

City of London

Cultural Heritage Evaluation Report

331 Wellington Road, London, Ontario

Prepared by:

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Distribution List

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Revision History

Revision #	Date	Revised By:	Revision Description
0	October 4, 2019	L. Smythe	Draft submission to City of London
1	October 17, 2019	L. Smythe, M. Seaman	Revised draft submitted 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) to determine the cultural heritage value of the property at 331 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) completed for the London BRT project as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

The subject building is a single-storey house constructed circa 1937-38. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

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

- The property at 331 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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1. Introduction

1.1 Development Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 331 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) for the London BRT project as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

2. Legislation and Policy Context

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The Ministry of Tourism, Culture, and Sport (MTCS) is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario. 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, including:

- The *Planning Act* and *Provincial Policy Statement 2014*, which identify cultural heritage as a 'matter of provincial interest' requiring that land use planning decisions conserve cultural heritage.
- 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 following documents 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);
- MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007); and
- The Ontario Heritage Toolkit (2006).

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. This CHER is guided and informed by the key documents listed in 2.1.1. A field review of the property was undertaken on September 18, 2019 by Liam Smythe, Cultural Heritage Researcher with AECOM.

2.3 Consultation

Consultation for the 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 property at 331 Wellington Road was one of twelve properties identified in the CHSR as having potential cultural heritage value or interest, which may be directly or indirectly impacted by the project. As there is an opportunity to mitigate impacts to these properties, it was recommended that CHERs be completed following the completion of the TPAP process.

The revised CHSR (October 8, 2018) was provided to the LACH on October 10, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This CHER will be submitted and reviewed by the LACH Stewardship Sub-Committee for their November 13, 2019 meeting.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 Westminster Township

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

3.1.2 London South

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

3.1.3 Wellington Road

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

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

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

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

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

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

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

3.2 Land Use History

3.2.1 1810-1860

The subject property is located on a portion of the southern half of Lot 25, Concession "B" in the former Westminster Township. Lot 25 remained vacant for many years following its original survey in 1809-1810. Albert S. Odell received 69 ½ acres of land in the northern half of the Lot from the Crown in 1839. Edward Matthews received the crown patent for 62 ½ acres of the southern half of Lot 25 in 1840 and would purchase a further 62 ½ acres from George Durand in 1846. An architect and builder by trade, Edward Matthews' works include London's historic Eldon House on Ridout Street, and St. Peter's Anglican Church in Tyrconnel, Ontario.⁵ During the late 1840s, Matthews became involved in land speculation, purchasing large quantities of vacant land around the rapidly developing village of London. As he never resided on Lot 25, it appears he purchased the property as part of this scheme. Matthews anticipated that he would be able to resell the properties at significant profit as the village expanded, however when these profits did not materialise, he became deeply indebted and committed suicide on June 22, 1850.⁶ His wife Catharine eventually sold off his portions of Lot 25 in 1860; 62 ½ acres were sold back to George Durand

3.2.2 1860-1935

The property remained under ownership of the Durand family for the next twenty-eight years. Over the course of this period, much of the 62 ½ acre property was divided and sold off. The 1878 *Historical Atlas of Middlesex County* labels the southeast corner of Lot 25 with the initials "D.D."; land registry records indicate that this likely represents Donald Durand (**Figure 3**). In 1888, John Durand and his wife sold 7 1/5 acres of their property to Thomas D. Gerry. Historic mapping and aerial photographs indicate that the property remained undeveloped at this time and was used for agricultural purposes into the 1920s. Thomas D. Gerry passed away circa 1919; his executors sold the property to Percy Gray for \$3,800. City Directories indicate that Gray resided on the west side of Wellington Road, south of Emery Street during the 1920s and operated an automotive repair business. In the early 1930s, Gray divided up the property he had purchased from the estate of Thomas Gerry into building lots; these lots are located on the north and south sides of present-day Percy Street, which was likely named for him. The remainder of the Gray was divided up by Percy's widow Margaret in 1947 and registered as RP 604. The subject property was not included as part of this plan.

