

City of London

**Cultural Heritage Evaluation Report
120 Wellington Road,
London, Ontario**

Prepared by:

AECOM

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

519 673 0510 tel
519 673 5975 fax

Statement of Qualifications and Limitations

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

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

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

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

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

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

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

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

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

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

Signatures

Report Prepared By: DRAFT

Liam Smythe, B. URPL
Heritage Researcher

Report Reviewed By: DRAFT

Michael Seaman, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist

Distribution List

# Hard Copies	PDF Required	Association / Company Name

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 120 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 commercial building constructed circa 1958-59. 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 120 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

	page
1. Introduction	1
1.1 Development Context	1
2. Legislation and Policy Context	2
2.1 Provincial and Municipal Context and Policies	2
2.1.1 Provincial Policy Context	2
2.1.2 Ontario Regulation 9/06.....	2
2.1.3 Municipal Policies	3
2.2 Methodology	3
2.3 Consultation.....	3
3. Historical Context	5
3.1 Local Context and Settlement History	5
3.1.1 Westminster Township	5
3.1.2 London South.....	5
3.1.3 Wellington Road.....	5
3.2 Land Use History	6
3.2.1 1810-1860.....	6
3.2.2 1860-1932.....	6
3.2.3 1932-Present.....	6
4. Existing Conditions	7
4.1 Landscape Context.....	7
4.2 Architectural Description	7
4.3 Comparative Analysis	7
4.4 Discussion of Integrity.....	10
5. Heritage Evaluation	11
5.1 Ontario Regulation 9/06	11
6. Conclusions	13
7. Recommendations	14
8. Images	15
9. Mapping	18
10. Bibliography and Sources.....	28

List of Figures

Figure 1: Project Location	19
Figure 2: Project Location in Detail	20
Figure 3: Project Location, 1878	21
Figure 4: Project Location, 1913	22
Figure 5: Project Location, 1929	23
Figure 6: Project Location, 1948	24
Figure 7: Project Location Aerial, 1945	25
Figure 8: Project Location Aerial, 1965	26
Figure 9: Project Location Aerial, 1972	27

List of Tables

Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology	8
---	---

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 120 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 120 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 1810-1860

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 Dutchess 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 1860-1950

Through the 1850s and 1860s, most of the Original Lot 25 was sold off and subdivided by various landowners. In 1873, a plan of "Villa Lots" was prepared for landowner Lieutenant Colonel John B. Taylor by Samuel Peters. This plan was registered as RP 312 (4th) and subdivided a portion of Taylor's property into seven residential building lots. Land Registry records indicate that Colonel Taylor sold the lots to Daniel Torrance in August of 1873. The present structure at 120 Wellington Road is situated on part of Lots 3 and 4, RP 312 (4th). It would be many years however, before the property was developed. Both lots passed through several landowners during the nineteenth and twentieth centuries, although a review of City Directories and historic mapping suggests that nothing was ever constructed on either lot. In October of 1934, the City of London acquired the property for tax arrears amounting to \$8,897.

3.2.3 1950-Present

In 1950, William R. Stephenson and his wife Edna purchased the property from the City of London. It appears that property remained also vacant under the Stephenson's ownership, City Directories do not list an address at this location from most of the 1950s. In 1958, the Stephensons sold the property to James A. Dixon and Alexander C. Becher. The same year, Dixon and Becher took out a \$13,500 mortgage on the property with the Northern Life Assurance Company of Canada; this would suggest that a building was being constructed at that time. In January 1959, Dixon and Becher sold the property to Meyer Lipson for \$26,500. The building at 120 Wellington Road first appears in the 1960 City Directory. A.C. Becher Real Estate is identified as one of the tenants. The other two commercial tenants were Tom's Variety, and Thomas A. Edison Canada, a household appliance company.

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.*

The building originally contained at least two residential apartments occupied by Mrs. D. Edwards, and Messieurs A. Neilson and B. Harrison. Over the course of the 1960s and 1970s the building saw a relatively steady turnover of commercial tenants including McGraw-Edison Office Supplies, Imperial Advertising, and the London South Restaurant. The residential units in the building saw a similar turnover of tenants. Land Registry records indicate that Meyer Lipson passed away in 1971; his executors sold the property to Mohamad and Fahima Mankal. The Mankals later sold the property to Nikolas Alikakas in 1986. Google Street View imagery suggests that the ground floor of the building has not been occupied by a commercial tenant for at least ten years; at the time of the field review, the ground floor appeared to be vacant.

