete porch and metal railing is likely original. The property therefore retains some integrity as a single-storey vernacular dwelling.

### 8.4.4 Comparative Analysis Results

The building at 273 Wellington Road is a single-storey dwelling with a low-pitched gable roof, constructed of red and brown brick. The properties used for comparative analysis can be found in Section 8.3. All of the properties are one- or two-storey residential structures completed between 1918 and 1936. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Tudor Revival style can be seen.

The building at 273 Wellington Road is constructed in a vernacular style, exhibiting some vernacular design elements, most notably the segmented arches over the doors and windows. Of the six compared examples, four have similar gable roofs. None have any existing heritage recognition. The building has been modified since its construction. In comparison to the identified properties, the building at 273 Wellington Road is a vernacular interpretation of post-war housing within London. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 8.4.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 273 Wellington Road is a single-storey frame structure built in a vernacular style and does not represent a particular architectural style. Although the property demonstrates some unusual design elements such as the extension of the front façade past the rear portion of the structure, or the curvature of the brick under the eaves, the property is not a rare, unique,



		representative, or early example of a style, type, or expression, material, or construction method.
ii) Displays a high degree of craftsmanship or artistic merit.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era. Therefore, it does not meet this criterion.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

#### **8.4.6 Statement of Cultural Heritage Value**

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 273 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 have been prepared.

## 8.5 275 Wellington Road



Image 43: 275 Wellington Road

### 8.5.1 Land Use History

The building located at 275 Wellington Road is situated on Lot 133, and part of Lots 132 and 134, RP 452 (4<sup>th</sup>). Like neighbouring lots, Lot 133 was purchased in its entirety by Frank McWaine from the London and Western Trusts Company in 1921.<sup>126</sup> Prior to 1941, City Directories do not provide address numbers for Wellington Road properties south of the then City limits at Emery Street; however Frank McWaine, contractor, is identified as residing south of Emery Street between 1921 and 1924. The property was later taken over by the City of London for unpaid taxes in 1934. Clarence W. Stark purchased the property from the City of London in 1939.<sup>127</sup> 275 Wellington Road first appears in the 1941 City Directory with C. W. Stark listed as resident and homeowner, suggesting that the house was constructed circa 1940. Stark and his wife Arley would occupy the house for over thirty five years. It is noted in the land registry records that Arley Stark died on November 13, 1957. Clarence apparently remarried circa 1961, as the property was transferred to Clarence and Hazel Stark, his wife as joint tenants. Clarence died circa 1966; Hazel later sold the property in 1976.<sup>128</sup> It remains a private residence today.

### 8.5.2 Architectural Description

The building located at 275 Wellington Road is a single-storey frame residential structure with a low hipped roof clad in asphalt shingles. It was constructed circa 1940. The building is clad in horizontal white aluminium siding.

<sup>126</sup> MCLRO (33). *Book 49. Op Cit.*

<sup>127</sup> MCLRO (33). *Book 49. Op Cit.*

<sup>128</sup> MCLRO (33). *Book 49. Op Cit.*



The front (east) façade faces Wellington Road. The front façade has a small gable offset to the left of the façade. A gable arched projection is located above the front door, and is integrated with the gable roof of the house. The projection is supported by a set of brackets on either side of the front door. The front door has an unusual rounded arched top; a small narrow window is located to the left. A larger sash style window is located to the right of the front façade. The building has a low cast concrete porch with a metal railing.

### 8.5.3 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 building at 275 Wellington Road is a single-storey dwelling, constructed in a vernacular style. The structure of the building has been modified somewhat since its construction. The flat roofed extension at the rear is probably a later addition, as is the attached garage although neither changes the visual impact or character of the building. Most of the windows have been replaced with vinyl or aluminium windows, although the small window to the left of the front door appears original. The arched front door and wood screen door are likely an original design element. Although no historic photographs could be located, the front awning appears to be supported by wooden corbels which have been covered with aluminium siding, along with the rest of the house. Nevertheless, the building remains a vernacular style house, and the distinctive rounded arched front door and arched soffit have been retained. The property can therefore be considered to have retained its integrity as an example of its vernacular type and style.

### 8.5.4 Comparative Analysis Results

The building at 275 Wellington Road is a single-storey frame residential structure with a low hipped roof clad in asphalt shingles and offset front gable. The building is clad in horizontal aluminium siding. The properties used for comparative analysis can be found in Section 8.3. All of the properties are one- or two-storey residential structures completed between 1918 and 1936. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Tudor Revival style can be seen.

