

City of London

Cultural Heritage Evaluation Report 72 Wellington Street London, Ontario

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Distribution List

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Revision History

Revision #	Date	Revised By:	Revision Description
0	December 13, 2019	L. Smythe	Draft submission to the City of London
1	January 15, 2020	M. Seaman, L. Smythe	Revised draft to City of London
2	January 20, 2020	L. Smythe	Revised draft 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 72 Wellington Street. 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 building is a two-and-half storey detached house. It was constructed between 1888 and 1915 and was converted to a church in the mid-1980s. 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 72 Wellington Street 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) as to determine the cultural heritage value of the property at 72 Wellington Street. 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 Heritage, Sport, Tourism and Culture Industries (MHSTC) 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 72 Wellington Street 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 January 29, 2020 meeting. Recommendations of the Stewardship Sub-Committee will be presented to LACH at their meeting on February 12, 2020.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 City of London

Prior to European settlement, the present site of London was occupied by several Neutral, Odawa, and Ojibwe villages, which were driven out by the Iroquois by circa 1654 in the Beaver Wars. Archaeological investigations in the region show that indigenous people have resided in the area for at least 10,000 years.

The current location of London was selected as the site of the future capital of Upper Canada in 1793 by Lieutenant Governor John Graves Simcoe, who also named the village which was founded in 1796.¹ The original town plot for London was laid out in 1826, and over time, the town plot and the surrounding downtown core have become a densely built-up area containing structures and streetscapes that date to the 1840s. The continuous redevelopment of the downtown core has resulted in a variety of building types and uses from every period of the core's development. Many of the surviving buildings and properties within the downtown core represent industrial, wholesaling, retailing, and financial firms that have been important in the development of the City of London, and the broader region. Specific to Wellington Street, the east and west sides of the historically lined with private residences.²

3.1.2 Soho

The subject property is located within the Soho neighbourhood of the City of London. Originally named St. David's Ward, the neighbourhood derives its present name from "South of Horton Street". St. David's Ward was originally one of four wards within the boundaries of the Village of London in 1844. In the 1840s, a bridge was constructed on Wellington Road across the Thames River to connect the Village of London to Westminster Township on the south side of Thames. Construction of this bridge was petitioned by Reverend William Clarke, who resided on the south bank of the Thames, opposite his church, which was located on the north bank along Wellington Street.³ In the 1870s, the General Hospital was established on South Street, between Waterloo Street and Colborne Street. At this time, most of the surrounding streets were lined with modest homes, occupied by a working-class community.⁴

3.1.3 Wellington Street

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 Street 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.⁵ Within the City of London, Wellington Street is identified by various official names. 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

¹ Max Braithwaite (1967). *Canada: wonderland of surprises*. New York: Dodd, Mead, 1967.

² *Downtown Heritage Conservation District Study, 2.0*.

³ *Clark's Bridge: Cultural Heritage Evaluation Report*. WSP, February 2019

⁴ City of London. *Heritage Places 2.0: Potential Heritage Conservation Districts in the City of London*. August, 2019. p. 19

⁵ Michael Baker & Hilary Bates Neary. *London Street Names*. Toronto: James Lormier & Company Ltd., 2003. p. 100

Road, and is identified as such between the River and the road's intersection with Exeter Road, just north of Highway 401. Lastly, the road is identified as Wellington Road South southwards from Exeter Road to south of the municipal city limits. The road serves as a major north-south thoroughfare, carrying traffic into London's downtown core from the south.

3.2 Land Use History

3.2.1 1840-1896

The subject property is located on part of Lot 1, south of South Street East in the City of London. Land Registry records indicate that Lot 1, South of South Street East was originally granted to John K. Fairchild in March, 1844. Fairchild later sold the property to Finlay Maleah in December of 1844. The property changed hands several times during the 1840s and 1850s. It was purchased by Patrick Smith in 1861, however subsequent land registry records could not be located in the abstract indexes.