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 is a two-storey commercial building with a flat roof, constructed of concrete blocks. The west façade fronts onto Wellington Road; it is the ground level is clad with artificial Angel Stone cladding, the second storey is clad in beige brick. A red painted metal awning extends across the width of the façade just above the ground floor. Two large fixed storefront windows are present on the ground floor, with a single entrance door to the right. Another single entrance door is located on the immediate right of the façade, presumably providing access to the residential apartments on the second floor. The second storey of the front façade is symmetrical in design, with two small sliding windows.

The north and south façades of the building are clad in concrete blocks, which are joined to the brick of the front façade with simple quoins. Due to property access restrictions, details of the rear (east) façade were not determined.

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 two-storey commercial and mixed-use buildings within the City, not all of which are listed.


Five 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 five 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:

- Five include buildings that were originally designed to be two-storey commercial buildings;
- Five are clad in exterior brick;
- Three are clad in artificial or natural stone;
- Five have flat roofs;
- Four include large storefront windows at the ground level;
- Four appear to still function as commercial uses;
- All appear to still function as private residences.

The comparative analysis suggests that the subject property is a relatively common example of a two-storey vernacular commercial building in the City of London. It is typical in size, scale, form, and materials to other buildings 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
116 Wharncliffe Road South	None		TBD	Brick – brown/beige	Two-storey commercial building, storefront windows at ground level, and projected awnings over windows and door entrances, flat roof.

<p>221 Wharncliffe Road South</p>	<p>None</p>		<p>TBD</p>	<p>Brick – white, aluminium siding</p>	<p>Two-storey commercial building with large storefront windows at ground level, projected awnings and flat roof.</p>
<p>246 Wharncliffe Road South</p>	<p>None</p>		<p>TBD</p>	<p>Brick – grey/beige/red, artificial stone</p>	<p>Two-storey former commercial building with flat roof. Ground floor has been altered to accommodate current residential use.</p>
<p>122 Wellington Road</p>	<p>None</p>		<p>c. 1963</p>	<p>Brick – beige, artificial stone</p>	<p>Two-storey commercial building with flat roof. Large storefront windows at ground level, projecting awning in the style of a Chinese pagoda roof.</p>

<p>744 & 746 Richmond Street</p>	<p>Listed</p>		<p>1949 - 1955</p>	<p>Brick – red, artificial stone</p>	<p>Two-storey commercial building with large storefront windows at ground level. Limestone stone cladding on ground floor.</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 two-storey vernacular-style commercial building with a flat roof. The building is clad in a combination of beige brick and artificial stone. Although no historic photographs or drawings of the property could be located, the building appears to have been largely unmodified over the course of its existence. All the exterior design elements are consistent with the period in which it was constructed. Most exterior windows are framed with aluminium and appear to be originals. The artificial stone cladding was a popular cladding material at the time, and comparative analysis shows a number of commercial buildings from the same period have received this exterior treatment. Despite the fact that the building appears to no longer function for commercial uses, it can be considered to retain a high degree of integrity as a vernacular-style commercial building of the mid-twentieth century.

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, representative or early example of a style, type, or expression, material, or construction method.	No	The building at 120 Wellington Road is a simple two-storey commercial building. 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 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 tenants 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 located in a mixed commercial and residential area. With regards to its form and massing, the building has many similarities to the neighbouring buildings at 122 and 126 Wellington Road, although these two buildings have been highly altered, and the three properties together are not significantly important in defining or maintaining the character of the area.</p>
<p>ii) Is physically, functionally, visually or historically linked to its surroundings</p>	<p>No</p>	<p>The subject property is one of a row of three commercial buildings which are similar in age and design, although the three are not physically, functionally, visually, or historically linked to their surroundings in a way that conveys cultural heritage value or interest.</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 120 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 commercial building constructed circa 1958-59. 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 120 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, 120 Wellington Road



Image 2: Detail of south facade (AECOM, 2019)



Image 3: Detail of north facade (AECOM, 2019)



Image 4: Detail of artificial stone cladding on ground floor (AECOM, 2019)



Image 5: Entrance doors on front facade (AECOM, 2019)

