

City of London

Cultural Heritage Evaluation Report 1033-1037 Dundas Street London, Ontario

Prepared by:

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Distribution List

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Revision History

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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 1033-1037 Dundas 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 property contains a pair of one-and-a-half storey houses constructed circa 1906. The houses were originally constructed as detached houses and were joined together with an addition at a later date. 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 1033-1037 Dundas 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 1033-1037 Dundas 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 (MHSTCI) 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 1033-1037 Dundas 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 Pre-Settler History

The subject property is located in what was historically Westminster Township, in Middlesex County. Prior to European settlement, the present site of London and Middlesex County was occupied by several Neutral, Odawa, and Ojibwe peoples, 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.¹ The nearby Thames, with its abundant fish and game, provided a focus for each group in the sequence of Indigenous peoples, including those who were the first to practice agriculture in Canada between 500 and 1650 A.D. In the 1700s, the river attracted French fur traders and European settlers, while still being used by Indigenous groups.

3.1.2 East London

Prior to the 1850s, most of the land in East London remained as uncleared forest. The first development in the area began with the construction of the Great Western Railway in the mid-1850s. In 1855, Murray Anderson constructed his house at the intersection of Dundas Street and Adelaide Street. Anderson was a prosperous factory owner who would later serve as London's mayor. Anderson operated the Globe stove foundry and was planning to move his facilities to East London where space was more plentiful, and nearby lots would also be available for workers to construct their houses. Further industrial development of the area followed over the next twenty years. The discovery of oil in Lambton County created a boom in the refining industry in the mid-1860s. As refineries required large amounts of land and were frequent fire hazards, the large tracts of open land in London East were an ideal location with access to the railway. The railway industry itself also played a large role in the development of the area; maintenance shops and rolling stock manufacturers established themselves in the area during the 1870s.²

By 1873, the population of the area east of Adelaide Street on Dundas Street was over 2000 inhabitants. The community was incorporated as the Village of London East in 1874. Many of the industrial property owners in the area favoured incorporation as it was expected that amalgamation with the City of London would cause an increase in property tax assessments. The Village of London East would only exist as an independent municipality for slightly more than ten years; it was eventually annexed by the City of London in August of 1884, taking effect January 1, 1885, however this part of London East was not annexed until 1912. The area continued to serve as a major industrial centre through the twentieth-century.³ Following annexation, the former village was swallowed by the expanding City of London. Industry continued to thrive in the area, particularly during the Second World War, and into the postwar years. In recent years however, industry in the area has experienced somewhat of a downturn, with many former manufacturing plants becoming under-utilized, or closed entirely. The McCormick Foods plant at 1156 Dundas Street closed in 2008; Kellogg's London plant followed suit in 2014.

¹ Ellis, Christopher; Deller, D Brian. "An Early Paleo-Indian Site near Parkhill, Ontario". ASC Publications. Archived from [the original](#) on 30 September 2007. Retrieved 24 September 2009

² Stantec. *Old East Village Heritage Conservation District Study*. October 2004.

³ Ibid.

3.1.3 Dundas Street

Dundas Street, also known as “The Governor’s Road” was the first Road in the Province of Upper Canada. It was named for Henry Dundas, Secretary of State for the British Home Departments (1791-1794), was built on Lieutenant Governor Simcoe’s orders in 1793-94. The road, located on the site of a trail used by indigenous peoples, was cut by a party of Queen’s Rangers from Burlington Bay to the upper forks, a navigable point on the Thames River, was part of a land and water communications system linking Detroit and Montreal. The road also connected the site of Simcoe’s proposed capital, London, 16 miles downstream, with the larger network. While Simcoe’s primary consideration was military, Dundas Street also helped to open the region for settlement.

3.2 Land Use History

3.2.1 1810-1874

The subject property is located on the north half of what was originally Lot 10, Concession C in London Township. Land Registry records indicate that the original Crown Patent for the north half of Lot 10 was granted to Jessie Kemp in 1833. Kemp sold the property later that same year to Elmer Stinson. Samuel Park purchased the entire 100-acre lot from Stinson in 1835. Park held ownership of the lot for almost twenty years. *A History of the County of Middlesex* published in 1889 notes that Park was one of the first few residents of London East when it established itself as a village in the 1850s. In 1853, Park sold the property to brothers William and David Glass. William and David were both born in the London area; their father Samuel Glass Senior had arrived in Middlesex County from Ireland in 1819. The two brothers originally worked in the flour and grain business before David moved to California during the 1850s. William went on to serve as Sheriff of the City of London, and as a member of City Council.⁴ During the 1850s and 1860s, the Glass brothers sold off parcels of the property as building lots. A one-acre parcel purchased by Samuel Glass in 1863. It is presumed that this Samuel Glass was either younger William’s brother, or his father, as William’s son Samuel was born in 1861 and would have only been two years old at the time.