3.2.3 1935-Present

It appears that the subject property with the municipal address of 331 Wellington Road South was not immediately sold off and remained under ownership of the Grey family until the 1940s. The property first appears in the 1938 City Directory with O.B. Powers listed as occupant, but the lack of an asterisk next to the name indicates that Powers was not the homeowner. This would suggest that the house was constructed around 1937-38, and it is likely that the Grey family was using the house as a rental property. Directories indicate that the house was tenanted through the mid 1940s. Percy Grey passed away circa 1945; in that year his widow Margaret sold the property to Harry and Jean Howden. H. Howden is identified as occupant and owner in City Directories through the 1940s and early 1950s. In 1953, the Howdens sold the property to Robert and Ada Gillian. The Gillians would

⁵ Matthews, Edward". *Biographical Dictionary of Architects in Canada 1800-1950*. <http://dictionaryofarchitectsincanada.org/node/2181>. (Accessed September 2019)

⁶ Ibid

occupy the house until 1965, when it was sold to Kenneth Roberts. City Directories indicate that the property was being used as a chiropractor's office as early as 1967, which it continues to be used as today.

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the west side of Wellington Street South, on the southwest corner of Percy Street. The property is one of twelve single detached houses located along the west side of Wellington Road South between Thomas Janes Drive and Base Line Road East. Several of these houses have been converted to commercial uses, including restaurants and professional services. The east side of Wellington Road South opposite the subject property is occupied by two commercial shopping plazas, with a three-storey residential apartment building located at the northeast corner of Wellington Road South and Rowntree Avenue.

Adjacent to the subject property, Wellington Road South is a four-lane arterial road with curbs and sidewalks on both sides. It is a heavily-trafficked thoroughfare providing a link between Downtown London and Highway 401. Percy Street is a two-lane residential street with no curbs and a sidewalk on the north side only; it provides access to the residential subdivision west of Wellington Road South.

4.2 Architectural Description

The subject property contains a single-storey house that is generally vernacular in design, although the design of the roof and the front porch suggest influences of the Craftsman style. The house is similar in design to many of the “catalogue” homes which were offered through mail-order companies.

The house is clad in red brick and sits on a foundation of rusticated concrete blocks. The house has a hipped roof clad in asphalt shingles. A central dormer is located at the front of the house, although the window has been covered with horizontal vinyl siding. The house is rectangular in plan, with a porch at the front. The porch has a shallow sloped roof supported by three square brick pillars. A single entrance door is located at the front of the house, with another at the rear. Window openings are tall, with concrete sills and lintels. All exterior windows appear to be wood-framed with storm windows over and may be originals or early replacements. An internal chimney is located on the peak of the roof at the rear of the house. Although constructed as a residence, the building is currently occupied by a chiropractor’s office.

4.3 Comparative Analysis

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

Comparative examples were drawn from listed properties within the City of London, as well as similar examples of architecture identified as single-storey detached dwellings within the City, not all of which are listed.




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

Of these examples:

- All include buildings that were originally designed as single-storey detached houses;
- All are clad with exterior brick
- All have hipped roofs;
- All have a central hipped-roof dormer at the front;
- All have a covered front porch;
- All appear to still function as private residences.

The comparative analysis suggests that the subject property is a relatively common example of a single-storey vernacular style house in the City of London. It is typical in size, scale, form, and materials to other houses of the period in which it was constructed. As a result, from a comparative perspective, the property does not appear to be a rare, unique, representative, or example of a style, type, expression, material, or construction method.