Of the six compared examples, three have a similar offset gabled porch. Only one of these however has an arched gable awning. Having been constructed circa 1940, the building at 275 Wellington Road is a late example of its type in comparison with the other local examples. The example at 504 Baker Street exhibits a similar door design, but is constructed of brick and exhibits much more distinct Tudor Revival influences. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 8.5.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 275 Wellington Road is a single-storey frame structure built in a vernacular style and does not represent a particular architectural style. The gable arched projection over the front door that includes a curved soffit is one of the few decorative design elements incorporated into the house's style. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building

	is a landmark in the area.
--	----------------------------

### **8.5.6 Statement of Cultural Heritage Value**

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 275 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 have been prepared.



## 8.6 285 Wellington Road



Image 44: 285 Wellington Road

### 8.6.1 Land Use History

The building located at 285 Wellington Road is situated on part of Lots 134 and 135, RP 452 (4<sup>th</sup>). Like neighbouring lots to the north, Lots 134 and 135 were purchased in their entirety by Frank McWaine from the London and Western Trusts Company in 1921.<sup>129</sup> Prior to 1941, City directories do not provide address numbers for Wellington Road properties south of the then City limits at Emery Street; however Frank McWaine, contractor, is identified as residing south of Emery Street between 1921 and 1924. Lot 134 was acquired by the City of London for unpaid taxes in 1934, Lot 135 in 1936. Lot 135 was purchased by Edwin Brookfield from the City in 1943; Ronald Sprague purchased Lot 134 from the City the same year. In April 1943, Sprague bought the north half of Lot 135 from Edwin Brookfield.<sup>130</sup> The building at 285 Wellington Road first appears in the 1945 City Directory with Sprague listed as resident and homeowner, suggesting that the house was likely constructed circa 1944. The property was sold to Catharine Pletzer in 1951.<sup>131</sup> The house appears to have been rented out during this time. In 1952, the property is listed as vacant, and in 1953 a J. W. Stinchcombe is listed. The house was again vacant in 1956, but in 1957 G. A. Pletzer is listed as resident and homeowner. The Pletzers sold the house to Julia Law in 1966.<sup>132</sup> The property changed hands several times during the 1970s and 80s; it continues to be used as a private residence.

<sup>129</sup> MCLRO (33). *Book 49. Op Cit.*

<sup>130</sup> MCLRO (33). *Book 49. Op Cit.*

<sup>131</sup> MCLRO (33). *Book 49. Op Cit.*

<sup>132</sup> MCLRO (33). *Book 49. Op Cit.*

### 8.6.2 Architectural Description

The building located at 285 Wellington Road is a one-and-a-half-storey frame residential structure with an end gable roof. It was constructed circa 1944. The structure is clad in white horizontal aluminium siding. The front (east) façade faces onto Wellington Road. A gabled vestibule with a gable arched projection is located to the left of the front façade. This contains a single entrance door. A sliding window with decorative shutters is located on the first storey of the front façade; a smaller sliding window is located in the front gable end. A brick chimney is located on the north side of the building. The south side of the roof has a shed-roof style dormer with a small sliding window.

### 8.6.3 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 building at 285 Wellington Road is a one-and-a-half storey residential dwelling constructed in a vernacular style. It appears to have been modified since its construction, although the structure of the house appears to be unchanged. All windows have been replaced with sliding vinyl windows. Decorative aluminium shutters have been added on the front first-storey window; these are a common decorative element on houses of the period. The metal panel front door is likely a more recent replacement, as is the aluminium siding. The distinctive arched soffit in the front gable has been retained. Despite changes in design details, the building still retains its integrity as a vernacular-style house.

### 8.6.4 Comparative Analysis Results

The building at 285 Wellington Road is a one-and-a-half-storey frame residential structure with an end gable roof. The building is clad in horizontal aluminium siding. The properties used for comparative analysis can be found in Section 8.3. All of the properties are one- or two-storey residential structures completed between 1918 and 1936. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Tudor Revival style can be seen.

Of the six compared examples, three have a similar offset covered porch. Only one of these, however, has an arched gable awning. Having been constructed circa 1944, 285 Wellington Road is a late example of its type in comparison with other local examples.. The example at 23 Emery Street has a similar façade and frame construction, but is much earlier. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 8.6.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 285 Wellington Road is a single-storey frame structure built in a vernacular style and does not represent a particular architectural style. The gable arched projection over the front door that includes a curved soffit is one of the house's few decorative design elements. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building is a landmark in the area.



