

City of London

Cultural Heritage Evaluation Report 90 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	November 8, 2019	L. Smythe	Draft submission to the City of London
1	November 18, 2019	L. Smythe	Revised draft submission 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 90 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) 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 property contains a two-storey vernacular-style house constructed circa 1946-47. 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 90 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

Table of Contents

AECOM

1.1	Development Context	1
Legi	islation and Policy Context	2
2.1	Provincial and Municipal Context and Policies	2
	2.1.1 Provincial Policy Context	
	2.1.2 Ontario Regulation 9/06	
	2.1.3 Municipal Policies	
2.2	Methodology	
2.3	Consultation	
	orical Context	
3.1	Local Context and Settlement History	
	3.1.1 Westminster Township	
	3.1.2 London South	
3.2	Land Use History	
	3.2.1 1810-1854	
	3.2.2 1854-1940	6
	3.2.3 1940-Present	7
Exis	sting Conditions	8
4.1	Landscape Context	8
4.2	Architectural Description	
4.3	Comparative Analysis	
4.4	Discussion of Integrity	11
Heri	tage Evaluation	12
5.1	Ontario Regulation 9/06	12
Con	clusions	14
Rec	ommendations	15
lmag	ges	16
Мар	ping	19
Dibl	iography and Sources	24

List of Figures

Figure 1: Project Location	20
Figure 2: Project Location in Detail	21
Figure 3: Project Location, 1878	22
Figure 4: Project Location on the 1897 Revised 1907 Fire Insurance Plan of the City of London	23
Figure 5: Project Location on the 1915 Revised 1922 Fire Insurance Plan of the City of London	24
Figure 6: Project Location, 1913	25
Figure 7: Project Location, 1929	26
Figure 8: Project Location, 1948	27
Figure 9: Project Location Aerial, 1945	28
Figure 10: Project Location Aerial, 1965	29
Figure 9: Project Location Aerial, 1972	30
List of Tables	
Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology.	9

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 to determine the cultural heritage value of the property at 90 Wellington Road. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) 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.

2.3 Consultation

Consultation 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 90 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 at their November 29, 2019 meeting. Recommendations of the Stewardship Sub-Committee will be presented to LACH at their meeting on December 11, 2019.

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, Wharncliffe Road, Emery Street and the Thames River, the new suburb was designated as Ward 6. The building boom of the 1880s and 1890s was concentrated largely to the western side of the ward; parcels of land along Wellington Road were still held by wealthy families such as the McClary and Mackenzie families until the end of the century. Grand Avenue – formerly Hamilton Road 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 Western Ontario Pacific 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

5

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

² The Architectural Conservancy of Ontatio. *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 1810-1854

The subject property is located on a portion of the north half of Lot 25, Concession B, or the Broken Front Concession in the former Westminster Township. In 1839, Albert S. Odell received a 69 ½ acre grant from the crown in 1839. The southern half of the lot remained unclaimed until 1850 when it was deeded to Edward Matthews. Albert Odell was one of the first of his family to settle in Westminster Township, arriving around 1810. He originally settled on Lot 24, Concession I, on the Commissioner's Road near the present Victoria Hospital. One of ten children, Albert Odell was born in 1787 to John Odell and Enor Schriver (also recorded as Schryver or Scriver in some sources). John Odell was of Dutch origin and had originally settled in Duchess County, New York, before relocating near Montreal after the American Revolution. 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 (now Quebec). It appears the Albert Odell never resided on Lot 25, Concession B; the 1854 assessment roll records him as residing on Lot 24, Concession I where he had originally settled. Albert married Charlotte Percival at an unknown date, however the couple never had children. Charlotte predeceased Albert sometime prior to 1852; Albert passed away in 1856.