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

Address	Recognition	Picture	Age	Material	Style
327 Wellington Road	None		c. 1937-38	Concrete block foundation, red brick	Single-storey vernacular style dwelling with hipped roof, hipped roof dormer, covered front porch
297 Wellington Road	None		c. 1926	Concrete block foundation, red brick	Single-storey vernacular style dwelling with hipped roof, hipped roof dormer, roof extends over porch
17 Granville Street	Listed		1928	Concrete block foundation, red brick	Single-storey detached house with hipped roof, hipped roof dormer. Covered front porch

<p>179 Emery Street East</p>	<p>None</p>		<p>1929</p>	<p>Concrete block foundation, red/brown brick</p>	<p>Single-storey detached house with hipped roof, hipped roof dormer. Roof extends over porch</p>
<p>619 Emery Street East</p>			<p>1926</p>	<p>Concrete block foundation, red brick</p>	<p>Single-storey detached house with hipped roof, hipped roof dormer. Roof extends over porch</p>
<p>156 Langarth Street East</p>			<p>1926</p>	<p>Concrete block foundation, red/brown brick</p>	<p>Single-storey detached house with hipped roof, hipped roof dormer. Roof extends over porch</p>
<p>450 Moore Street</p>			<p>1925</p>	<p>Concrete block foundation, brown brick</p>	<p>Single-storey detached house with hipped roof, hipped roof dormer. Roof extends over porch</p>

4.4 Discussion of Integrity

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

The subject property contains a single-story vernacular style house, with some Craftsman-style inspired design influences. The house is clad in red brick with a hipped roof. Although no historical photos or drawings of the house were located, the house appears to have had some modifications made to it since its original construction. Most notably, the front dormer window has been covered over with horizontal vinyl siding. The vinyl siding on the porch is likely a replacement or covering for the original railing. An illuminated sign had been at the front of the house to advertise the chiropractic office which occupies the house. The house does not appear to have had any additions or extensions. All windows are wood-framed and may be originals or early replacements. The house is therefore considered to retain some integrity as an example of a Craftsman-style inspired dwelling, although the alteration of the front dormer has had a negative impact on the integrity of the structure.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has <i>design or physical value</i> because it:		
i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	No	The building at 331 Wellington Road is a simple single-storey detached house. Comparative analysis suggests that it is of a relative common design for the period in which it was constructed.
ii) Displays a high degree of craftsmanship or artistic merit.	No	Comparative analysis suggests that the building is of a relatively common design for the period in which it was constructed and does not display a high degree of craftsmanship or artistic merit that exhibits cultural heritage value.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The building is a modest house, of a relatively common design for the period in which it was constructed. It does not demonstrate an unusual degree of technical or scientific achievement.
2) The property has historic or associative value because it:		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	There is no information that suggests any of the property owners or residents were of particular significance to the community.
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 towards understanding 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. As a result, no significant associations with an architect, artist, builder, designer, or theorist were determined.
3) The property has contextual value because it:		

<p>i) Is important in defining, maintaining, or supporting the character of an area</p>	<p>No</p>	<p>The subject property is one of a variety of residential and commercial structures of varying age and design located along this section of Wellington Road. The property does not play a significant part in defining, maintaining, or supporting the character of the area.</p>
<p>ii) Is physically, functionally, visually or historically linked to its surroundings</p>	<p>No</p>	<p>The property is one of many commercial and residential buildings in the area of varying age and design, it is not considered to be functionally, visually, or historically linked to its surroundings.</p>
<p>iii) Is a landmark</p>	<p>No</p>	<p>The building is not considered to be a landmark in the area.</p>

6. Conclusions

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 331 Wellington Road was not determined to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest, or Description of Heritage Attributes has been prepared.

7. Recommendations

The subject building is a single-storey vernacular-style house circa 1937-38. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

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

- The property at 331 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

8. Images



Image 1: 331 Wellington Road, looking southwest from Percy Street intersection (AECOM, 2019)



Image 2: Front (east) façade, 331 Wellington Road (AECOM, 2019)



Image 3: Detail of wood-framed windows on north facade (AECOM, 2019)



Image 4: Detail of front dormer, covered with siding (AECOM, 2019)



Image 5: Detail of front porch (AECOM, 2019)

9. Mapping

All mapping related to the subject property is located on the following pages.