### **8.6.6     *Statement of Cultural Heritage Value***

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 285 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 have been prepared.

## 8.7 287 Wellington Road



Image 45: 287 Wellington Road

### 8.7.1 Land Use History

The building located at 287 Wellington Road is situated on Lot 136, and part of Lot 135, RP 452 (4<sup>th</sup>). Due to the poor legibility of land registry records for this property, the early details of its history could not be determined. Lot 136 was purchased from the City of London by Edwin T. Brookfield in 1942.<sup>133</sup> The building at 287 Wellington Road first appears in the 1944 City Directory, suggesting that the present house was completed circa 1943. Ted Brookfield is listed as occupant and homeowner. Edwin and his wife Gladys would occupy the property for more than forty years, before it was sold to Isobel Graham in 1985.<sup>134</sup> It continues to be used as a private residence today.

### 8.7.2 Architectural Description

The building at 287 Wellington Road is a single-storey residential structure clad in red brick with an end gabled roof. It was completed circa 1943. A basement window facing the driveway has a voussoir arch with two courses of bricks. The front (east) façade faces Wellington Road. The single entrance door is offset slightly to the right of this façade. A solid course of bricks is located above the foundation walls, and on the front window lintels. A gabled awning is present above the door, with an arched soffit and two brackets. A narrow window with brick lintel and sill is located to right of the door. A large horizontally arranged picture window with two sidelights is located to the left.

<sup>133</sup> MCLRO (33). *Book 49. Op Cit.*

<sup>134</sup> MCLRO (33). *Book 49. Op Cit.*

A narrow attic window is located in the upper part of the front gable end; the gable is finished with horizontal aluminium siding. The foundation is clad with a veneer of artificial angel stone. A detached single car garage is located at the end of the driveway towards the rear of the property.

### 8.7.3 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 building at 287 Wellington Road is a single-storey residential structure clad in red brick, with an end gable roof. The building has seen some modifications over the years; most large windows have been replaced with aluminium or vinyl windows. The small window to the right of the front door and the attic window in the front gable are probably original. The foundation walls and concrete porch are covered with angel stone, a common cladding material used on house of this style and era. The arched soffit of the front gable has been retained. Unlike other buildings, the original woodwork has not been covered with flashing or siding. The building is still in use as a residence today, and the building still retains its integrity as post-war residential dwelling.

### 8.7.4 Comparative Analysis Results

The structure at 287 Wellington Road is a small, single-storey brick residential structure constructed in a vernacular style, with a gable roof. The properties used for comparative analysis can be found in Section 8.3. All of the properties are one- or two-storey residential structures completed between 1918 and 1936. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Tudor Revival style can be seen.

Somewhat of an outlier among the examples, the building at 287 Wellington Road does not represent any particular architectural style. Its 1944 construction date means that it is not a particularly early example of its type, and modifications discussed in section 7.6.3 have altered some of the building’s exterior appearance. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

### 8.7.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 287 Wellington Road is a single-storey frame structure built in a vernacular style and does not represent a particular architectural style. The gable arched projection over the front door that includes a curved soffit is one of the few decorative design elements incorporated into the houses style. Nonetheless, the property is a not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of</b>	No	No evidence was found to suggest that the building



craftsmanship or artistic merit.		demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era.
<b>2) The property has historic or associative value because it:</b>		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

### 8.7.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 287 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 have been prepared.

## 8.8 289 Wellington Road



Image 46: 289 Wellington Road

### 8.8.1 Land Use History

The building located at 289 Wellington Road is situated on lots 137 and 138, RP 498 (4th). Both lots were purchased by Harry S. Morgan in 1921 from the London and Western Trusts Company. Lot 138 was eventually taken over by the City of London in 1941 for unpaid taxes. Lot 137 was purchased by George S. Bees in 1935 from Archibald Brown.<sup>135</sup> Prior to 1941, City directories do not provide street numbers for properties south of the City limits, which were then located near Emery Street. Starting in 1936, city directories identify G. S. Bees as located between Emery Street and Jane Street (now Thomas Janes Drive), the only resident on that block at the time. This suggests that the present house was likely constructed circa 1935. After 1941, City Directories confirm Bees' address as 289 Wellington Road. Bees sold the property to Fannie Newman in 1946.<sup>136</sup> The 1947 City Directory identifies Isaac Newman at this address. In 1951, the property was sold to Chester Elliot.<sup>137</sup> The house appears to have had a number of rental tenants during the 1950s and 1960s; by 1962 a barber shop was operating at this address. The building is presently occupied by the Lockwood Animal Hospital. It appears that the abutting parcel, Lot 138, was never developed; city directories never identify any address at this location. This lot is now part of the same property at 289 Wellington Road presently used as parking for the Animal Hospital.