9. Mapping

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



Figure 1: Project Location

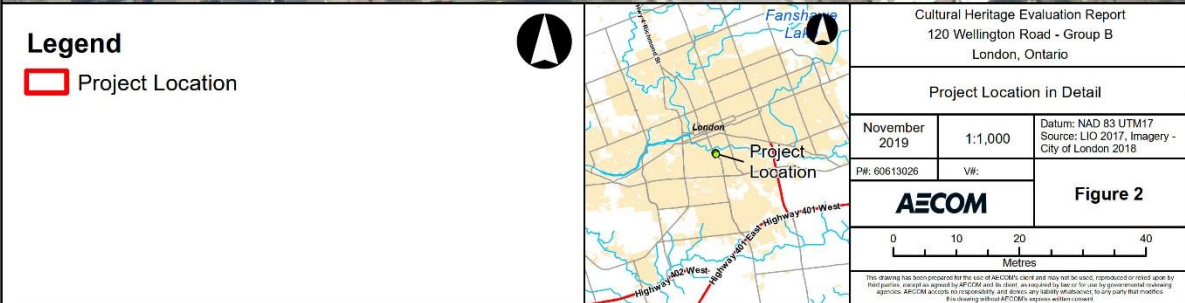


Figure 2: Project Location in Detail

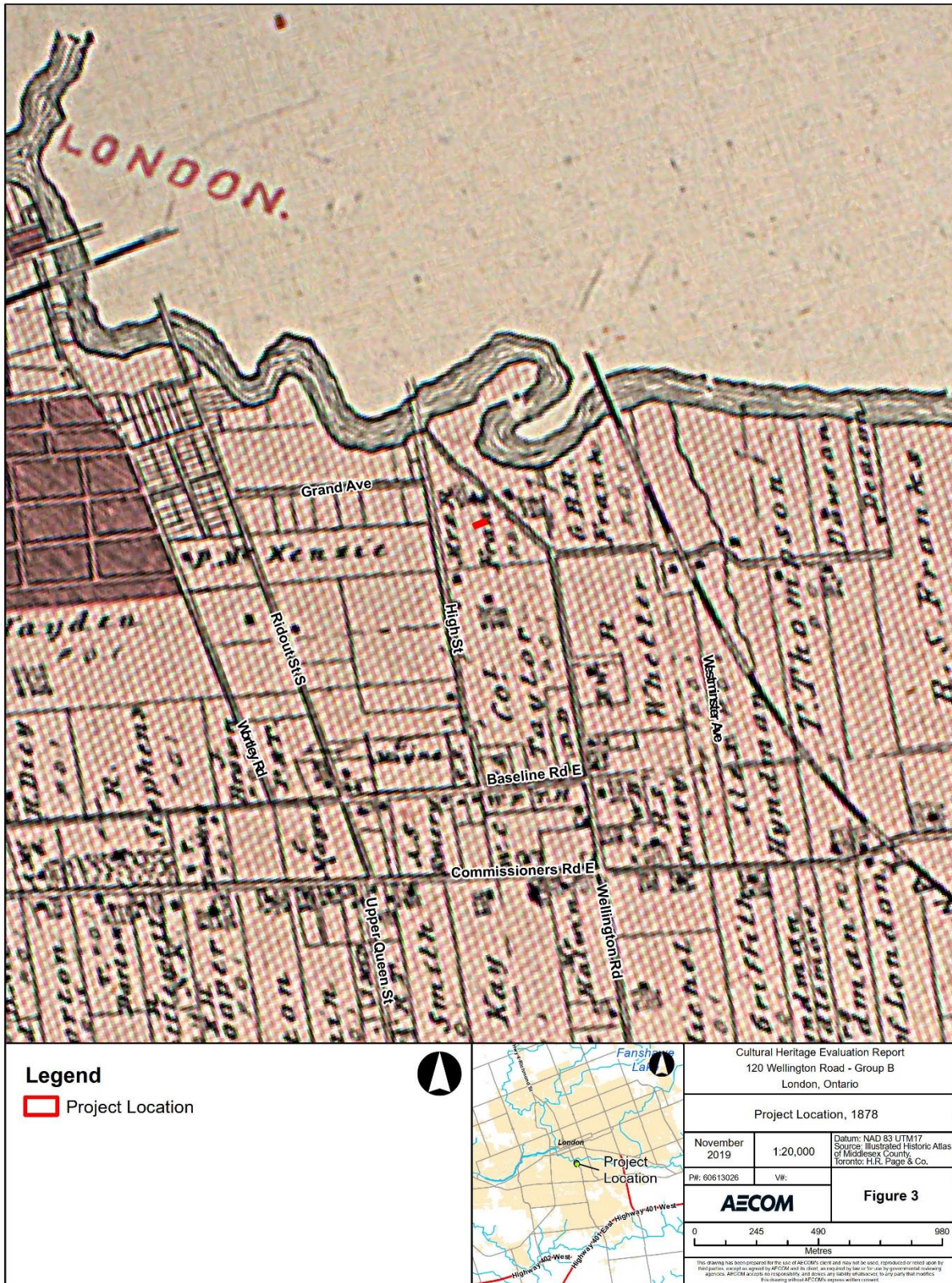


Figure 3: Project Location, 1878



Figure 4: Project Location, 1913

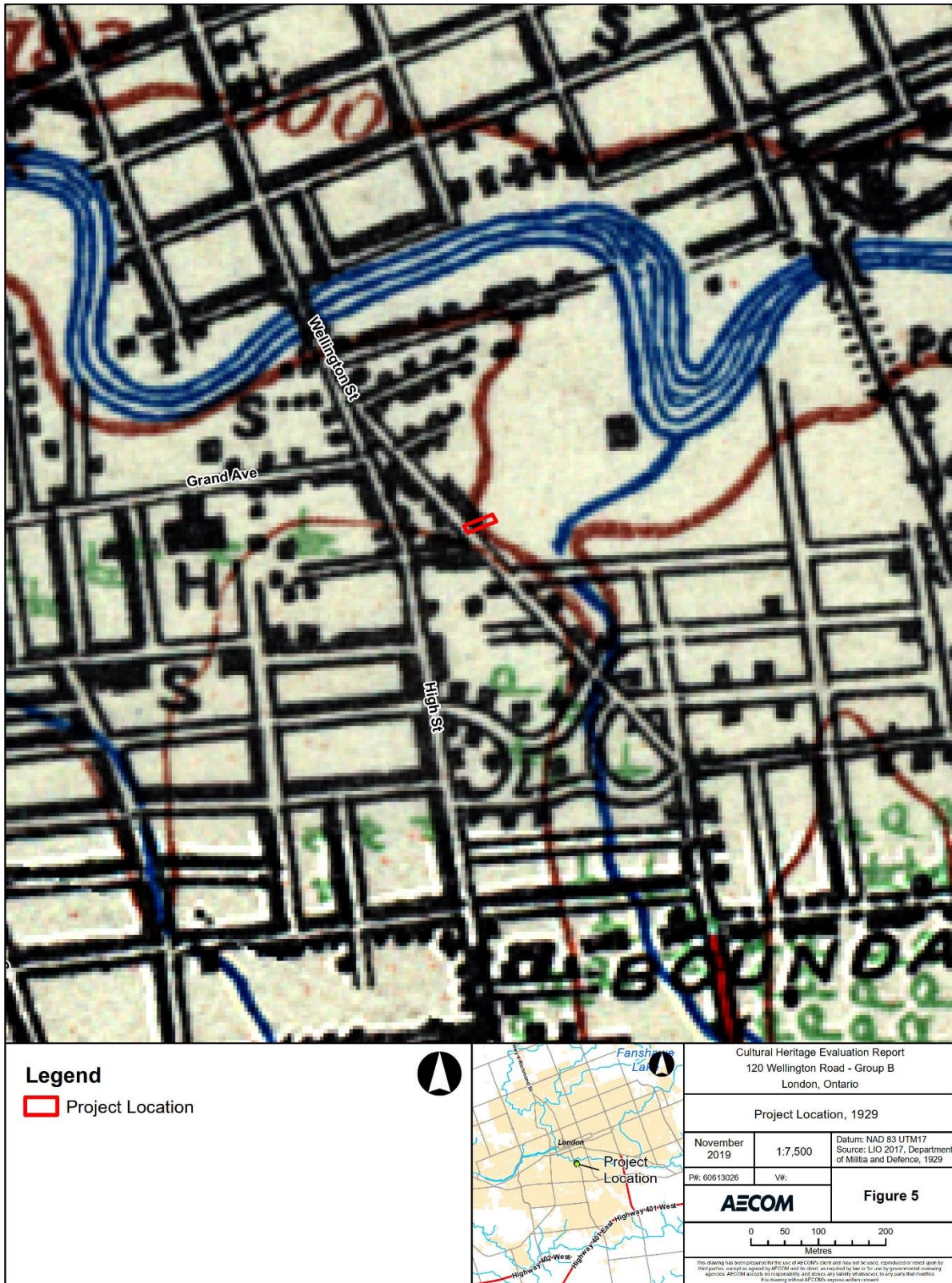


Figure 5: Project Location, 1929

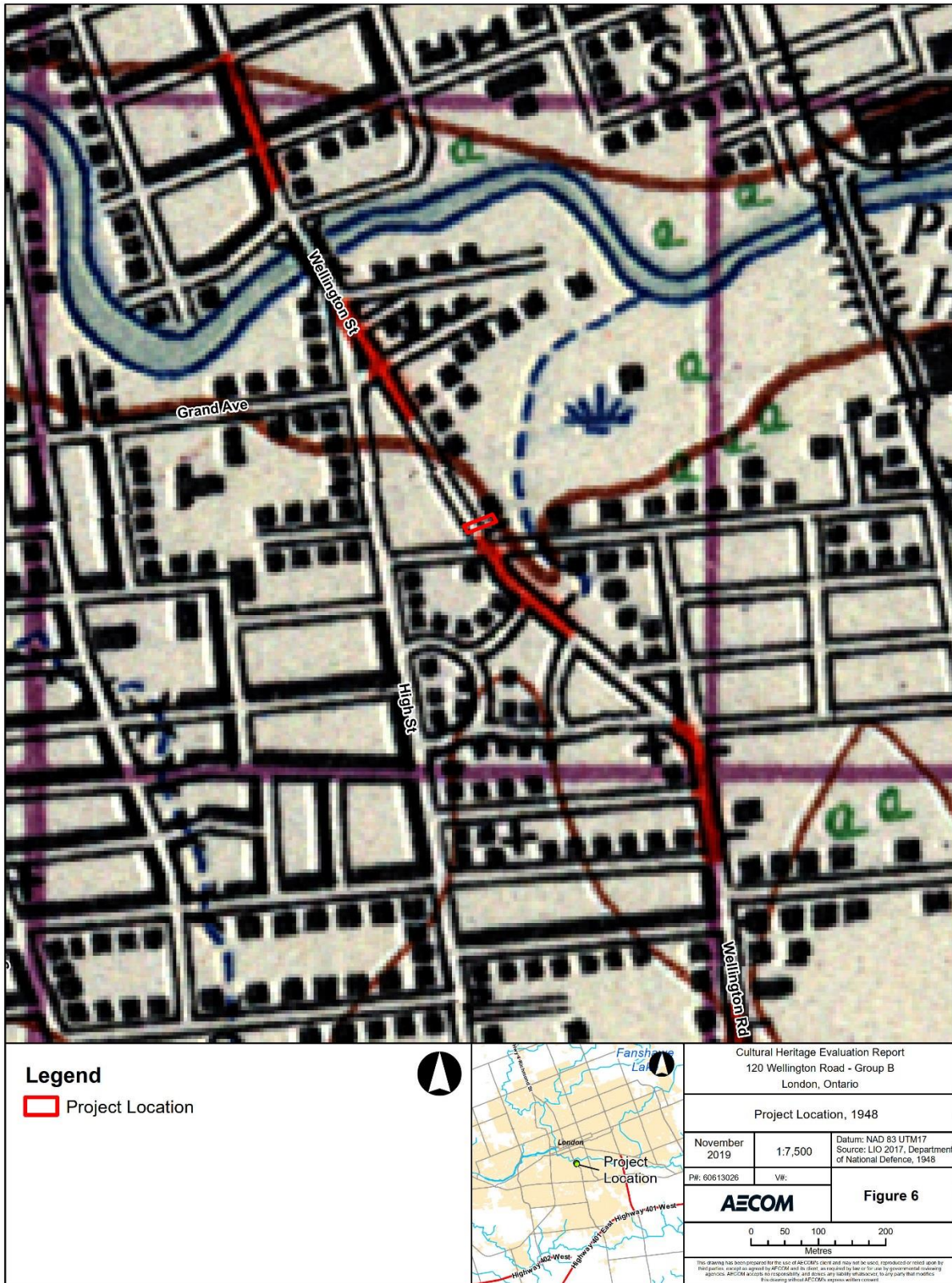


Figure 6: Project Location, 1948



Figure 7: Project Location Aerial, 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.

Vernon, Henry. *Vernon's City of London (Ontario) Directory.* Hamilton, Ontario: Henry Vernon & Son. (Issues 1922-78).

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

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

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

Middlesex County (33) Land Registry Office (MCLRO). *Book 51. Concession B; Broken Front: Lot 25, 33*

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

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

Provincial Standards and Resources:

Ontario Heritage Tool Kit

<http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht>

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

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

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

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

Ontario Heritage Act (2006)

Reference Guide on Physical and Cultural Heritage Resources (1996)

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

Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

National and International Standards and Resources:

Canadian Register of Historic Places

http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in
Canada

http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada

http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

Contact
Michael Seaman, MCIP, RPP, CAHP, CMA
Senior Cultural Heritage Specialist
T 905.317.8099
E michael.seaman@aecom.com