A review of City Directories suggests that while neighbouring properties were developed at this time, the subject property at 72 Wellington Street is identified as a vacant lot. Beginning in the 1880-1881 City Directory, Nolan Daniels is identified as residing at 72 Wellington Street. He is identified as labourer, and a freeholder on the property. The 1881, revised 1888 Fire Insurance Plan shows that a single-storey wood framed structure was located on the property at 72 Wellington Street.

3.2.2 1896-1950

In 1896, City Directories indicate that Nolan Daniel had relocated across the street to 75 Wellington Street, and that James H. Carroll was now residing at 72 Wellington Street. At no point do City Directories note that the property was vacant, or that a new house was under construction. The 1897, revised 1907 Fire Insurance Plan identifies a two-and-a-half storey brick house on the property which appears to be the present house, however the 1897, revised 1907 Fire Insurance Plan is not considered reliable for dating structures due to later revisions to the map. The absence of any further Land Registry information makes determining a specific date of construction difficult. One possible clue to the house's date of construction is the 1893 Bird's Eye View of the City of London published by Toronto Lithograph Company. Although it is only an artist's conception, the map shows a two-storey house with a hipped roof located on the east side of Wellington Street south of South Street. The 1912, revised 1915 Fire Insurance Plan confirms that the present brick house had been constructed by that time. City Directories indicate that the house changed occupancy several times during the 1920s and 1930s. It was occupied by Edna Hunter for a period in the mid-1930s but appears to have often been rented due to the rapid turnover of occupants.

3.2.3 1950-Present

Through the 1950s and 1960s, City Directories indicate that the house had a number of different tenants, suggesting it continued to be rented at this time. Around 1970-71, the house was converted to commercial uses. During the early 1970s it housed a television and radio repair shop. A single residential unit also remained. The property continued to be used for mixed commercial and residential purposes until the 1980s. In the 1981 City Directory, the property is occupied by Deep Three Enterprises Limited, and had one additional residential tenant. Between 1981 and 1984, the property is listed as vacant. In 1985, a Gospel Church known as the People's Church of London moved into the building. It is presumed that the rear addition to the building was constructed around this time. City Directories of the 1980s suggest that many of the neighbouring residential properties were demolished at this time, as their addresses are no longer listed. By 1990, the 72 Wellington Street was the first address identified on Wellington Street north of the river. The People's Church of London occupied the building until circa 2014-15,

after which the building was left vacant. In July 2016, the interior of the building was damaged by fire in a suspected arson incident.⁶ At the time of the field review in September 2019, the building appeared vacant.

⁶ “Fire at former People’s Church on Wellington Street a Possible Arson. *The London Free Press*. July 12, 2016

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the east side of Wellington Street between South Street and the Thames River. The property is one of only two structures remaining on this section of Wellington Street; the other being a two-store commercial office building at 82 Wellington Street. In this area, Wellington Street is a four-lane arterial road which provides a connection between London's downtown area and Highway 401 (south of the Thames River, it is named Wellington Road). Nearby land uses are primarily commercial, with buildings generally one or two-storeys in height. It appears that several of these commercial properties have been converted from former residential dwellings. To the immediate north of the subject property is an asphalt-surfaced parking lot which connects to the commercial building at 82 Wellington Street. South of the subject property is open parkland, with an entrance to the Thames Valley Parkway recreational trail on the north bank of the Thames River.