3.2.2 1874-1907

In 1874, Samuel Glass subdivided his portion of the former Lot 10 and registered it as RP 320 (3rd). The subject property is situated on Lot 13, and the west half of Lot 12, RP 320 (3rd). Available Land Registry records from this period are poorly legible, however it appears that Glass sold Lot 12 to George Edward and Lot 13 to John Powers in November of 1874. Both lots passed through several different owners during the 1880s and 1890s, however a review of City Directories from this period suggests that the subject property remained undeveloped at this time, as no addresses are listed. Lot 13, RP 320 (3rd) was purchased by William James Pitcher in 1889 and remained under ownership of the Pitcher family for the next thirty years. 1033 and 1037 Dundas Street first appear in the 1907 London City Directory which suggests (along with the Land Registry information) that the houses were constructed on William Pitcher’s property circa 1906. The 1912, revised 1915 Fire Insurance Plan shows that the houses at 1033-1037 Dundas Street were originally the two easternmost houses in a row of five detached houses between 1033 and 1043 Dundas Street. All five houses appear to be virtually identical in size and floor plan, and all addresses initially appear in the 1907 City Directory, which would suggest that all were constructed at the same time. The original occupant of 1033 Dundas Street is identified in City Directories as John H. Pike and the original occupant of 1037 Dundas is listed as Mrs. E Summers. Both occupants would have been tenants as the property was under ownership of the Pitcher family at this time.

⁴ *A History of the County of Middlesex, Canada*. Toronto: W. A. & C. L. Goodspeed, 1889. p.832

3.2.3 1907-Present

Thomas Trotter purchased Lot 13 from Hannah Pitcher (presumably a relative of William James Pitcher) in 1919. City Directories indicate that the Pike family remained at 1033 Dundas Street location through the 1940s. It appears that John Pike passed away sometime in the mid-1930s, as City Directories from 1936 onward only list Mrs. E.J. Pike at this address. The house at 1037 Dundas Street had a variety of tenants during this period. During the 1950s and 1960s, both houses continued to have been rented. Various tenants with the surname of “Clifford” appear in the City Directories, however the Clifford name does not appear in the Land Registry information. It was not determined when the addition was constructed between the two houses, as both properties have retained their original municipal addresses. Google aerial mapping indicates that the neighbouring houses at 1039-1043 Dundas Street were demolished circa 2005. Both houses at 1033 and 1037 Dundas Street still function as residences today.

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the south side of Dundas Street, east of its intersection with Egerton Street. Dundas Street is a four-lane arterial road with follows an east-west orientation through the City of London. It is a major route for traffic heading into and out of the downtown area. The subject property is one of the few remaining residential structures along this section of Dundas Street. Land uses within the area are primarily commercial, with two-storey commercial storefronts located along the north side of Dundas Street. On the south side of Dundas Street, a Tim Horton's restaurant and shopping plaza are located to the immediate west of the subject property. A multi-storey residential building was under construction to the east of the subject property at the time of the field review.

4.2 Architectural Description

The subject property at 1033-1037 Dundas Street contains a pair of one-and-a-half storey semi-detached brick houses. Originally constructed as detached houses, the two have been connected by means of a one-and-a-half storey extension. Both houses are similar in design; the house 1037 Dundas Street is essentially a mirror image of the house at 1033. Both houses are clad in white painted brick; sections where the paint is deteriorating indicates that the underlying brick is buff-coloured. The two houses have a side-hall plan with end-gable roofs and are generally vernacular in design with some Queen Anne style design details. The front (north) façades face Dundas Street. Both houses have front second-storey gables which contain a pair of wood-framed sash windows with decorative wooden shutters. Above these paired windows, the gables are clad in imbricated shingles, and have decorative wooden bargeboards. A cast-concrete deck extends across the entire frontage of the two houses; it has a full-width verandah supported by square metal posts on the house at 1033 Dundas Street. The porch has a metal lattice-style railing, and a single metal step in front of each house.

