

City of London

Cultural Heritage Evaluation Report 92 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 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 92 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 single-storey vernacular-style house constructed circa 1949. 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 92 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 92 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. 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 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 92 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 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 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

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 1810-1854

The subject property is located on a portion of Lot 25, Broken Front Concession, or Concession "B" in the former Westminster Township. In 1839, Albert S. Odell received 69 ½ acres in the north part of the lot from the Crown. The southern part was later granted to Edward Matthews in 1850. Odell already owned Lot 24 immediately to the east, having purchased it from James Lester in 1822. The Odell family was among the earliest to settle in Westminster Township. Albert arrived in the Township in 1810, settling on Lot 24, Concession I on the Governor's Road near the present site of the Victoria Hospital.⁵ One of ten children, Albert was born in 1787 to John Odell and Enor Schriver (also given as Scriver or Schryver in some sources). The Odells were of Dutch origin and had originally settled in Duchess County, New York. John and Enor relocated near Montreal following the American Revolution. All of their Children would eventually settle in Westminster Township, with the exception of their son Loop who died in Lower Canada (now Quebec).⁶ It appears that Albert Odell never resided on the subject property; the 1854 assessment roll lists him as residing on Lot 26, Concession I. Albert and his wife Charlotte never had children. Charlotte predeceased Albert sometime prior to 1852; Albert himself passed away four years later.⁷

3.2.2 1854-1945

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

The properties which currently have the municipal addresses of 88, 90 and 92 Wellington Road were originally part of the same parcel of land. The parcel was owned by George Watson until his death in 1907, when it was transferred to his son, Richard Watson. Richard Watson resided at 88 Wellington Road from 1908 until his death in 1926. The City of London eventually took over the Watson property for tax arrears in 1939. Historic mapping shows that a house was located towards the rear of the property; City Directories identify this house with the municipal address of 90 Wellington Road. The southern section of the property on which the subject property at 92 Wellington Road is located was vacant until after the Second World War.

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

3.2.3 1945-Present

In 1945, Robert and Hilda Garnett purchased a portion of the former Watson property from the City of London. Circa 1946-47 they constructed the present house at 90 Wellington Road. In September 1947, Robert Garnett purchased an additional 40 x 200 section of property immediately to the south from the City of London. It is this property on which the present house at 92 Wellington Road was constructed. In May of 1949, the Garnetts sold this section of their property to Kenneth and Isabel Steinberg. The 1949 City Directory identifies a “New House” at 92 Wellington Road, indicating that the present structure was constructed around that time. The following year, K.R. Steinberg is listed in City Directories as occupant and homeowner at this address. Although the Land Registry records are poorly legible, ownership of the property was returned to Robert Garnett as part of a legal dispute in September 1950. In October 1950, Garnett sold the property again to Charles and Ethel Fox who resided there until 1952 when the property was sold to Joseph Richardson. The house changed hands several times during the 1960s and 1970s; it 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 Wellington Road are primarily commercial buildings with retailers and restaurants as tenants. 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 single-storey detached house with a hipped roof. The house has side-hall plan and is generally vernacular in design with a simple front façade. The exterior of the house is clad in grey horizontal vinyl siding; the roof is clad in grey asphalt shingles. The house has side-hall plan and is generally vernacular in design with a simple front façade. The front façade contains a large rectangular window projecting in a shallow bay. This window is divided vertically into three sections. A single front entrance door offset to the right. A low cast-concrete porch with two steps is located at the front door. The house sits on a concrete foundation which has been painted a dark grey. A single entrance door is also located on the south façade of the house, along with two sash-type windows. Three similar windows are located on the north façade.

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 vernacular-style dwellings within the City, not all of which are listed.




Seven comparable properties were identified. This sample however, 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 are single-storey detached houses;
- All have a side-hall plan;
- Six have hipped roofs;
- Five are clad in vinyl/aluminum siding;
- 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
637 Percy Street	None		TBD	Vinyl/Aluminium siding	Single-storey vernacular style house with hipped roof, side-hall plan.
38 Gower Street	None		TBD	Brick -beige	Single-storey vernacular style house with hipped roof, side-hall plan.
127 Weston Street	None		1950	Vinyl/Aluminium siding	Single-storey vernacular style house with hipped roof, side-hall plan.

<p>134 Paul Street</p>	<p>None</p>		<p>TBD</p>	<p>Vinyl/Aluminium siding</p>	<p>Single-storey vernacular style house with hipped roof, side-hall plan.</p>
<p>603 Winblest Avenue</p>	<p>None</p>		<p>TBD</p>	<p>Brick - red</p>	<p>Single-storey vernacular style house with hipped roof, side-hall plan.</p>
<p>45 Heather Crescent</p>	<p>None</p>		<p>TBD</p>	<p>Vinyl/Aluminium siding</p>	<p>Single-storey vernacular style house with hipped roof, side-hall plan.</p>
<p>68 Bond Street</p>	<p>None</p>		<p>TBD</p>	<p>Vinyl/Aluminium siding</p>	<p>Single-storey vernacular style house with hipped roof, side-hall plan.</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.