4.2 Architectural Description

The subject property contains a two-and-a-half storey detached house with a hipped roof with cross gables. The building was originally constructed between 1888-1915 as a private residence but was converted to a church in the mid-1980s. The house has a side-hall plan and the exterior is clad in yellow brick. Surviving design elements suggest that the house was originally constructed with influences of the late Queen Anne Revival style, although it has undergone significant alterations and subsequently retains few of these details. The front (west) facade of the house faces onto Wellington Street. Some ghosting is evident above the doorway suggesting there was once a verandah. On the right side of this façade is a flat two-storey bay with pairs of tall fixed-pane windows on the ground floor and second floor. The windows have black aluminium frames, the ground floor windows have been covered with plywood. The windows have surrounds of brown brick, with two recessed brown brick panels below the second storey windows. Cross gables are located on the front (west), north, and south sides of the roof. All three have been clad in vertical wooden siding, painted brown. The cladding on the front gable has been partially removed, revealing a small pair of windows with imbricated shingle cladding and a decorative bargeboard. It is presumed that the other gables may have a similar treatment beneath the cladding.

Most other exterior windows on the house have a segmental arch like that of the front door and have wooden sills. A small keyhole window opening is located at the front entrance of the house on the north side. A pair wood framed sash windows is located on the north façade; however, most window openings have been covered with plywood and details of the window design could not be determined. A single entrance door is located on the second-storey of the south façade, accessed by a set of metal stairs. A chimney is also located on the south side; the portion extending above the eaves has been removed.

A single-storey extension with a hipped roof is located at the rear of the property. Historic mapping indicated that this is a later addition and was possibly added when the building was converted to a church. The south façade of this extension has a single entrance door with a concrete ramp for handicapped access.

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 two-and-a-half storey detached houses were located within the City of London. All of these examples have hipped roofs with a central front gable. Three exhibit Queen Anne Style design influences.


Six 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 six 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:

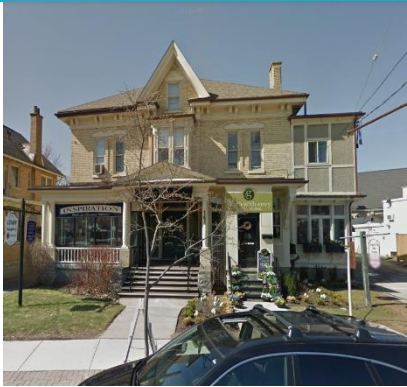
- All include buildings that were originally designed as detached houses;
- All have hipped roofs;
- All have a central front gable;
- All have decorative bargeboards;
- All have shingle cladding in the gable;
- Five are clad with exterior brick;
- All appear to still function as private residences.

The comparative analysis suggests that the subject property is of a design that is relatively common for houses in the City of London constructed between the 1880s and the early 1900s. The hipped-roof, two-and-a-half storey massing, central front gable, buff brick and bargeboard are all common design elements from this period, although the cross-gable roof design of the house at 72 Wellington Street appears to be uncommon as no other examples could be identified. Additionally, earlier comparative examples tend to display Italianate-influenced design details, as oppose to the Queen Anne style influences of the house at 72 Wellington Street. The subject property is however an altered example of this style of house, and examples can be found around the city which display a higher degree of integrity. 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
47 Beaconsfield Road	Designated, Part V		1901	Brick – Buff	Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gabled-dormer with bargeboard and imbricated shingles

<p>120 Wortley Road</p>	<p>Designated, Part V</p>		<p>1909</p>	<p>Brick – Buff</p>	<p>Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gabled-dormer with bargeboard and imbricated shingles.</p>
<p>195 Elmwood Avenue</p>	<p>Designated, Part V</p>		<p>1885</p>	<p>Brick - buff</p>	<p>Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gable with bargeboard. Full-width veranda. Italianate details.</p>
<p>520 Huron Street</p>	<p>Listed</p>		<p>1909</p>	<p>Brick - buff</p>	<p>Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gable with bargeboard. Italianate details.</p>
<p>45 Beaconsfield Road</p>	<p>Designated, Part V</p>		<p>1901</p>	<p>Rusticated concrete block</p>	<p>Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gable with bargeboard and</p>

					imbricated shingles.
141 Wortley Road	Designated, Part V		1883	Brick - buff	Two-and-a-half storey detached house with centre-hall plan, hipped roof. Central front gable with bargeboard. Full-width veranda. Italianate details.