The ground floor façade of the house 1033 Dundas Street has a voussoir-arched window with decorative wooden shingles. The arched transom section of the window has a stained glass insert, although details of its design were difficult to discern due to a storm window having been installed over it. To the right of this window is a single entrance door with a stained-glass transom light above. The address number "1033" is incorporated into the stained glass. The door itself is a simple panel door. All other exterior windows have shallow segmented arch openings; a single sash window is located in the second-storey dormer on the west side, a pair of sash windows with storm windows over and decorative shutters are located on the ground floor. A single-storey extension with a shallow gable roof extends out the rear of the house; it has a single sash window with shutters located on the west side.

The ground floor of the house at 1037 Dundas Street is the reverse of that at 1033 Dundas; the front door at 1037 is located to the east of the façade as opposed to the west. Like its neighbour, this doorway has a transom light above, although it was not determined during the field review if a similar stained-glass insert exists. An extension has been added at the front of the house, west of the front door. This addition encloses a section of the front deck. This addition is clad in horizontal aluminum siding and has a large, fixed rectangular window with decorative shutters. The house at 1037 Dundas Street also has a second-storey dormer on the west face of the roof, which has been incorporated into the addition between the houses. A segmented-arched window opening is located on the ground floor of the north façade. Comparison with the house at 1033 Dundas Street suggests that this originally contained a pair of windows, however this opening has since been filled in with concrete blocks. A brick chimney is located at the peak of the roof, at the rear of the house. This is a feature not present on the house at 1033 Dundas.

A single-storey gable-roofed extension is located at the rear of the house, also like that at 1033 Dundas Street. It too has a brick chimney, not present at 1033 Dundas Street.

4.3 Comparative Analysis

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

Comparative examples of one-and-a-half storey detached houses were located within the City of London. All of these examples exhibit some influences of the Queen Anne style. Although the two houses on the subject property have now been joined through an addition, both were originally constructed as separate, detached houses and detached examples have been identified. No comparative examples could be located which have been joined in a similar fashion.

Seven comparable properties were identified. However, this sample does not represent all available properties, and is rather intended to be a representative selection (**Table 1**). Various similar or comparable properties are located throughout the City, however, these seven were identified to provide similar examples for the purposes of this report. The following observations were noted in analyzing the comparable properties.

Of these examples:




- All include buildings that were originally designed as detached houses;
- All have an end-gable roof;
- All have a side-hall plan;
- All are clad with exterior brick;
- All have decorative bargeboards;
- Five have shingle cladding in the front gable;
- One has an arched window with a stained-glass insert;
- All appear to still function as private residences.


The comparative analysis suggests that the subject property has design elements which are relatively common within the City of London. The one-and-a-half storey side-hall plan house with an end-gable roof appears to be a common design for houses constructed in the urban areas of London during the 1890s and early-1900s. Queen Anne inspired features such as decorative bargeboards, shingle cladding, and stained-glass windows are popular design details from this period. 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
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<p>4 Euclid Avenue</p>	<p>Designated, Part V</p>		<p>1890</p>	<p>Brick - Buff</p>	<p>One-and-a-half storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable.</p>
<p>8 Euclid Avenue</p>	<p>Designated, Part V</p>		<p>1891</p>	<p>Brick - Buff</p>	<p>One-and-a-half storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable.</p>
<p>29 Wilson Avenue</p>	<p>Designated, Part V</p>		<p>1910</p>	<p>Brick - Buff</p>	<p>One-and-a-half storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable. Voussoir-arched window with stained-glass insert.</p>

<p>482 English Street</p>	<p>Designated, Part V</p>		<p>1890</p>	<p>Brick - buff</p>	<p>One-and-a-half storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable.</p>
<p>729 Queens Avenue</p>	<p>Designated, Part V</p>		<p>1895</p>	<p>Brick - buff</p>	<p>Two-storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable. Arched front window.</p>
<p>799 Lorne Avenue</p>	<p>Designated, Part V</p>		<p>1906</p>	<p>Brick - painted</p>	<p>One-and-a-half storey house with side hall plan and end-gable roof. Decorative bargeboard in front gable.</p>