3.2.2 1854-1940

In 1854, Benjamin Shaw purchased part of Lot 25, and along with John Reynard, subdivided most of the property into residential building lots. According to a 1908 article entitled *The Naming of London Streets* by Harriet Priddis, Shaw and Reynard both operated mills on the property for a time. Part of the Shaw and Reynard property was registered as RP 95 (4th), however remaining section on which the subject property is now situated was never registered under a subdivision plan. In 1855, George Watson purchased Lots 5 and 6, RP 95 (4th), as well as 4/5 of an acre of from Benjamin Shaw. The property acquired from Shaw includes the present subject property and was never registered as part of a subdivision plan. George Watson was originally from Staffordshire, England and had arrived in London (Ontario) with his wife in 1833. A builder and architect by trade, Watson was employed as London's town carpenter; he was responsible for constructing and maintaining the town's wooden sidewalks. Nearby Watson Street was later named for him.⁸

During the nineteenth century, several houses were located on the Watson property, although their respective dates of construction were not determined. The 1892, revised 1907 Fire Insurance Plan of the City of London is the earliest Fire Insurance Plan to cover this section of London. This plan shows that a small frame structure was situated on the property with the municipal address of 90 Wellington Road. The structure had a rectangular plan, and was set well back from the street, towards the rear of the property (**Figure 4**). On the 1912, revised 1922 plan, a brick structure is indicated at the same location (**Figure 5**). The 1926 Geodetic Survey of London provides further details of the property, showing the same brick structure with a small wood-framed outbuilding in the northeast corner. Following the death of George Watson in 1907, the property was transferred to his son Richard Watson. Richard Watson resided in the house at 88 Wellington Road from 1908 until his death in 1926. It appears that the original house at 90 Wellington Road was rented out by the Watson Family; from the 1930s onwards and R.W.

6

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

⁶ Dan Brock. "All in the Family; An Account of Some Members of the Odell Family". London and Middlesex County Historical Society Newsletter, Fall 2018.

⁷ Brock. Op Cit.

⁸ Harriet Priddis. "The Naming of London Streets". *Historic Sketches of London and Middlesex, Part II.* London, Ontario: The London and Middlesex Historical Society, 1908. p. 15

Watson is listed at this address, but not as the homeowner. The relationship to George or Richard Watson was not determined. The City of London eventually took over the Watson property for tax rears in 1939.

3.2.3 1940-Present

90 Wellington Road continued to be listed in City Directories every year until 1943 with R.W. Watson identified as occupant, but not as homeowner. From 1944-46 the address is absent from the directories, indicating that original house on the property was likely demolished during that time. Land Registry records show that the property was purchased from the City of London by Robert and Hilda Garnett in July of 1945. The 1947 City Directory lists a "new house" at this location, suggesting that the present house was constructed sometime in 1946-47. The following year, the house is occupied with Robert Garnett listed as occupant and homeowner. The Garnett family would own the house for more than thirty-five years. City Directories suggest that part of the house was rented out from the early-1950s; the listing often shows both the Garnetts and a tenant at this address. Robert Garnett appears to have passed away circa 1969; Hilda continued to reside in the house until the 1980s. The property remains a private residence today.

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the east side of Wellington Road, between Weston Street and Watson Street. Through the area, Wellington Road follows a roughly north-south orientation and is a four-lane arterial road connecting downtown London with Highway 401. Weston and Watson Streets are both two-lane residential streets which dead-end just east of Wellington Road. The area comprises a mixture of commercial and residential uses. Properties fronting onto the west side of Wellington Road are primarily commercial buildings with retailers and restaurants as tenants; those on the east side are a mixture of detached houses and commercial buildings. A small commercial shopping plaza is located on the east Side of Wellington Road, a stand-alone LCBO store is located on the west side.

4.2 Architectural Description

The subject property contains a two-storey detached house with a hipped roof clad in asphalt shingles. The house has a side-hall plan and is clad in a mixture of red and brown brick. It sits on a parged concrete foundation. The house is generally vernacular in design, although the gabled front entrance vestibule suggests some influences of the Arts-and-Crafts style. The west façade of the house fronts onto Wellington Road. The most distinctive feature of the front façade is the front entrance vestibule, which is offset to the right of the façade. This vestibule has a single entrance door and a steeply-pitched asymmetrical gable roof. A set of concrete stairs is located in front. All exterior windows are 6-over-1 sash type windows with black painted frames, with the exception of a small 2 x 2 window near the front of the house on the south façade. To the left of the front vestibule is a set of three windows. Two windows are located on second storey of the front façade. All exterior windows have concrete sills. A small skylight is located on the south face of the roof. Another single entrance door with a metal awning is located on the south façade of the house; details of the rear of the house were not determined due to property access restrictions.