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-and-a-half storey detached residential dwelling which has been converted to a church. The building appears to have originally been constructed with Queen Anne style influences, however few of these design details remain. Although no historic drawings or photographs were located, the building appears to have been significantly modified since its construction. Ghosting on the front façade, particularly above the door indicates that structure likely had a porch or verandah attached. The first and second storey fixed-pane windows with brown brick surrounds are a later addition, likely dating to the 1970s or 1980s when the property was converted to commercial/institutional uses. All other visible windows and exterior doors are modern replacements, many of which have been covered with plywood. A chimney is located on the south façade, which has been truncated at the eaves. The exterior wooden staircase leading to the second-storey door is also a later addition. The small keyhole-shaped window opening on the north façade is one of the few remaining Queen Anne inspired details, although the window itself has been removed and covered with plywood. All three gables of the house have been covered with vertical wooden siding. A section of this siding had been removed from the front gable, revealing that the gable contains a pair of small windows with imbricated shingle cladding and a decorative wooden bargeboard. Similar details may also exist beneath this siding on the remaining gables. The house was appeared to be unoccupied at the time of the field review and showed signs of fire damage. As a result of these extensive modifications, the house has retained few noteworthy design elements that would contribute to its identification as an example of the Queen Anne Revival style.

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 property at 72 Wellington Street contains a two-and-a-half storey detached house. It has been altered through renovations, and comparative analysis suggests it is of a relatively common design for the period in which it was constructed. It is therefore it does not meet these criteria.
ii) Displays a high degree of craftsmanship or artistic merit.	No	Comparative analysis suggests that the building on the property is of a relatively common design for the period in which it was constructed. Any noteworthy design features it once had have been removed in subsequent renovations. The building therefore 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 property does not demonstrate an unusual degree of technical or scientific achievement. It is very similar to many other houses of the era.
2) The property has <i>historic or associative value</i> 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 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 property 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,	No	No evidence was found related to the architect, builder, or designer of the building. As a result, the

<p>designer or theorist who is significant to the community.</p>		<p>building has no significant associations with an architect, artist, builder, designer, or theorist.</p>
<p>3) The property has contextual value because it:</p>		
<p>i) Is important in defining, maintaining, or supporting the character of an area</p>	<p>No</p>	<p>The property is a former residential structure located in an otherwise mixed character area. It does not play an important role 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 two structures on the east side of Wellington Street in this area. It has been isolated from its original context and 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 property 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 72 Wellington Street 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 property contains a two-and-half storey detached house. Research suggests that it was constructed sometime between 1888 and 1915 and was converted to a church in the mid-1980s. 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 72 Wellington Street 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: Section of the 1893 Bird's Eye View of the City of London. The structure at centre show similar massing and details to that of the subject property.



Image 2: Front (west) and north façades, 72 Wellington Street (AECOM, 2019)



Image 3: Single-storey extension at rear of building (AECOM, 2019)



Image 4: Detail of bargeboard and shingle cladding in front gable (AECOM, 2019)



Image 5: Detail of Keyhole window on north façade (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