<p>772 Princess Avenue</p>	<p>Designated, Part V</p>		<p>1912</p>	<p>Brick - buff</p>	<p>One-and-a-half storey house with side hall plan and end-gable roof. Decorative bargeboard in front gable.</p>
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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 pair of one-and-a-half storey brick houses. Originally constructed as single detached houses, they have been joined together by means of a one-and-a-half storey extension clad in aluminum siding. The houses have an end-gable roof and are generally vernacular in design, exhibiting some Queen Anne style design details. A concrete porch has been constructed across the front of the two houses; it has a shingle-covered roof supported by square metal posts and metal lattice style railings. The addition which joins the two houses is clad in aluminium siding. When the two houses were joined was not determined. Despite these additions, the houses retain some Queen Anne style details, most notably the decorative shingles and bargeboard, as well as the stained-glass window insert and transom light on the house at 1033 Dundas Street. Although joining the two houses together has negative impacted the integrity of the property, many elements of the houses’ Queen Anne inspired design are still legible and it can therefore be considered to retain a degree of integrity as an example of that 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 1033-1037 Dundas Street contains a pair of one-and-a-half storey vernacular houses with Queen Anne style design details. Both were originally constructed as detached houses and were joined together at an unknown later date. Comparative analysis suggests the houses are of a common design for houses constructed in London during the late-nineteenth and early-twentieth centuries.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The two houses on the property exhibit design details which comparative analysis suggests are relatively common for the period in which they were constructed and do 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. The two houses are similar to many other houses of the era.
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 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.

<p>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</p>	<p>No</p>	<p>No information was found related to the architect, builder, or designer of the houses. As a result, the property 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 subject property contains a pair of houses. They are among the few remaining residential properties along this section of Dundas Street. This section of Dundas Street was previously a residential area, which has over the course of the twentieth century has become largely commercial. The property does not define, maintain or support 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 was originally one of many residential properties located along this section of Dundas Street. The area has since transitioned into a largely commercial area. The property is not considered to be linked to its surroundings in a way which conveys cultural heritage value or interest.</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 1033-1037 Dundas 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 building is a one-and-a-half-store house with Queen Anne style design influences. 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 1033-1037 Dundas 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: Property at 1037 (left) and 1033 Dundas Street (right) (AECOM, 2019)



Image 2: Front (north) and west façades, 1033-1037 Dundas Street (AECOM, 2019)



Image 3: Detail of arched front window at 1033 Dundas Street with stained-glass insert (AECOM, 2019)



Image 5: Detail of shingles and decorative bargeboards (AECOM, 2019)



Image 4: Detail of window openings and shutters, west façade of 1033 Dundas Street (AECOM, 2019)