Although no early photographs or drawings of the subject property were located, it appears that the exterior of the house has undergone several modifications. Based on the type of materials used, all of the visible exterior elements of the house are relatively recent replacements. Exterior windows are framed with vinyl and the house is clad in horizontal vinyl siding. Despite these changes however, the original simple, vernacular design of the house is still legible, and the property is still recognizable as an example of a vernacular, side-hall plan cottage of the type constructed in the immediate postwar period.

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 92 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 92 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 1949. 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 92 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

8. Images



Image 1: Front (west) façade, 92 Wellington Road



Image 2: South facade (AECOM, 2019)



Image 3: 90, 92 and 98 Wellington Road (AECOM, 2019)

9. Mapping

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

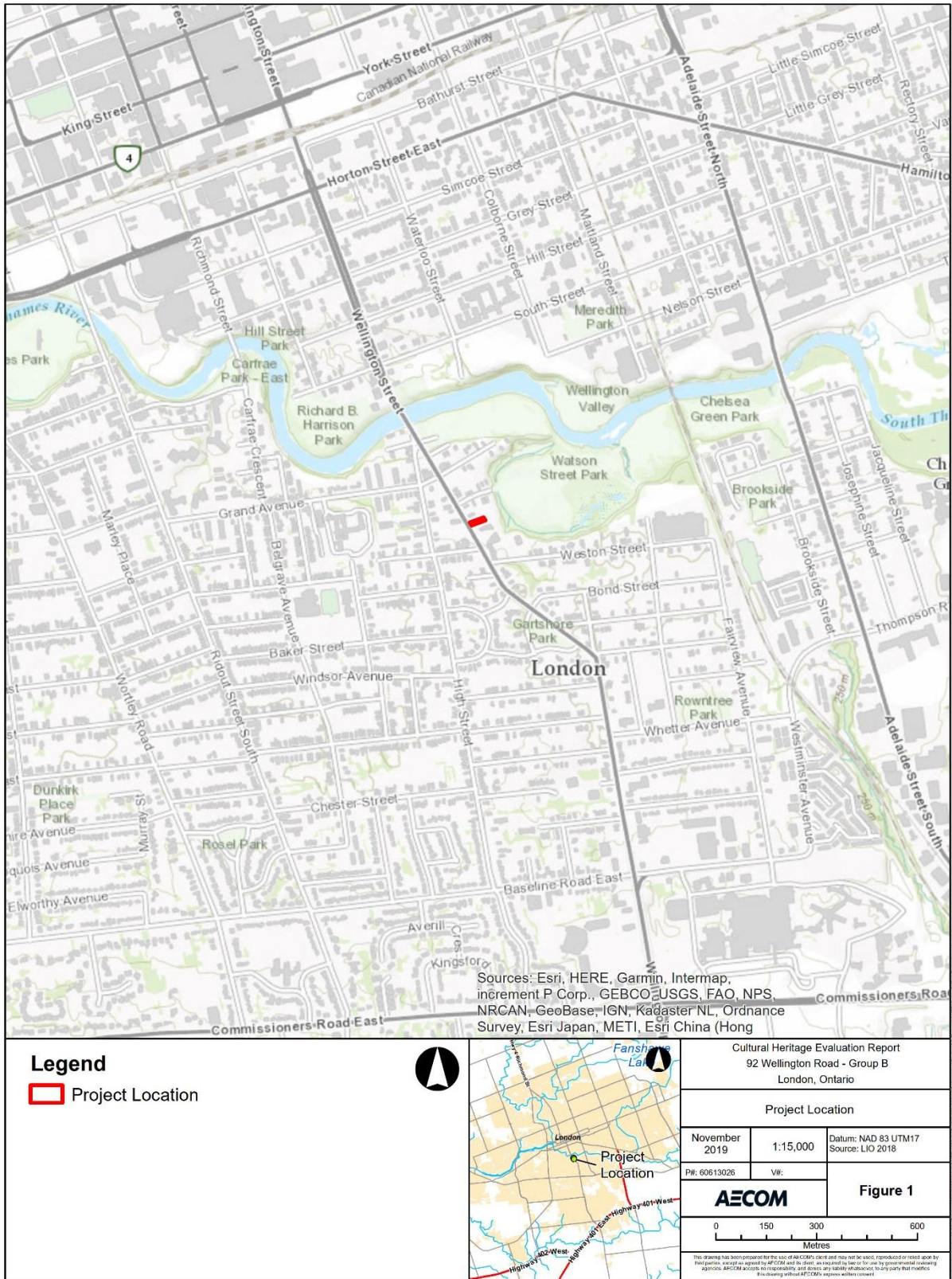


Figure 1: Project Location

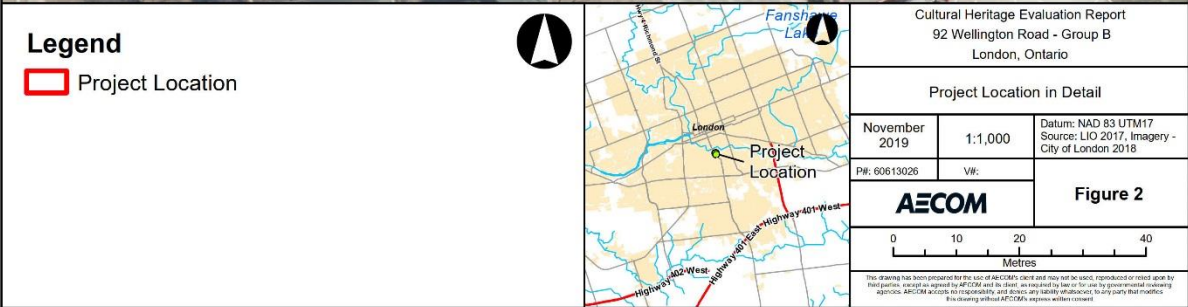


Figure 2: Project Location in Detail



Figure 4: Project Location, 1913

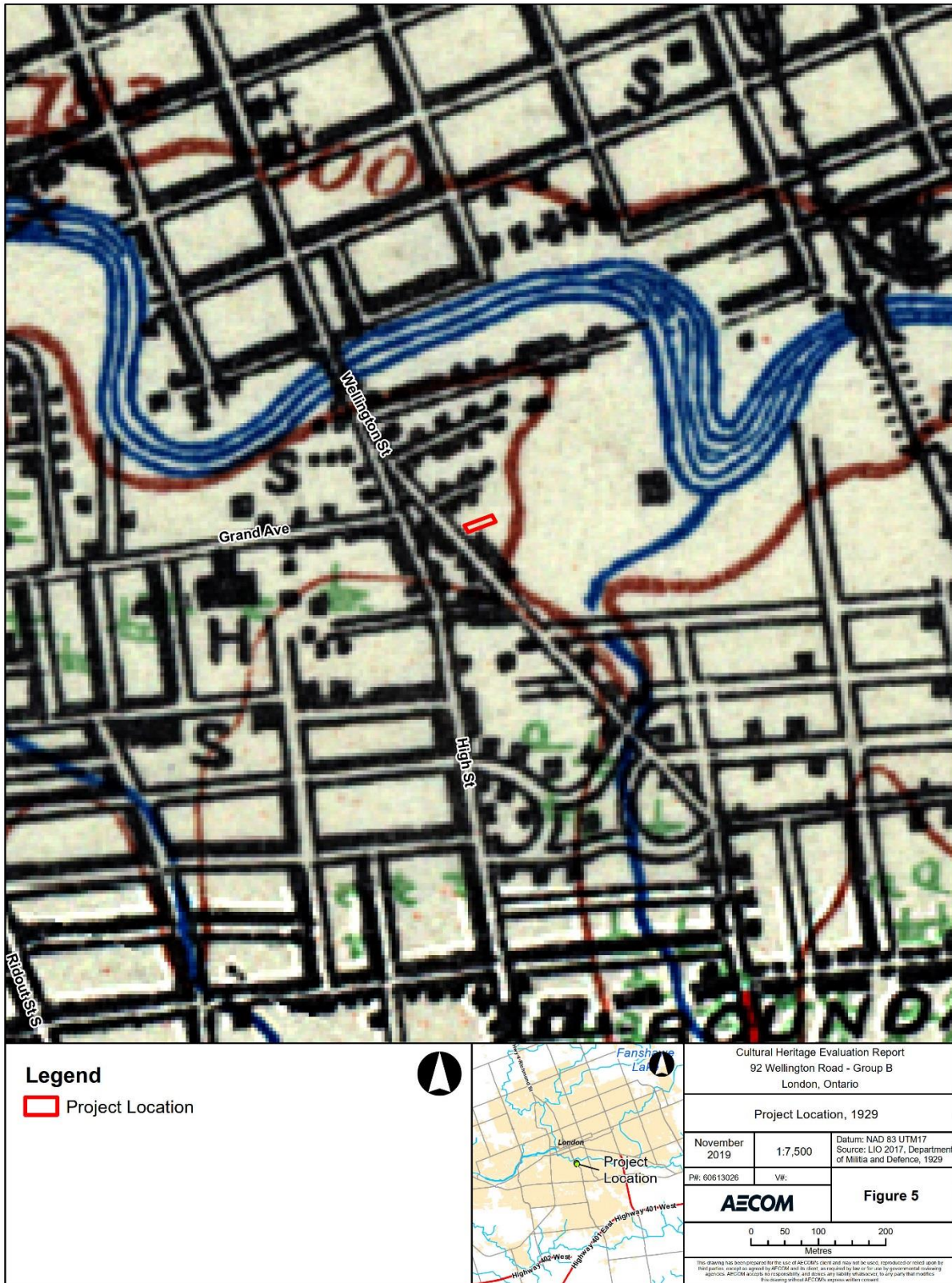


Figure 5: Project Location, 1929

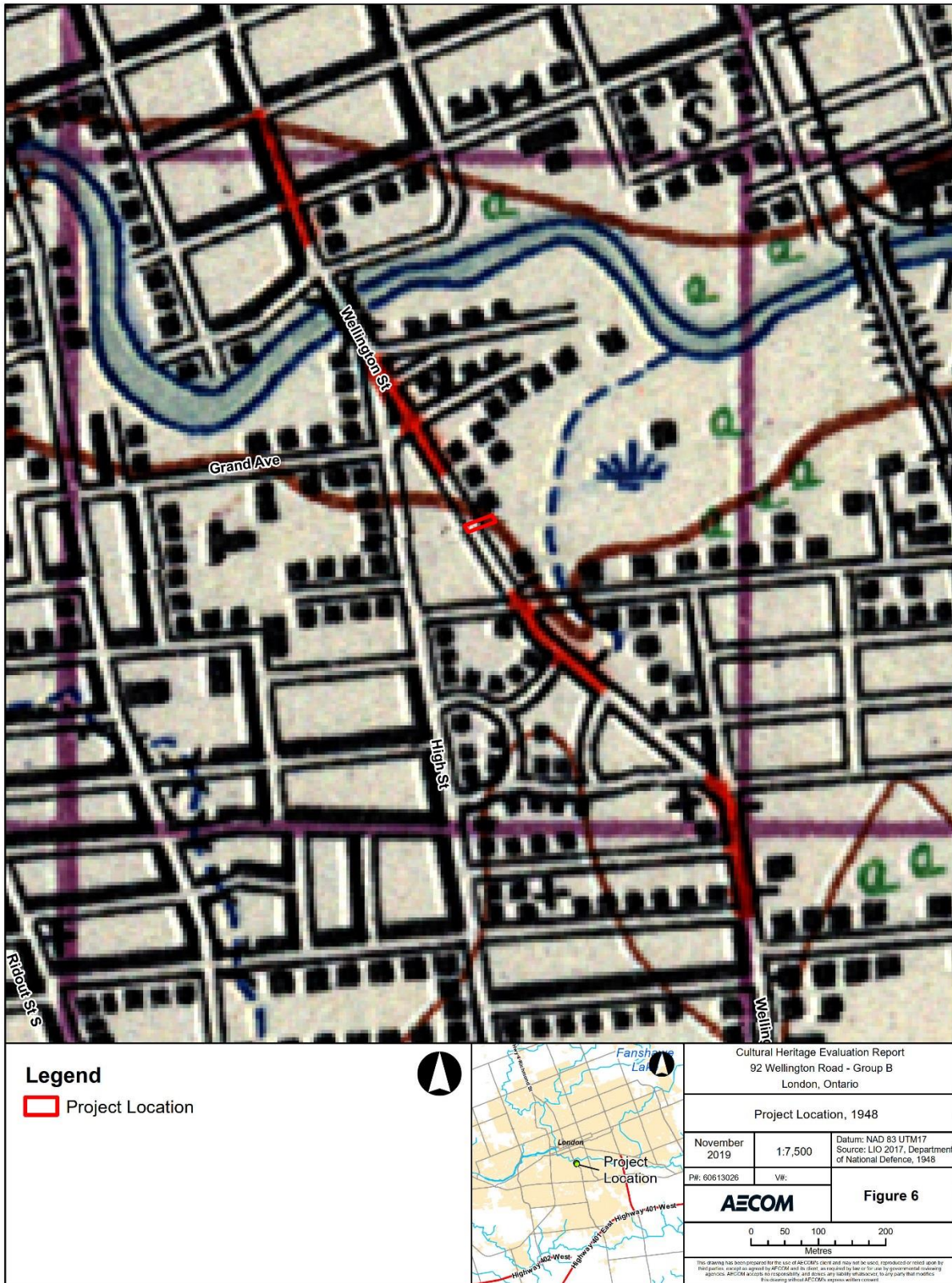


Figure 6: Project Location, 1948



Figure 7: Project Location Aerial, 1945



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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