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 of one and one-and-a-half storey detached houses were located within the City of London. All of these examples have an offset front gabled entranceway or vestibule, and exhibit influences of the Arts-and-Crafts style.

Seven comparable properties 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 detached houses;
- Six are clad with exterior brick;

- Four have a gable-roofed front entrance/vestibule;
- Three have hipped roofs;
- Three are two-storey houses;
- All appear to still function as private residences.

The comparative analysis suggests that the subject property has design elements which are relatively common within the City of London. The offset gabled vestibule/entranceway is a common design feature of houses constructed during the 1930s and 1940s, although it appears that most of the postwar houses with this feature are one-and-a-half storeys in height. Most comparable two-story examples with hipped roofs appear to date to before the Second World War and have more complex façade designs. The subject property appears to be a simplified, postwar interpretation of these earlier Arts-and-crafts influenced designs. 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
455 Baker Street	None		TBD	Brick - red	Two-storey detached house with hipped roof and offset front entrance with gable roof.
508 Baker Street	None		TBD	Brick - brown	Two-storey detached house with hipped roof and offset front entrance with asymmetrical gable roof.

1 Clenray Place	None	1932	Brick - brown	Two-storey detached house with hipped roof, offset front entrance with gable roof.
289 Wellington Road	None	c. 1946	Brick - brown	One-and-a- half storey detached house with gabled- roofed front vestibule
265 Wellington Road	None	c. 1946	Brick - brown	One-and-a-half storey detached house with asymmetrical gabled-roofed front vestibule

267 Wellington Road	None	c. 1946	Brick - red	One-and-a-half storey detached house with asymmetrical gabled-roofed front vestibule
272 Edward Street	None	1940	Vinyl/Aluminium siding	One-and-a-half storey vernacular dwelling with hipped-gable roof and asymmetrical gabled vestibule.

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 two-storey vernacular-style detached house clad in red and brown brick with a hipped rood. Although no historic drawings or photographs of the property were located, the house appears to have retained many of its original design elements. The external structure of the house does not appear to have been extensively modified; no additions are visible. It appears that most of the exterior window are modern replacements, however their 6-over-1 design is in keeping with the general style and age of the house. The property can therefore be considered to retain its integrity as a vernacular style house with Arts-and-Crafts influences.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale			
1) The property has design or physical value because it:					
i) Is a rare, unique,	No	The building at 90 Wellington			
representative or early		Road is a modest two-storey			
example of a style, type, or		detached house with some			
expression, material, or		simplified Arts-and-crafts			
construction method.		influences. Comparative analysis			
		suggests that the house has			
		design detail which are relatively			
		common for houses constructed			
		in the pre-war, and immediate			
		post-war period.			
ii) Displays a high degree of	No	The building exhibits design			
craftsmanship or artistic merit.		details which comparative			
		analysis suggests are relatively			
		common 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	No	The building does not			
degree of technical or		demonstrate an unusual degree			
scientific achievement.		of technical or scientific			
		achievement. It is very similar to			
2) The property has histories	or accominative value because its	many other houses of the era.			
i) Has direct associations with	or associative value because it:	There is no information that			
a theme, event, belief, person,	140	suggests any of the property			
activity, organisation, or		owners or residents were of			
institution that is significant to		significance to the community.			
a community.		organisarios to the community.			
ii) Yields, or has the potential	No	The building does not yield any			
to yield information that		information towards			
contributes to the		understanding the community or			
understanding of a community		its culture.			
or culture.					
iii) Demonstrates or reflects	No	No evidence was found related to			
the work or ideas of an		the architect, builder, or designer			
architect, artist, builder,		of the building. As a result, the			
designer or theorist who is		building has no significant			
significant to the community.		associations with an architect,			



		artist, builder, designer, or theorist.					
3) The property has contextual val	3) The property has contextual value because it:						
i) Is important in defining, maintaining, or supporting the character of an area	No	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.					
ii) Is physically, functionally, visually or historically linked to its surroundings	No	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.					
iii) Is a landmark	No	The building is not considered to be a landmark in the area.					