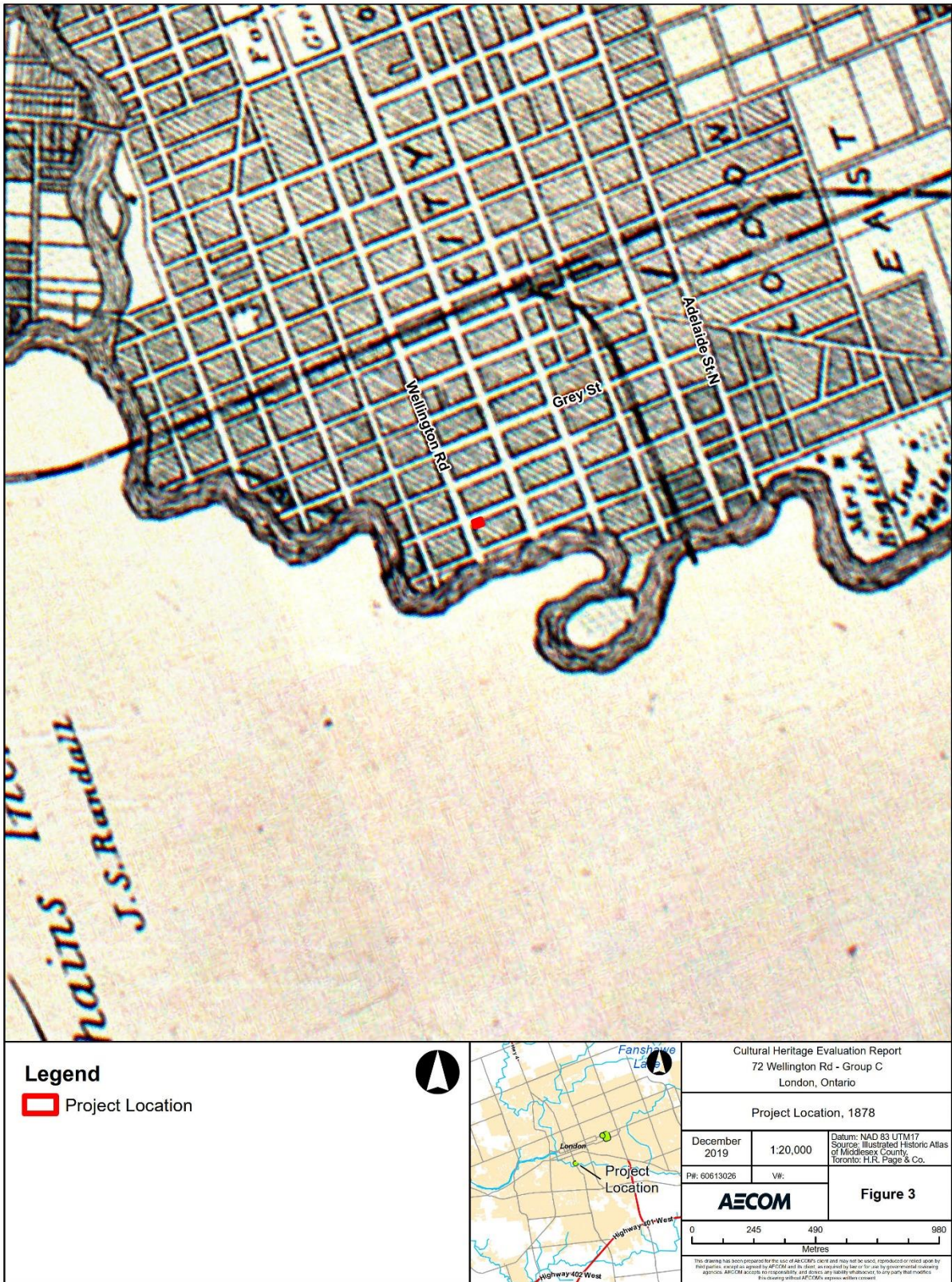


Figure 3: Project Location, 1878

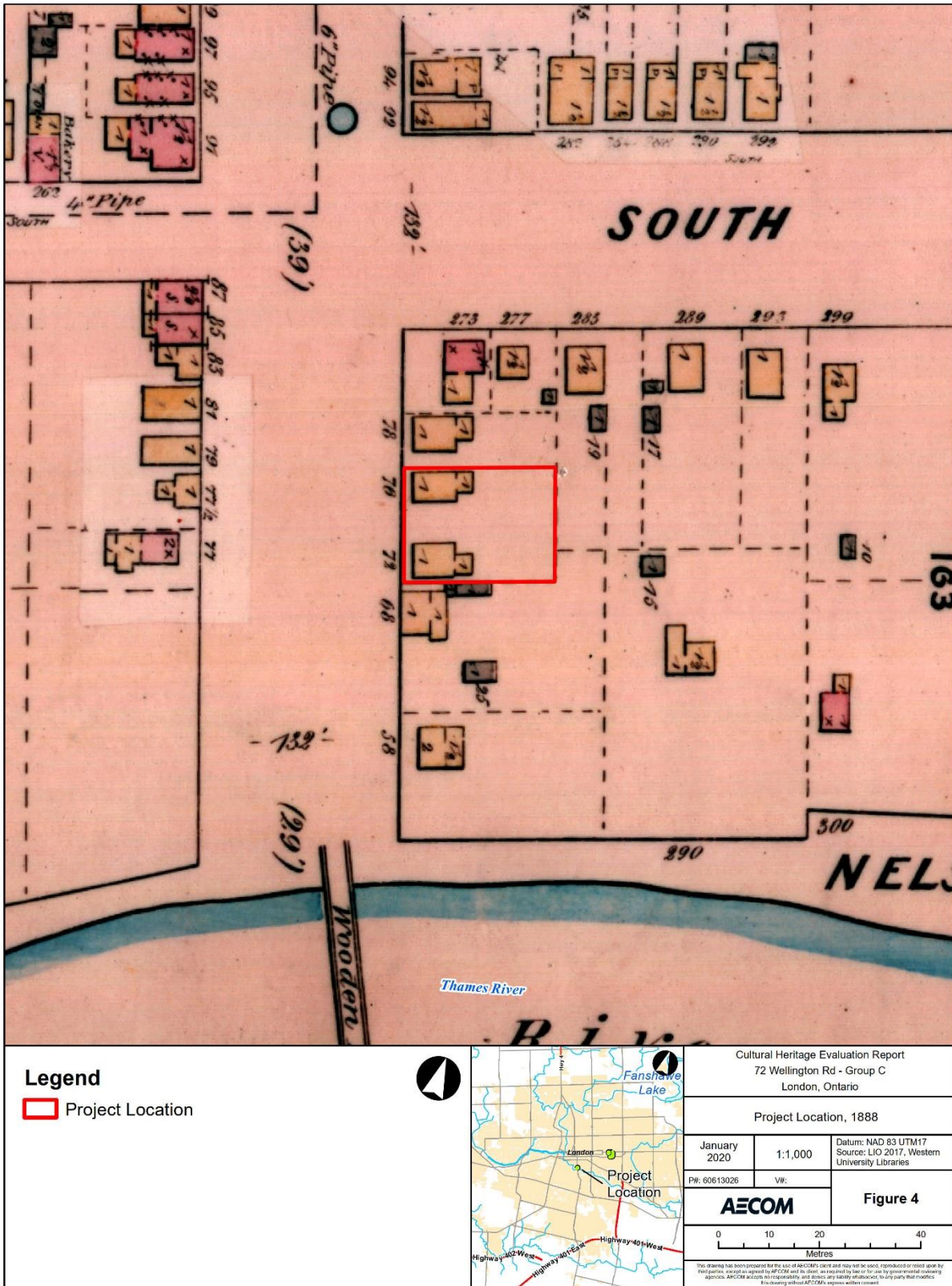


Figure 4: Project Location on the 1881 Revised 1888 Fire Insurance Plan of the City of London