<sup>135</sup> MCLRO (33). *Book 136 County Plan 498; Lot 100 to 101; Lot 137 to 199*

<sup>136</sup> MCLRO (33). *Book 136. Op Cit.*

<sup>137</sup> MCLRO (33). *Book 136. Op Cit.*

### 8.8.2 Architectural Description

The building at 289 Wellington Road is a single-storey dwelling constructed of brown brick in a vernacular style with some Tudor Revival influences. It was completed circa 1935. The building has a steep end gable roof, hipped at the rear. The front (east) façade faces Wellington Road. This façade has a steep gable vestibule with a single entrance door. The door has a distinctive stone lintel, suggesting a flattened arch of stone voussoirs. To the left of this vestibule is a large sliding window with a brick and stone lintel. A narrow attic window is located in the upper part of the front gable; it has a stone lintel similar to that of the front door. The south façade of the building faces onto an asphalt parking area. It has a central bay clad in horizontal vinyl siding. This bay has a single entrance door accessed by a set of cast concrete stairs. A sliding window is located to the left of the door. Also present on the south side is a two-story brick chimney flanked by two narrow sash windows.

### 8.8.3 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 building at 289 Wellington Road is a single-storey dwelling constructed in a vernacular style, with Tudor Revival influences. Originally a residence, the building has now been converted to serve as a veterinary office. The southern half of the property has been paved with asphalt and is used for automobile parking. A set of cast concrete stairs, an entrance door and a window have been added to the south side of the property. The original entrance doorway on Wellington Road remains, although the door has been replaced, and the front of the house has been fenced in with a low picket fence. A metal pole with a hanging illuminated sign has been added at the front of the building on Wellington Road. Despite these changes, the general structure of the building remains unmodified, as no major additions have been added. Many of the building’s Tudor Revival inspired design details have been retained, such the stone and brick lintels and gabled front vestibule. Despite a change in uses from residential to a veterinary office, the property retains much of its integrity as a Tudor Revival influenced dwelling.

### 8.8.4 Comparative Analysis Results

The building at 289 Wellington Road is a small, single-storey brick residential structure constructed in a vernacular style, with a gable roof and Tudor Revival influences. The properties used for comparative analysis can be found in Section 8.3. All of the properties are one- or two-storey residential structures completed between 1918 and 1936. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Tudor Revival style can be seen.

While the decorative stone lintels above the windows and doors on the building at 289 Wellington Road are unusual compared to the identified examples, the general massing of the house and its gable roof are not. Similar narrow windows can be found on the listed examples at 13 Granville Street and 504 Baker Street. The front vestibule is another Tudor Revival inspired design; a larger example can be seen at 504 Baker Street. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.



### 8.8.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 289 Wellington Road is a single-storey frame structure built in a vernacular style with some Tudor Revival inspired influences. Nonetheless, the property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building is a landmark in the area.

### **8.8.6     *Statement of Cultural Heritage Value***

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 289 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 have been prepared.

## 8.9 297 Wellington Road



Image 47: 297 Wellington Road

### 8.9.1 Land Use History

The building located at 297 Wellington Road is situated on part of Lot 206, RP 498 (4<sup>th</sup>). Land registry records indicate that lot 206 was originally purchased from the London and Western Trusts Company by Percy Grey in March of 1917 for \$212.50.<sup>138</sup> Starting in 1923, Percy Grey and the Grey Brothers Garage are identified in the City Directory south of Emery Street East, but prior to 1941, no address numbers are listed on Wellington Road south of Emery Street. Aerial photographs from 1922 confirm that Jane Street (now Thomas Janes Drive) had not been constructed at that time; it first appears in city directories in 1925. In the 1925 City Directory, C. K. Edwards is identified as the first resident south of Jane Street, with the Grey Brothers Garage immediately to the south. After 1926 the Grey Brothers Garage is identified in City directories as the G. H. Grey and Sons Garage. In May of 1926, Percy Gray sold Lot 207 to Frank and Louisa Tilbury.<sup>139</sup> The low sale price of the property (\$250) suggests that the property likely remained undeveloped at this time. The Tilburys took out a \$2800 mortgage on the property in July 1926,<sup>140</sup> suggesting the house was constructed circa 1926. Frank Tilbury appears to have passed away circa 1936;<sup>141</sup> all land registry entries are subsequently listed only as Louisa Tilbury, and city directories now identify the resident and homeowner as Mrs. L. Tilbury. Louisa Tilbury passed away in 1951; Earl Grey served as the executor, suggesting there was a connection between the Grey and Tilbury families. The house was sold to John and