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 90 Wellington Road was not determined to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest, or Description of Heritage Attributes has been prepared.

7. Recommendations

The subject building is a two-storey vernacular-style house circa 1946-47. 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 90 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: 90 Wellington Road (AECOM, 2019)



Image 2: Front (west) façade, 90 Wellington Road (AECOM, 2019)



Image 3: South façade of 90 Wellington Road (AECOM, 2019)



Image 5: 88, 90, 92 and 98 Wellington Road (AECOM, 2019)



Image 4: Detail of front vestibule (AECOM, 2019)

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9. Mapping

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



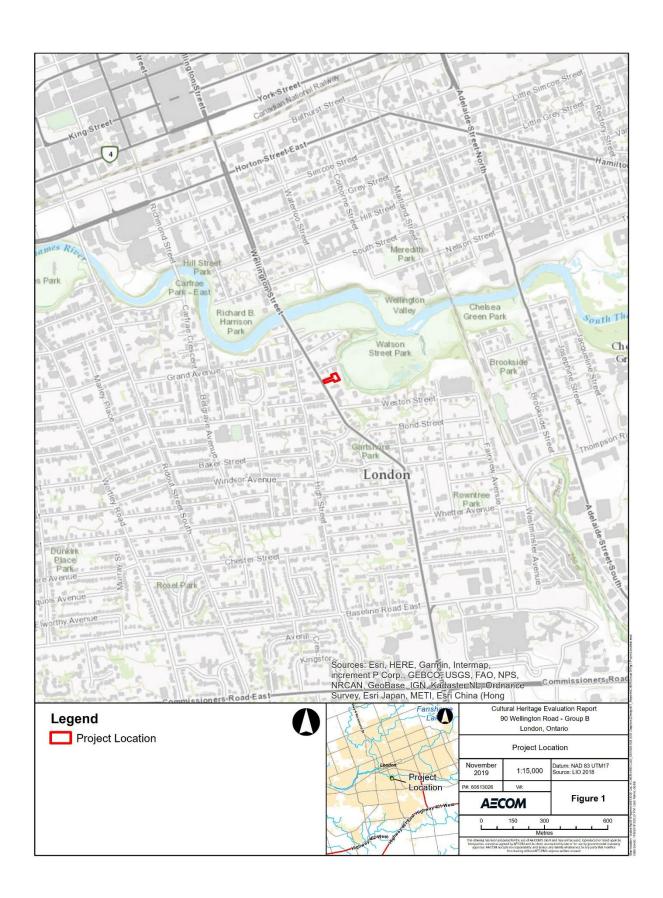


Figure 1: Project Location

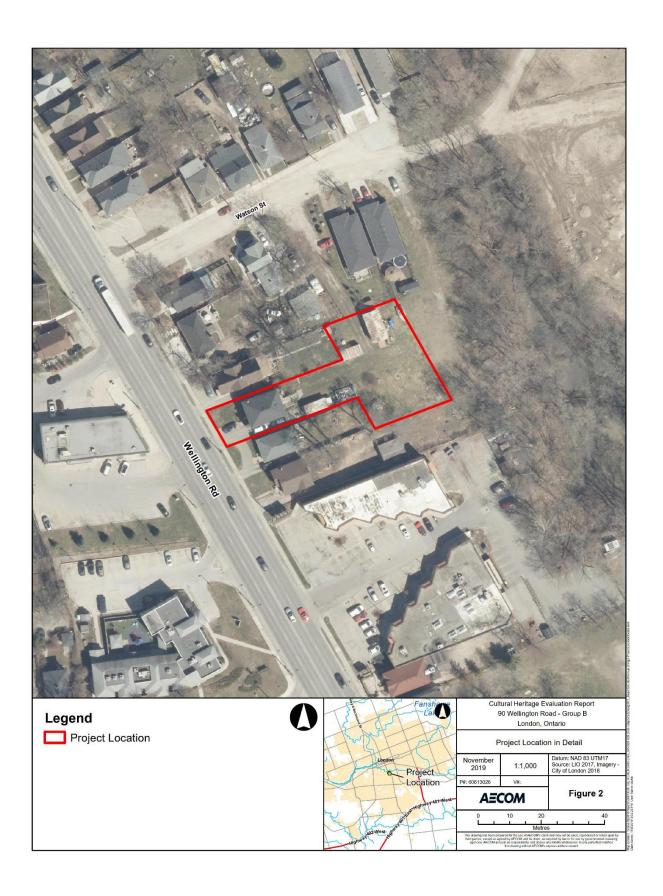


Figure 2: Project Location in Detail



Figure 3: Project Location, 1878

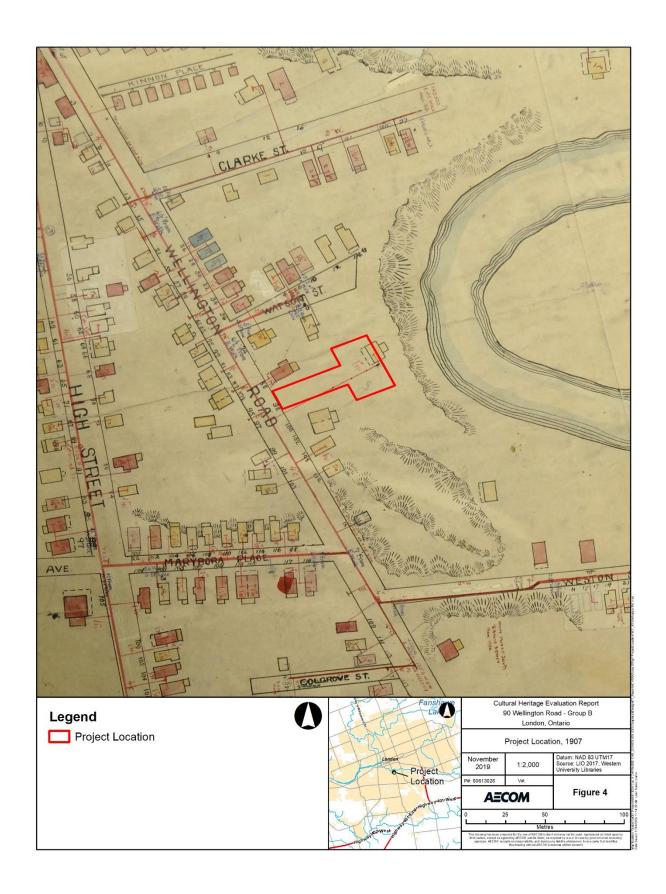


Figure 4: Project Location on the 1897 Revised 1907 Fire Insurance Plan of the City of London

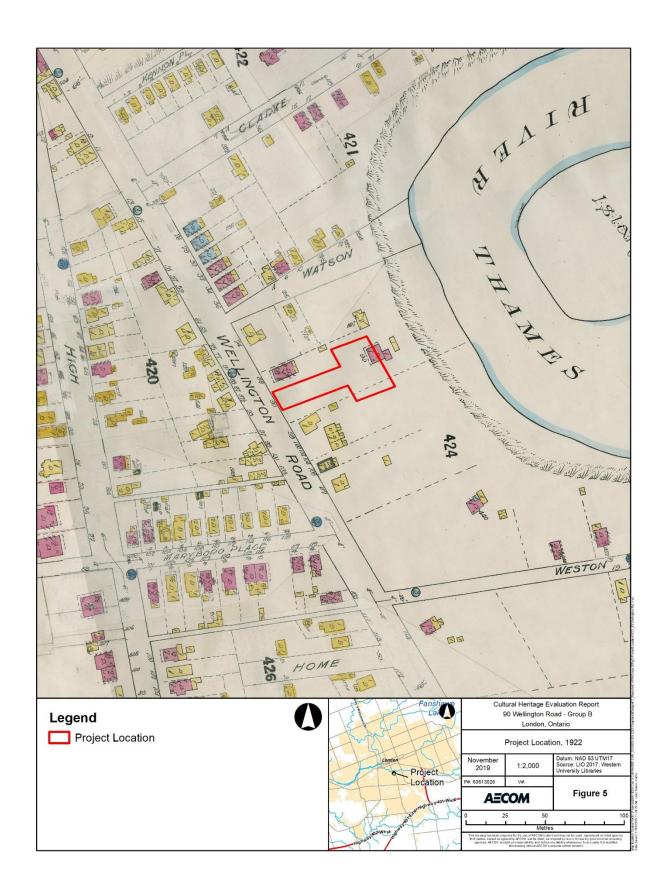


Figure 5: Project Location on the 1915 Revised 1922 Fire Insurance Plan of the City of London