9. Mapping

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

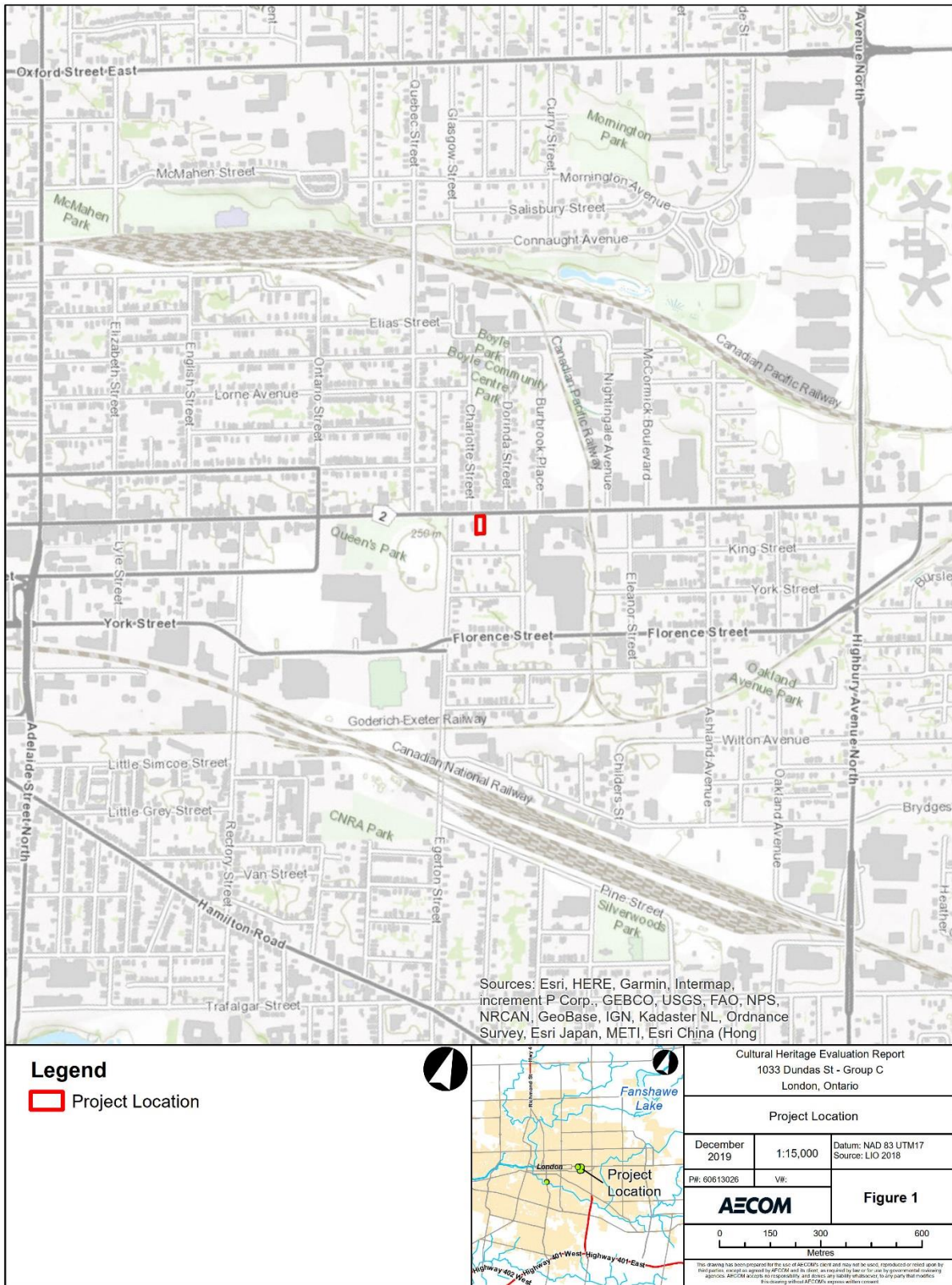


Figure 1: Project Location



Figure 2: Project Location in Detail