<sup>138</sup> MCLRO (33). *Book 136. Op Cit.*

<sup>139</sup> MCLRO (33). *Book 136. Op Cit.*

<sup>140</sup> MCLRO (33). *Book 136. Op Cit.*

<sup>141</sup> MCLRO (33). *Book 136. Op Cit.*



Eugenia Walzak the same year.<sup>142</sup> The Walzaks would occupy the house into the 1980s. The house currently appears to be used as office space for a cleaning company.

## 8.9.2 Architectural Description

The building at 297 Wellington Road is a single-storey bungalow style dwelling with a low-pitched hipped roof that also includes a hipped-roof window dormer that rises out of the roof. It was completed circa 1926. The building is constructed of rugged red brick, on a concrete block foundation, and includes a red brick chimney that rises above the roofline on the north side of the house. The front (west) façade of the building is characteristic of a vernacular dwelling from its era and includes an offset front door, and a pair of windows located to the right and left of the front door. The roofline extends over the entrance to the house and is supported on brick columns and a brick knee-wall that extends across the front of the building to form a covered porch at ground level. Access to the porch is provided by a set of stairs at the south end. Although the building has been converted for commercial purposes, the building's overall appearance is still quite residential in nature.

## 8.9.3 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 building at 297 Wellington Road is a single-storey, bungalow style dwelling. Originally constructed as a private residence, the building is now used as office space for a cleaning company. Despite this change in use, the house still appears residential in nature; the only major indications of its commercial use are a portable sign on the lawn and a small parking area at the rear. All windows on the house and the front door are constructed of wood and appear to be original or early replacements. The woodwork on the porch and the front dormer have been covered with aluminium siding. A section of the front porch wall has been filled in with bricks, indicating where a set of stairs used to be (confirmed in archival photos). Otherwise, the structure of the house appears to be largely unmodified. The property therefore retains much of its integrity as a single-storey bungalow style residence, despite the fact that it is no longer being used as a private residence.

## 8.9.4 Comparative Analysis Results

The building at 297 Wellington Road is a single-storey low-rise dwelling with a low-pitched hipped roof that also includes a hipped-roof window dormer. The building is clad with rugged red brick. The properties used for comparative analysis can be found in Section 8.3. All of the properties are one- or two-storey residential structures completed between 1918 and 1936. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Tudor Revival style can be seen.

Although it retains some of its built character, the building at 297 Wellington Road is of a common vernacular design. Listed examples at 17 Granville Street and 40 Emery Street have a similar hipped roof with a front dormer. Both of these examples also have the roof extending over the front porch. The building at 297 Wellington Road's circa 1926 construction date is typical for local houses of its type. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

---

<sup>142</sup> MCLRO (33). Book 136. Op Cit.

### 8.9.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has design or physical value because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	297 Wellington Road is a single-storey brick residential structure constructed in a vernacular style with a hipped roof and does not represent a particular architectural style. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential structures of its era.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building is a landmark in the area.

### **8.9.6 Statement of Cultural Heritage Value**

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 297 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 have been prepared.



## 8.10 301 Wellington Road



Image 48: 301 Wellington Road

### 8.10.1 Land Use History

The building located at 301 Wellington Road is situated on Lots 207, 208, 209, RP 498 (4<sup>th</sup>). Land registry records indicate that all of these lots were originally purchased by Margaret Ackland from the London and Western Trusts Company in 1915.<sup>143</sup> Prior to 1941, City directories do not provide address numbers south of the then City limits near Emery Street, making identifying specific addresses difficult. As early as 1923 the Grey Brothers Garage is identified in City Directories as being south of Emery Street; after 1925 the name changes to G. H. Grey and Sons Garage.

Jane Street (now Thomas Janes Drive) is first identified in the 1925 City Directory, and the garage is shown as the second address south of Jane Street, consistent with the location of the present houses at 297 and 301 Wellington Road. As Percy Grey purchased the property (Lot 206) immediately to the north in 1917,<sup>144</sup> it is possible that the Grey family was operating a garage at this location. Although difficult to discern, historic aerial photos appear to show a small building on the west side of Wellington Road, near the property in 1922. In 1933, George H. Grey purchased all of Lots 207, 208, and 209 from Margaret Ackland for \$525 each<sup>145</sup>. The low price of land would suggest that the property was undeveloped at this time. Beginning in 1935, City Directories identify G. H. Grey as living at a house north of his garage; the present house at 301 Wellington Road likely was constructed circa 1934.