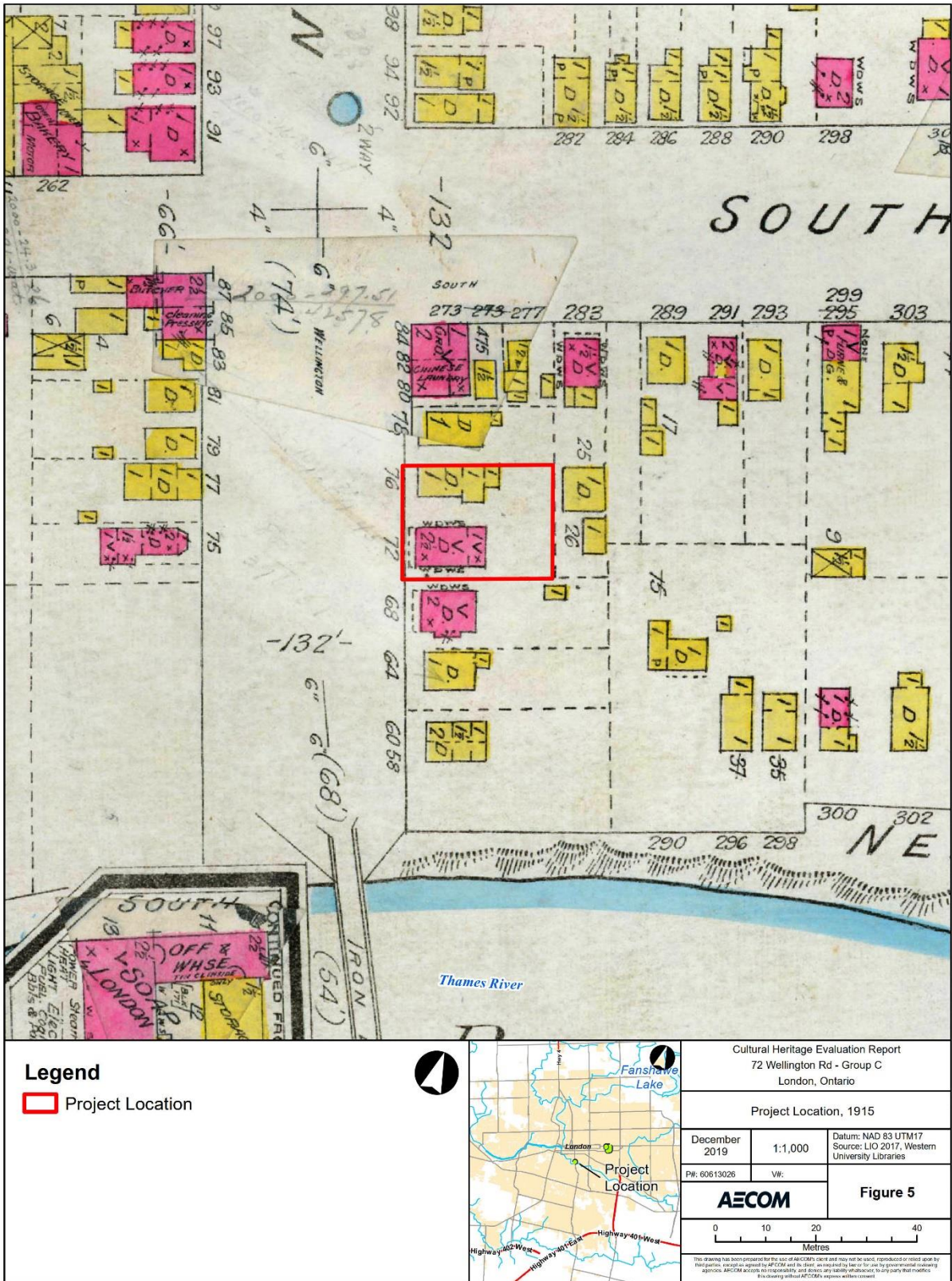


Figure 5: Project Location on the 1912 Revised 1915 Fire Insurance Plan of the City of London

