



# Demolition Request for Heritage Listed Properties at 74 Wellington Road & 78 Wellington Road

London Advisory Committee on Heritage  
Wednesday March 11, 2020



# 74 Wellington Road & 78 Wellington Road



# 74 Wellington Road



- Built 1940-1941
- Single-storey
- Vernacular
- Added to Register from CHSR (Rapid Transit, March 26, 2017)
- Evaluated in “Wellington 35” Group CHER in TPAP

# CHER 74 Wellington Road

**City of London**

35 Properties, Wellington Road, London, Ontario  
London Bus Rapid Transit – Transit Project Assessment Process

**5.4.5 Cultural Heritage Evaluation – Ontario Regulation 9/06**

Criteria	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 74 Wellington Road is vernacular in design and form. Although the building includes a relatively unusual exterior, the building's exterior has been modified and is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
	ii) Displays a high degree of craftsmanship or artistic merit.	No	The building includes some artistic features including a set of windows with stained glass inserts. However, although an artistic element incorporated into the dwelling, the building does not display a high degree of craftsmanship or artistic merit. Therefore, it does not meet this criterion.
	iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
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	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.

# CHER 74 Wellington Road

**City of London**

35 Properties, Wellington Road, London, Ontario  
London Bus Rapid Transit – Transit Project Assessment Process

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
	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 that contributes to an understanding of 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. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
3) The property has contextual value because it:	i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
	ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
	iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.

# 78 Wellington Road



- Built 1948
- Single-storey
- Vernacular
- Added to Register from CHSR (Rapid Transit, March 26, 2017)
- Evaluated in “Wellington 35” Group CHER in TPAP

# CHER 78 Wellington Road

**City of London**

35 Properties, Wellington Road, London, Ontario  
London Bus Rapid Transit – Transit Project Assessment Process

**5.5.5 Cultural Heritage Evaluation – Ontario Regulation 9/06**

Criteria	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 78 Wellington Road is vernacular in design and form. The building's exterior has been modified with a late-20th century siding application, and the building is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
	ii) Displays a high degree of craftsmanship or artistic merit.	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
	iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
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	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.

# CHER 78 Wellington Road

**City of London**

35 Properties, Wellington Road, London, Ontario  
London Bus Rapid Transit – Transit Project Assessment Process

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
	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 that contributes to an understanding of 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. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
3) The property has contextual value because it:	i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
	ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property at 78 Wellington Road was developed in the mid-20th century, consistent with its surroundings. Further, the property is one several residential properties built in varying styles and forms along the east side of Wellington Road. The property is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
	iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.





# Previous Consultation

## **Cultural Heritage Screening Report (CHSR) (WSP, final February 2019)**

- Stewardship Sub-Committee: February 28, 2018
- LACH: March 14, 2018

## **“Wellington 35” Group CHER (AECOM, February 2019)**

- Stewardship Sub-Committee: January 30, 2019
- LACH: February 13, 2019



# Recommendation

That, on the recommendation of the Director, Planning & City Planner, with the advice of the Heritage Planner, that the properties at 74 Wellington Road and 78 Wellington Road **BE REMOVED** from the Register of Cultural Heritage Resources.