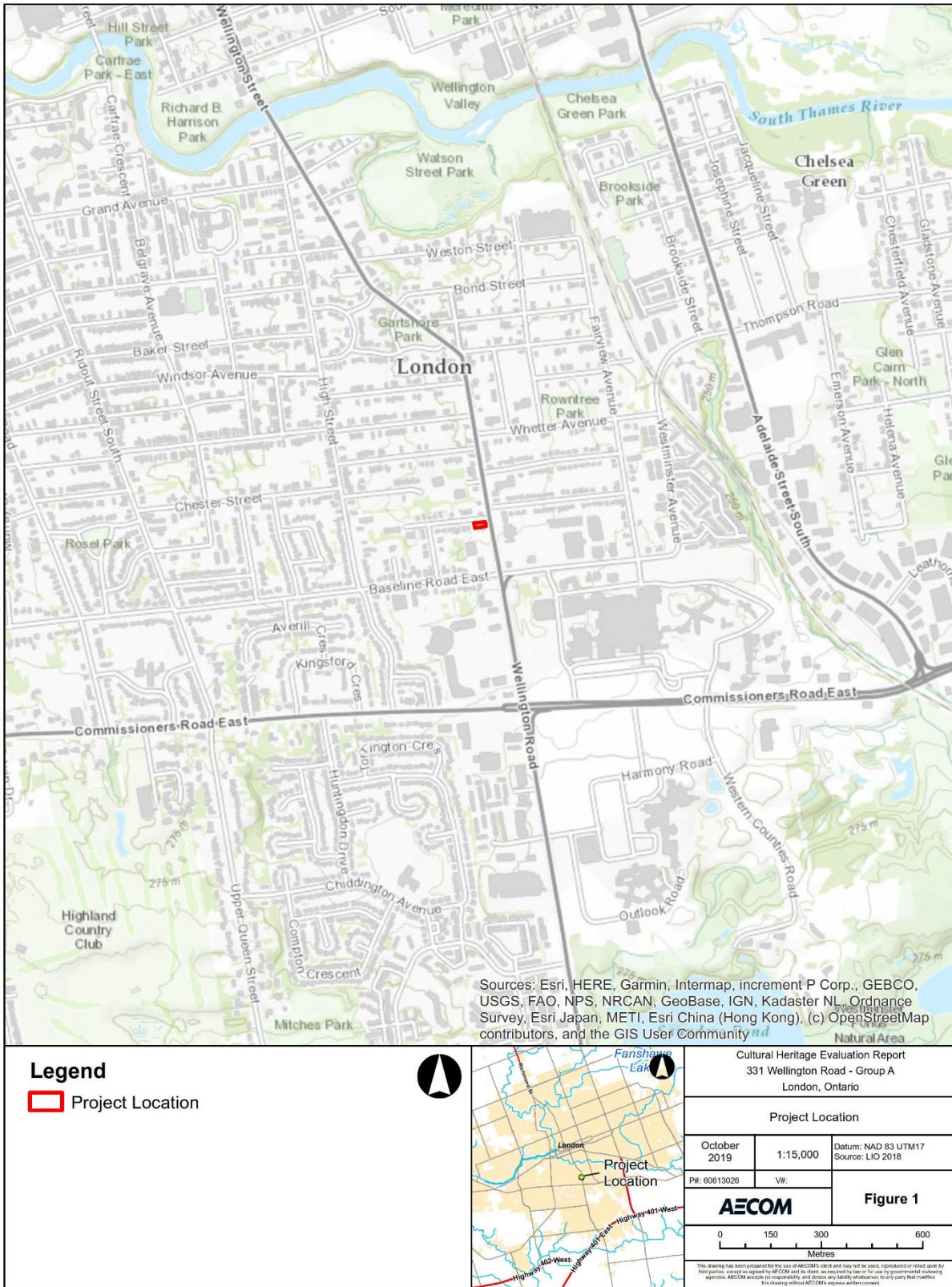


Figure 1: Project Location



Figure 2: Project Location in Detail



Figure 3: Project Location, 1878



Figure 4: Project Location, 1913



Figure 5: Project Location, 1929

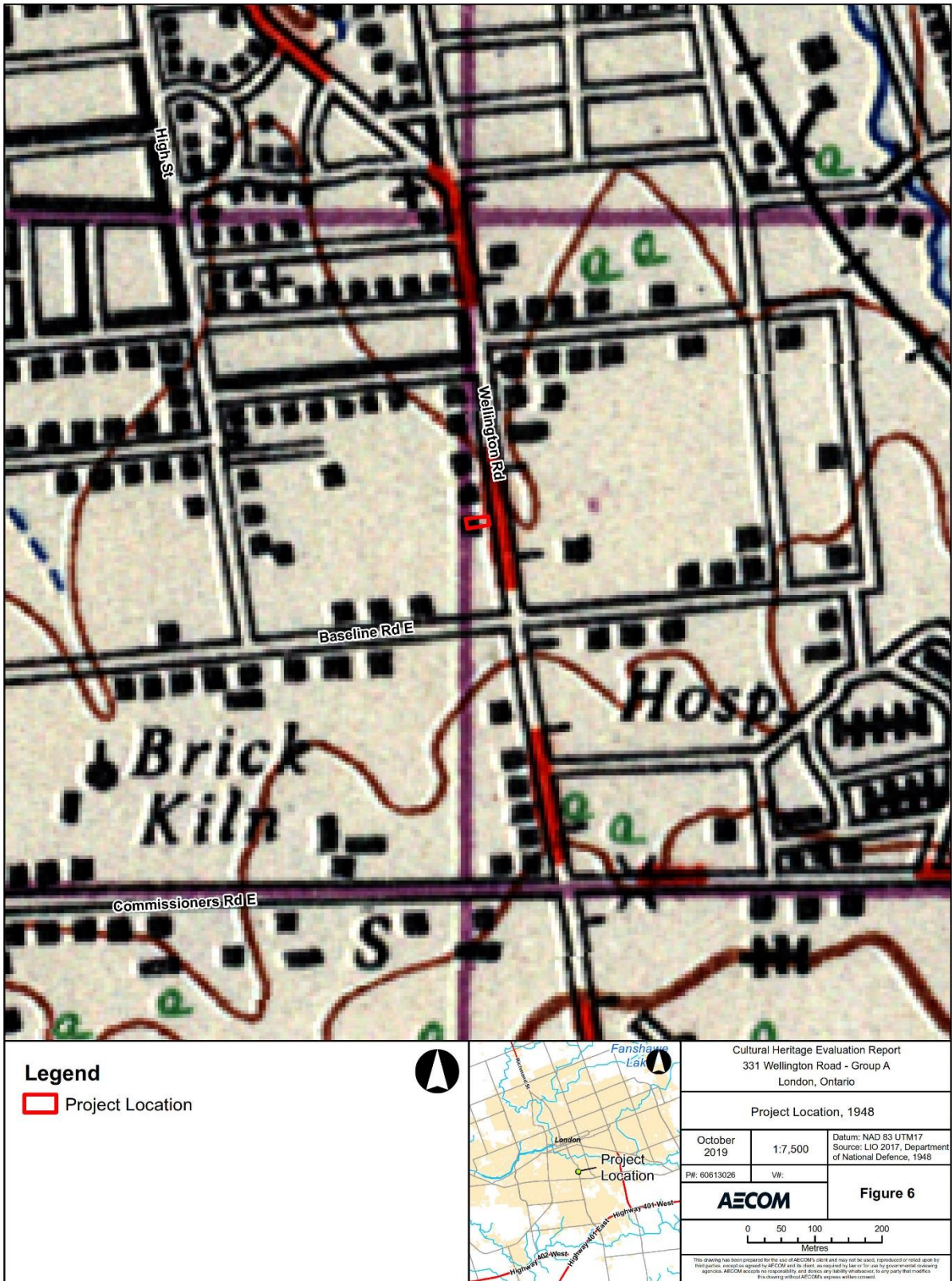


Figure 6: Project Location, 1948



Figure 7: Project Location Aerial, 1948



Figure 8: Project Location Aerial, 1965



Figure 9: Project Location Aerial, 1972

10. Bibliography and Sources

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

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