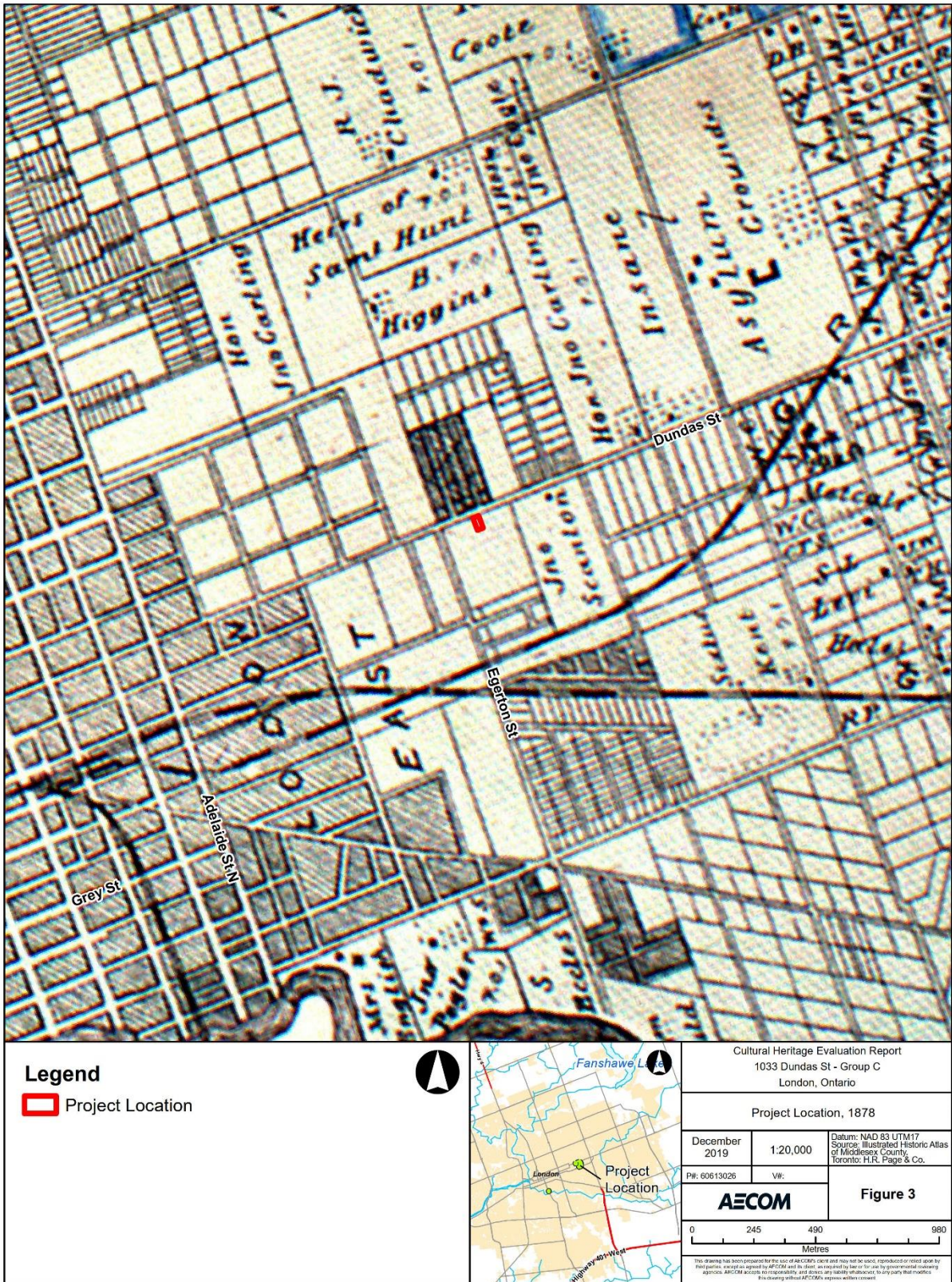


Figure 3: Project Location, 1878

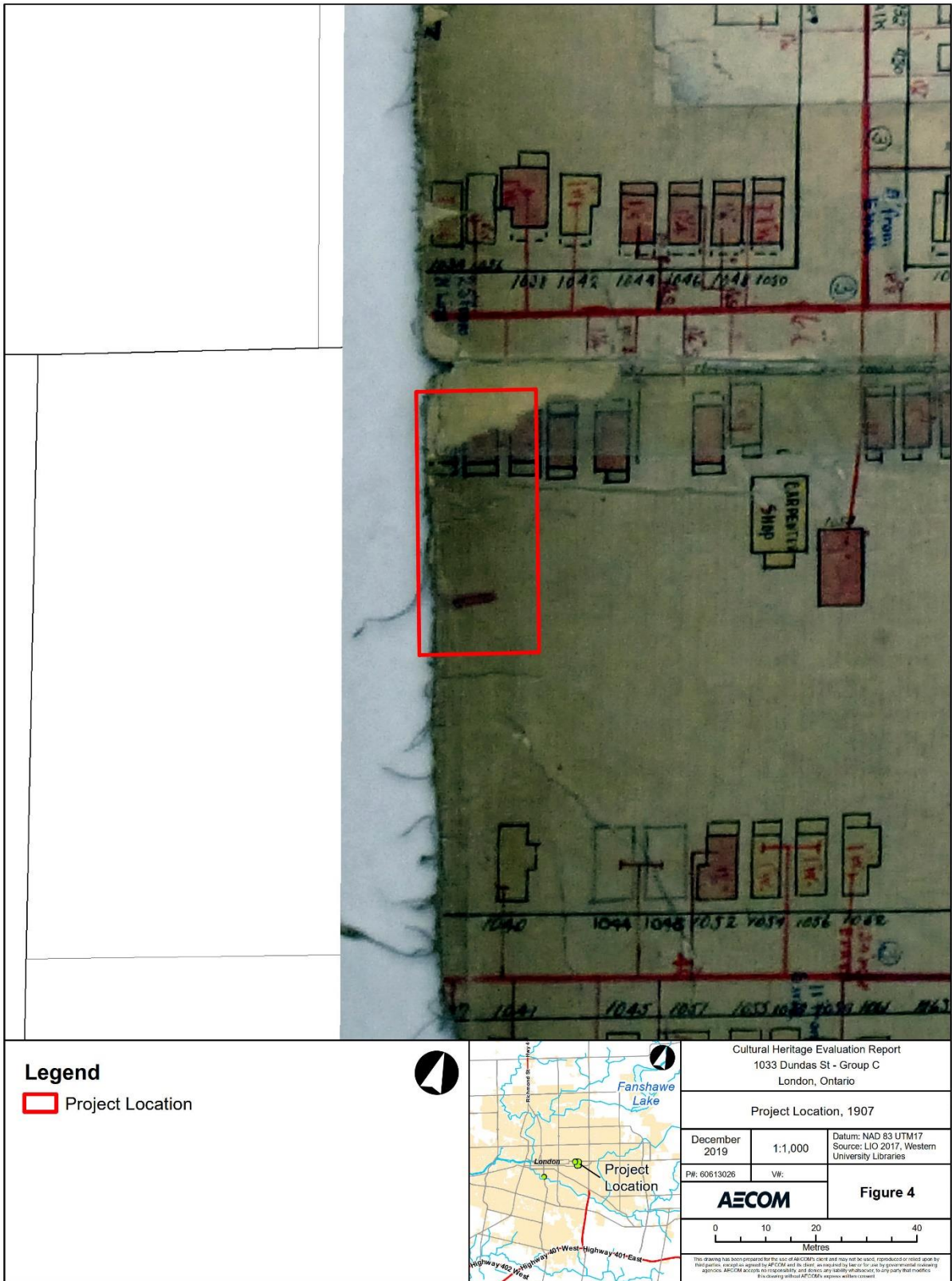


Figure 4: Project Location on the 1897 Revised 1907 Fire