<sup>143</sup> MCLRO (33). Book 136. Op Cit.

<sup>144</sup> MCLRO (33). Book 136. Op Cit.

<sup>145</sup> MCLRO (33). Book 136. Op Cit.

Previously, city directories listed G. H. Grey as living further south, on the west side of Wellington Road south of Baseline Road East.

After 1941, City Directories confirm G. H. Grey as being a resident and homeowner at 301 Wellington Road. The G. H. Grey and Sons Garage is listed at 303 Wellington Road. The historic photographs included in Section 3.1.3 show that the present small single-storey concrete building at 303 Wellington Road was operating as an automotive garage and Sunoco branded gas station during the 1950s. George H. Grey passed away around 1970; however the house remained in the Grey family through at least the 1980s.<sup>146</sup> The house is presently being used as office space for an accounting firm, mortgage broker and doctors office.

### 8.10.2 Architectural Description

The building at 301 Wellington Road is a two-storey residential building that is influenced by the Tudor Revival style. The building is clad with red and brown brick on a concrete foundation, and includes various intersecting gable roofs with various pitches and slopes. The front (west) façade of the house includes two steep gable peaks that rise above the door and entranceway. The entranceway includes a vestibule with a steep asymmetrical sweeping gable roof, characteristic of Tudor Revival detailing, as well as a rounded arch wooden front door with centrally-located leaded glass window. A small leaded glass window is also located to the right of the front door. A low wooden deck with wood railing and stairs on the north and south ends provides access to the front door. The second gable peak rises above the roofline of the house and above a set of second storey windows on the building. The peaks of both gables include a half-timbering effect that is filled with a diagonal brick design forming a chevron pattern. The roofline on the building includes a gable peak that is visible on the north and south elevations of the structure; however, the second storey of the building projects out from the roofline forming a shed-style roof, at a much lower pitch. The second storey is clad with a vertical vinyl siding that is designed to look like a board-and-batten finish. With the exception of the leaded glass windows, much of the fenestration on the house consists of pairs of sash windows with a small-3-over-3 sash, hung over a large singular pane.

On the south side of the building, a projecting bay extends out from the house, while a small single-storey addition with a gable roof is located on the north side of the structure. This appears to have originally been a single-car garage. The structure has been converted for medial and financial office use but still appears residential in nature, aside from the modern signage and wooden porch on the front façade of the house.

### 8.10.3 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 building at 301 Wellington Road is a two storey Tudor Revival style building. Originally constructed as a private residence, the building is currently used as commercial office space for multiple tenants, and has seen some modifications to suit this purpose. The front (east) and north yard has been paved with asphalt and is used for automobile parking, and an internally illuminated sign has been affixed above the front door. It appears that the north wing of the building was originally a single car garage; the opening since filled in with a window and an artificial stone veneer. The wooden deck at the front of the house also appears to be a recent addition. Despite

---

<sup>146</sup> MCLRO (33). *Book 136. Op Cit.*

these modifications however, the building retains many of its Tudor Revival inspired design elements. Two of the windows on the house are leaded glass with a diamond pattern design, characteristic of Tudor Revival style houses. Most windows on the front (east) façade are wood framed and are of a 3 over 3 sash design, hung over a single lower pane; while not distinctly Tudor in style, this style of window is common on houses of this period. Second storey windows on the front of the house have been covered with aluminium storm windows; first-storey windows on the north side have been replaced with single-pane aluminium windows. The rounded arched entranceway, and the front door with its leaded glass window has been retained. The chevron patterned brickwork and half-timbered detailing has also been retained. Although the change in use from residential to commercial is immediately apparent, the house has retained most of its Tudor Revival inspired details and is considered to have integrity as an example of that style.

#### 8.10.4 Comparative Analysis Results

The building at 301 Wellington Road is a two-storey residential building that is influenced by the Tudor Revival style. The building is clad with red and brown brick with various intersecting gable roofs. The properties used for comparative analysis can be found in Section 8.3. All of the properties are one- or two-storey residential structures completed between 1918 and 1936. All consist of a variety of architectural styles, predominantly vernacular in nature; however, visible influences of the Tudor Revival style can be seen.