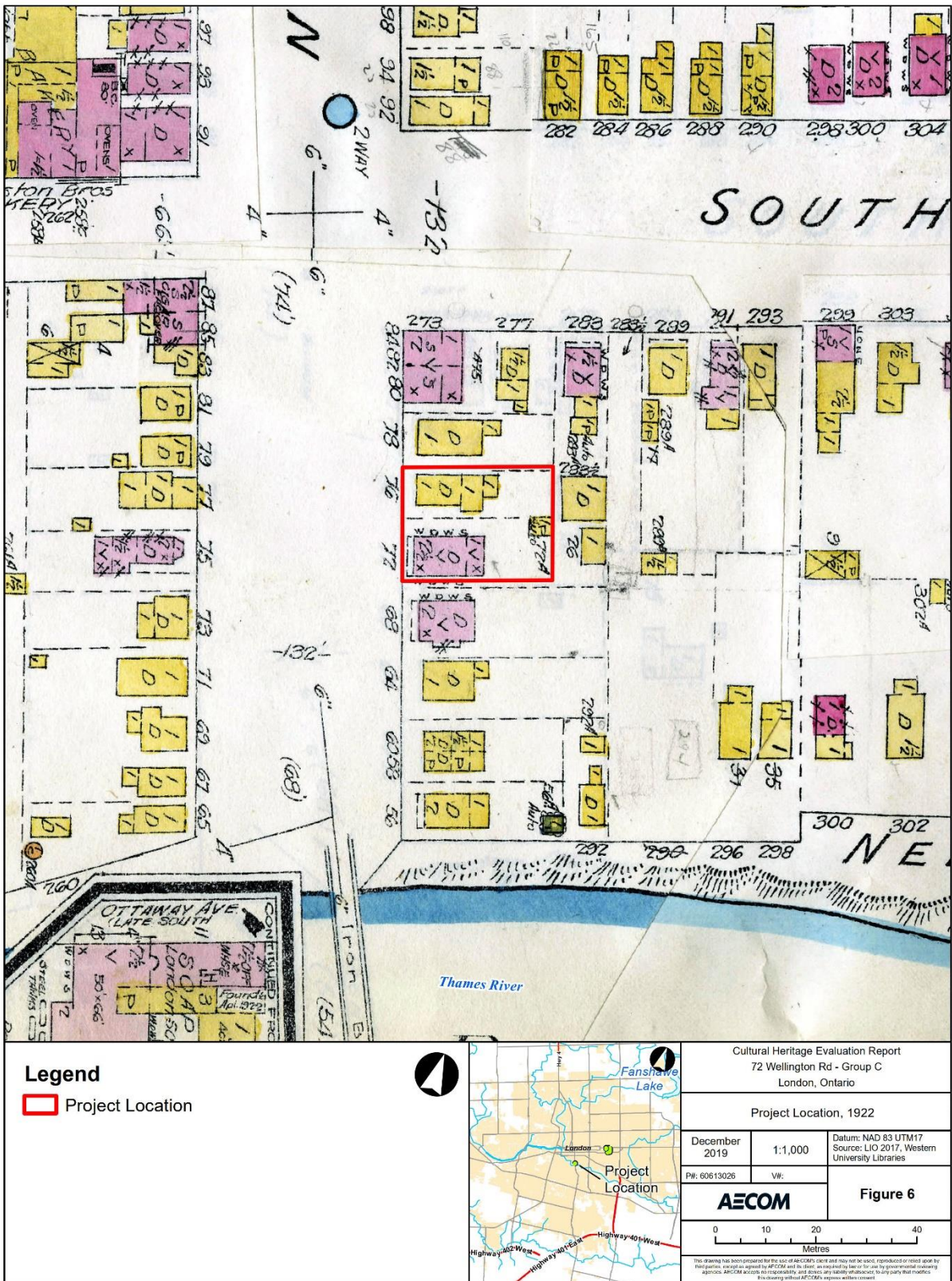


Figure 6: Project Location on the 1912 Revised 1922 Fire Insurance Plan of the City of London



Figure 7: Project Location, 1945 Aerial Photograph



Figure 8: Project Location, 1965 Aerial Photograph



Figure 9: Project Location, 1972 Aerial Photograph

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