Insurance Plan of the City of London

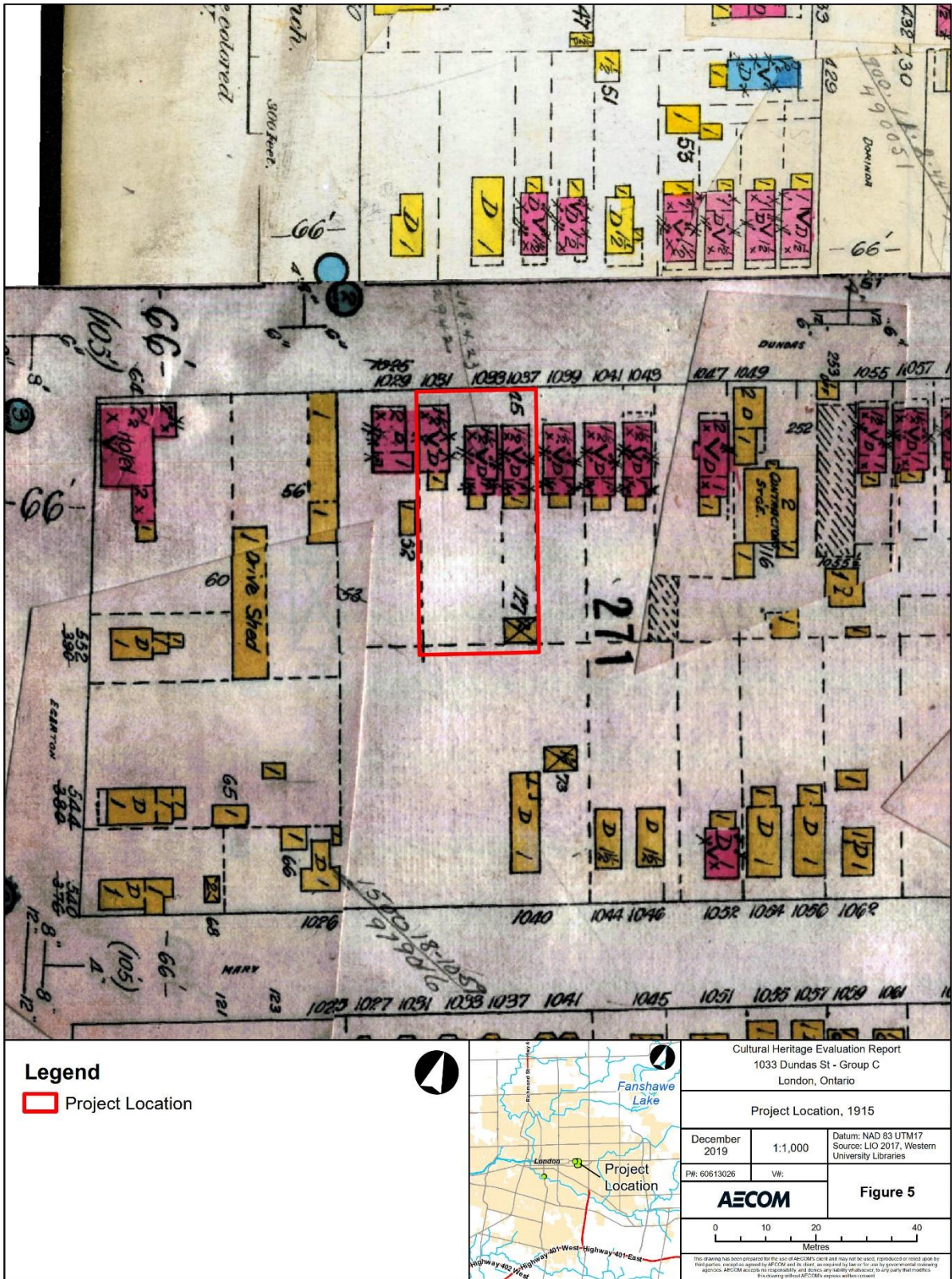


Figure 5: Project Location on the 1912 Revised 1915 Fire Insurance Plan of the City of London