Although the building at 301 Wellington Road is one of the largest houses in the immediate area, similarly sized two-storey Tudor Revival inspired houses are identified at 504 Baker Street and 13 Granville Street, as well as at 457 and 447 Baker Street. These examples appear to be more intact than 301 Wellington Road and represent stronger examples of the Tudor Revival style in London. The properties continue to be used as residences. Having been constructed circa 1934, the building at 301 Wellington Road is not an early local example of its type; 504 Baker Street predates it by seven years. The property is therefore not considered to be a rare, unique, representative or early example of its type when compared to similar properties.

#### 8.10.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
<b>1) The property has <i>design or physical value</i> because it:</b>		
<b>i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.</b>	No	The building at 301 Wellington Road is a two-storey house with Tudor Revival influences. The building includes a series of design details that are influenced by the Tudor Revival style including its steep, intersecting roof, leaded glass windows, and small half-timbering effects, however, the building is a much more vernacular interpretation of the style in comparison to other Tudor Revival dwellings in London. The property is not considered to be a rare, unique, representative, or early example of a style, type, or expression, materials, or construction method.
<b>ii) Displays a high degree of craftsmanship or artistic merit.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
<b>iii) Demonstrates a high degree of technical or scientific achievement.</b>	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be



		typical of other residential structures of its era.
<b>2) The property has historic or associative value because it:</b>		
<b>i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.</b>	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Further significant associations were not determined. Therefore, the property does not meet this criterion.
<b>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</b>	No	The building does not yield any information that contributes to an understanding of the community or its culture.
<b>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</b>	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
<b>3) The property has contextual value because it:</b>		
<b>i) Is important in defining, maintaining, or supporting the character of an area</b>	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
<b>ii) Is physically, functionally, visually or historically linked to its surroundings</b>	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
<b>iii) Is a landmark</b>	No	No evidence could be found to suggest that this building is a landmark in the area.

### 8.10.6 Statement of Cultural Heritage Value

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 301 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 have been prepared.

## 9. Conclusions and Recommendations

Based on the results of the background historical research, site investigation, and application of the criteria of *Ontario Regulation 9/06*, four of the properties evaluated as a part of this CHER were determined to be of cultural heritage value or interest. As a result, Statements of Cultural Heritage Value or Interest and Heritage Attributes were prepared for the respective properties. Where properties were determined not to meet the criteria of *Ontario Regulation 9/06*, no Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes were prepared for these properties.

The results and recommendations as they relate to each of the 35 properties are summarized below:

ADDRESS	RECOGNITION	RESULTS OF EVALUATION	RECOMMENDATIONS
1 Kennon Place	Listed	No cultural heritage value	No further heritage work recommended
26 Wellington Road	Listed	Cultural Heritage Value	Completion of a Heritage Impact Assessment is required for this property.  Should the City of London wish to pursue designation of the property under Part IV of the <i>Ontario Heritage Act</i> , further research, and an interior evaluation of the property is recommended in order to inform a comprehensive Statement of Cultural Heritage Value or Interest for the property.
28 Wellington Road	Listed	Cultural Heritage Value	Completion of a Heritage Impact Assessment is required for this property.  Should the City of London wish to pursue designation of the property under Part IV of the <i>Ontario Heritage Act</i> , further research, and an interior evaluation of the property are recommended in order to inform a comprehensive Statement of Cultural Heritage Value or Interest for the property.
30 Wellington Road	Listed	Cultural Heritage Value	Completion of a Heritage Impact Assessment is required for this property.

			Should the City of London wish to pursue designation of the property under Part IV of the <i>Ontario Heritage Act</i> , further research, and an interior evaluation of the property are recommended in order to inform a comprehensive Statement of Cultural Heritage Value or Interest for the property.
32 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
34 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
74 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
78 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
88 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
98 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
118 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
134 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
136 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
138 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
140 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
142 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
166 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
174 Wellington Road	Listed	Cultural Heritage Value	Completion of a Heritage Impact Assessment is required for this property.  Should the City of London wish to pursue designation of the property under Part IV of the <i>Ontario Heritage Act</i> , further research, and an interior evaluation of the property is recommended in order to inform a comprehensive Statement of Cultural Heritage Value or Interest for the property.
19 Raywood	None	No cultural heritage	No further heritage work



Avenue		value	recommended
247 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
249 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
251 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
261 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
263 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
265 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
267 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
269 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
271 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
273 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
275 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
285 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
287 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
289 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
297 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended
301 Wellington Road	Listed	No cultural heritage value	No further heritage work recommended

---

## 10. Bibliography and Sources

---

### Books and Articles

*A History of the County of Middlesex, Canada*. Toronto: W. A. & C. L. Goodspeed, 1889.