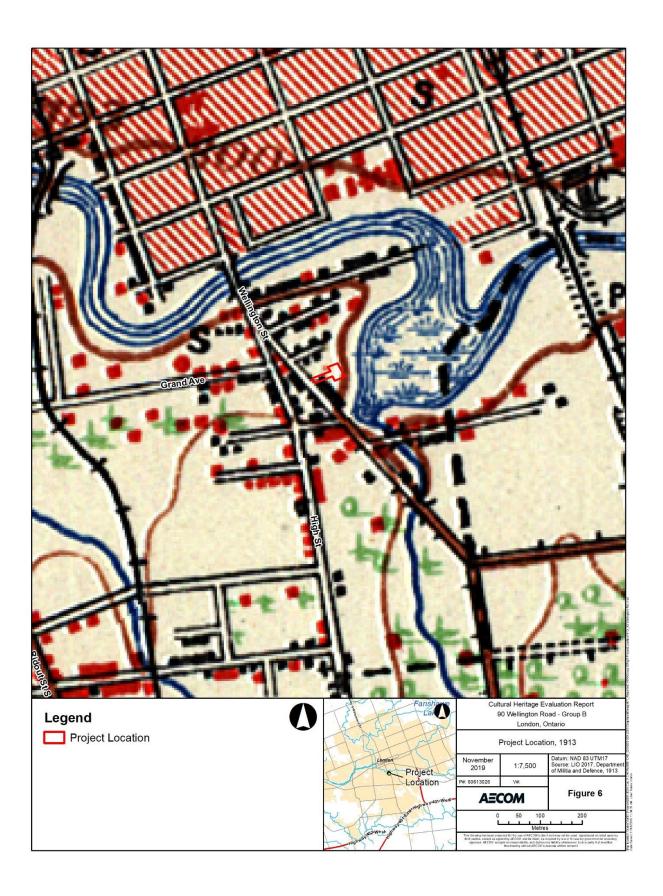


Figure 6: Project Location, 1913

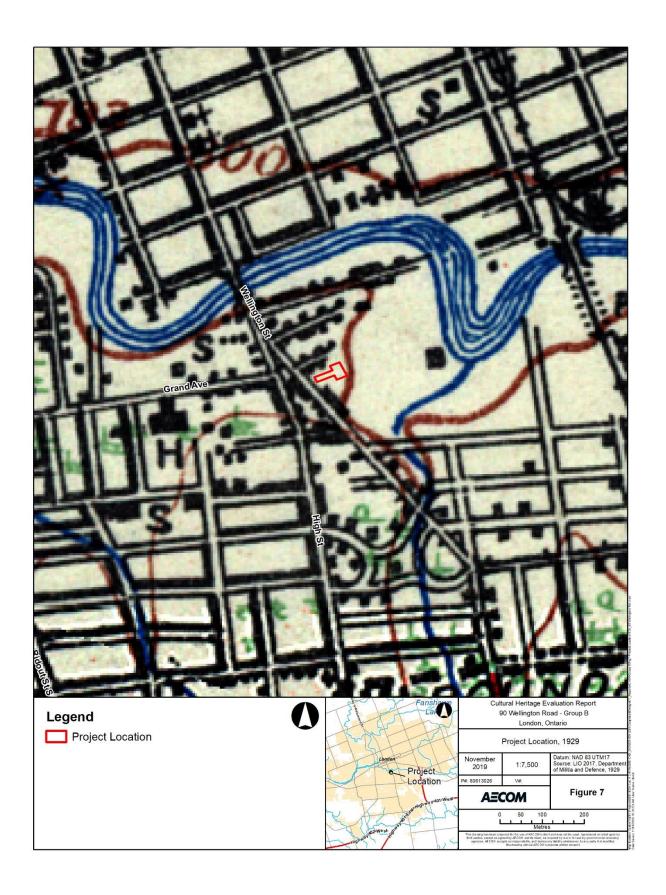


Figure 7: Project Location, 1929

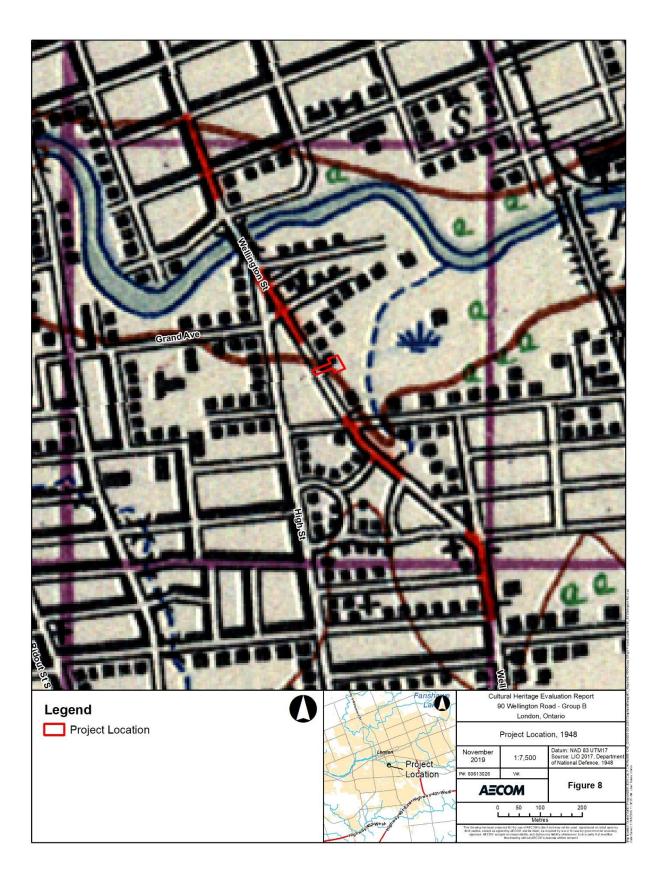


Figure 8: Project Location, 1948