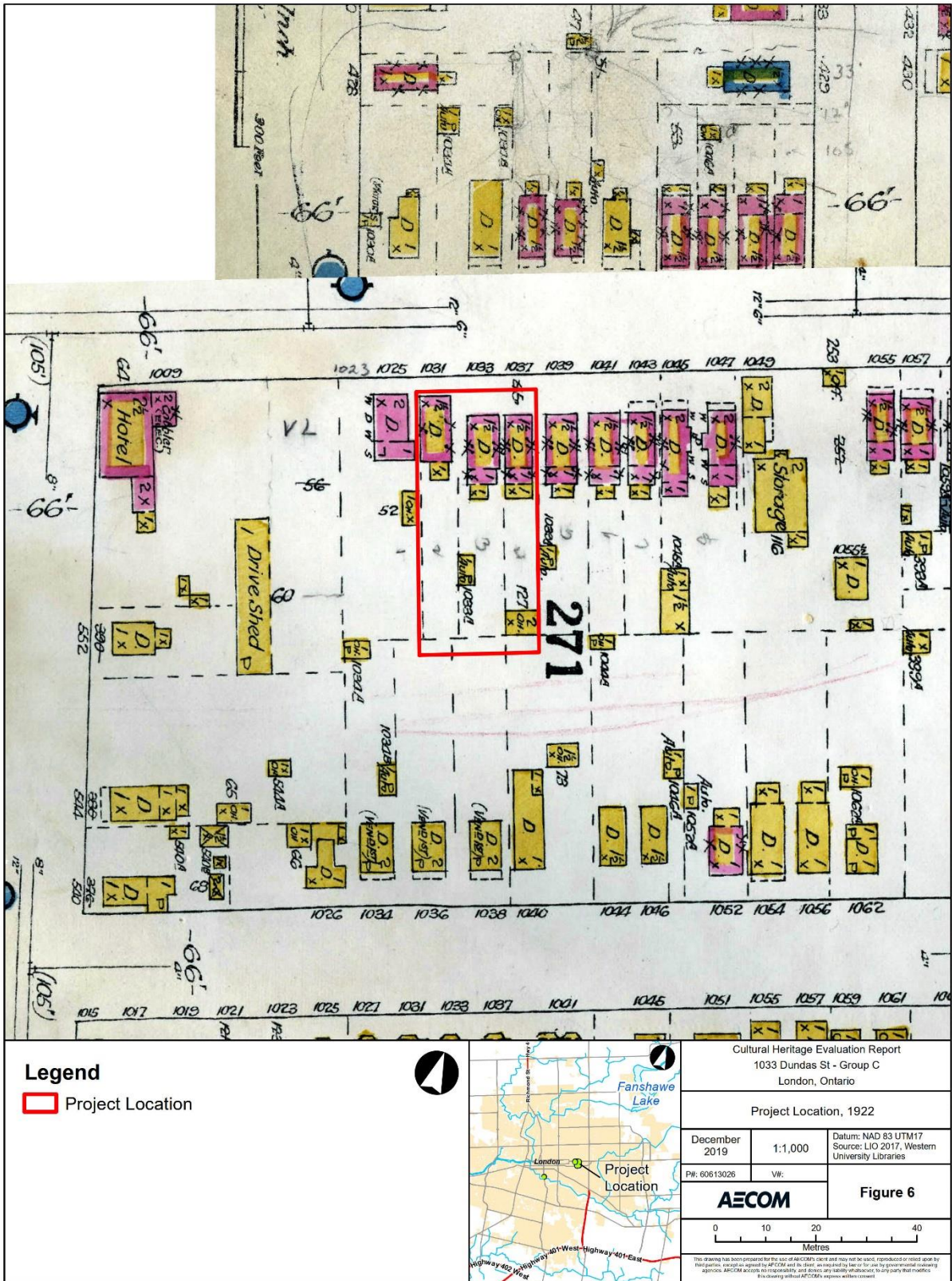


Figure 6: Project Location on the 1912 Revised 1922 Fire Insurance Plan of the City of London



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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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

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Parks Canada National Historic Sites of Canada

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