*Biographical Dictionary of Architects in Canada 1800-1950*. “Mathews, Edward.”  
<http://dictionaryofarchitectsincanada.org/introduction>. Accessed November 2018.

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

Baker, Michael, ed. *Downtown London: Layers of Time*. London, Ontario: The City of London and London Regional Art and Historical Museums, 2000

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

Bevers, Cameron. “Highway 401”. The King's Highway.ca: The History of Ontario's Kings Highways.  
<https://www.thekingshighway.ca/Highway401.htm>. Accessed November 2018.

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*. Fitzhenry & Whiteside, 1990.

Bozikovic, Alex & Patricia McHugh. *Toronto Architecture: A City Guide (Revised Ed.)*. Toronto: McClelland and Stewart, 2017

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

Campbell, C. T. *Pioneer Days in London: Some Account of Men and Things in London Before it Became a City*.  
London, Ontario: The Advertiser Job Printing Company, 1921.

Cathers, David. *Stickley Style: Arts and Crafts homes in the Craftsman Tradition*. New York: Simon & Schuster, 1999

Gowans, Allan. *The Comfortable House: North American Suburban Architecture 1890-1930*. Cambridge, Massachusetts: MIT Press, 1989

Graham, Catharine A. & Susan D. Phillips. *Citizen Engagement: Lessons From Participation in Local Government*.  
Toronto: The Institute of Public Administration of Canada, 1998

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Pridds, Harriet. 1908. “The Naming of London Streets.” In *Historic Sketches of London and Middlesex, Part II*.  
London, Ontario: The London and Middlesex Historical Society

Rostaing, Jeanne. "Hardscaping 101: Ribbon Driveways". Gardenista. January 30, 2017.  
<https://www.gardenista.com/posts/hardscaping-101-ribbon-driveways>. Accessed December 2018.

### City Directories

Foster, J. G. & Co. *Foster's London and Middlesex County Directory 1896-97*. Toronto: J. G. Foster & Co., 1896

Vernon, Henry. *Vernon's City of London (Ontario) Directory*. Hamilton, Ontario: Henry Vernon & Son. (Issues 1907-78).

### Abstract Indexes and Assessment Rolls

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

MCLRO (33). *Book 2: Abstract Index Up to 1866; Lot 23 Concession 4 to Concession 9; Concession A and B.*

MCLRO (33). *Book 48 Plan 452; Lot 1 to 86*

MCLRO (33). *Book 49 Plan 452 Lot 87 to 168; Lane*

MCLRO (33). *Book 51 Concession B; Broken Front Lot 25; 33*

MCLRO (33). *Book 57 County Plan 328.*

MCLRO (33). *Book 136 County Plan 498; Lot 100 to 101; Lot 137 to 199*

MCLRO (33). *Book 155 Plan 439, 449, 467*

MCLRO (33). *Book 160 Adelaide Street West Side; Street; Plan 95*

MCLRO (33). *Book 170 Chester Street; Plan 11, 400.*

### Maps and Atlases

Goad, Charles E. *Fire Insurance Plan for the City of London Ontario*. Montreal: Charles E. Goad, 1881 (Revised ed. 1888, 1907, 1915, 1922)

Page, H. R. & Co. *Illustrated Historical Atlas of the County of Middlesex, Ont.* Toronto: H. R. Page & Co., 1878

Tremaine, Geo. R. & G. M. *Tremaine's Map of the County of Middlesex, Canada West*. Toronto: Geo. R. & G. M. Tremaine, 1862

### Photographs:

Western Archives, Western University, London Free Press Collection. 4 Lane Wellington Road Narrows at Emery Street, October 28, 1957.

Western Archives, Western University, London Free Press Collection. Wellington Road at Grand Avenue, North and South Views, April 2, 1960.

### Provincial Standards and Resources:



Ontario Heritage Tool Kit

[http:// www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht](http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht)

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

Ontario Ministry of Culture, Tourism and Sport: Archaeological Assessments

[http://www.mtc.gov.on.ca/en/archaeology/archaeology\\_assessments.shtml](http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml)

Ontario Ministry of Transportation: Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

Municipal Heritage Bridges Cultural, Heritage and Archaeological Resources Assessment Checklist (Revised April 11, 2014)

Ontario Heritage Act (2006)

Ontario Heritage Bridge Guidelines (2008)

Reference Guide on Physical and Cultural Heritage Resources (1996)

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)