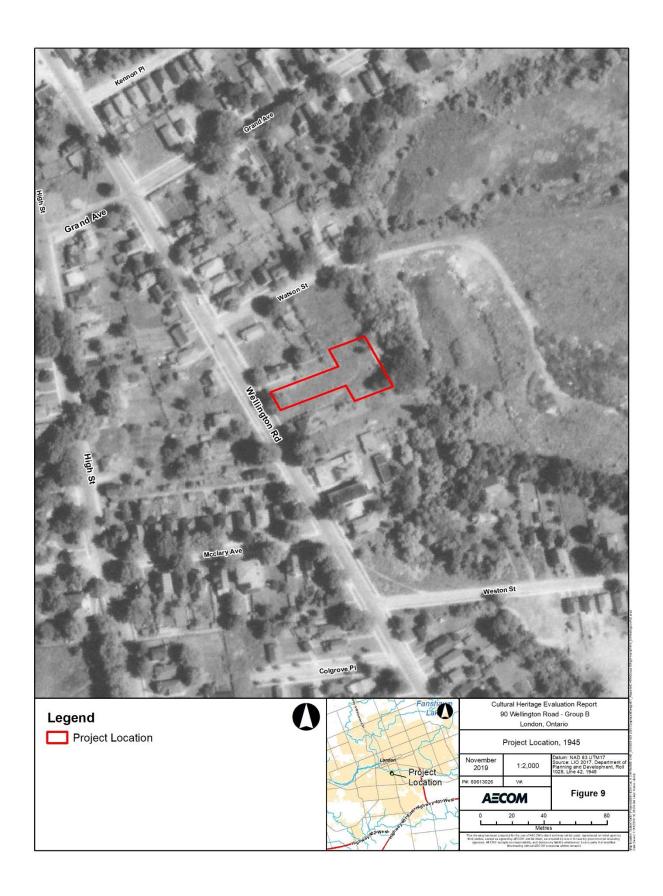


Figure 9: Project Location Aerial, 1945

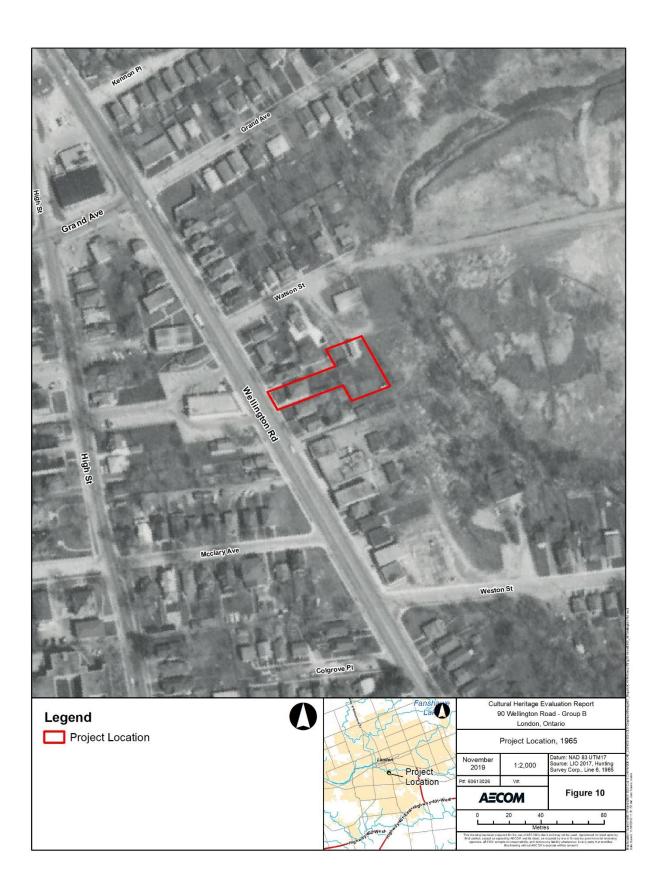


Figure 10: Project Location Aerial, 1965

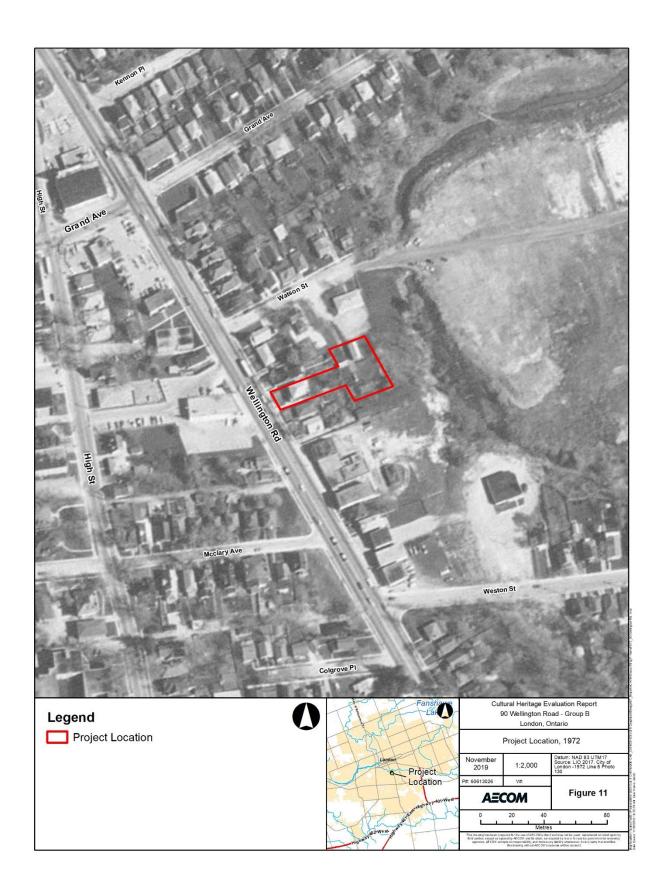


Figure 11: Project Location Aerial, 1972

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Parks Canada National Historic Sites of Canada http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

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