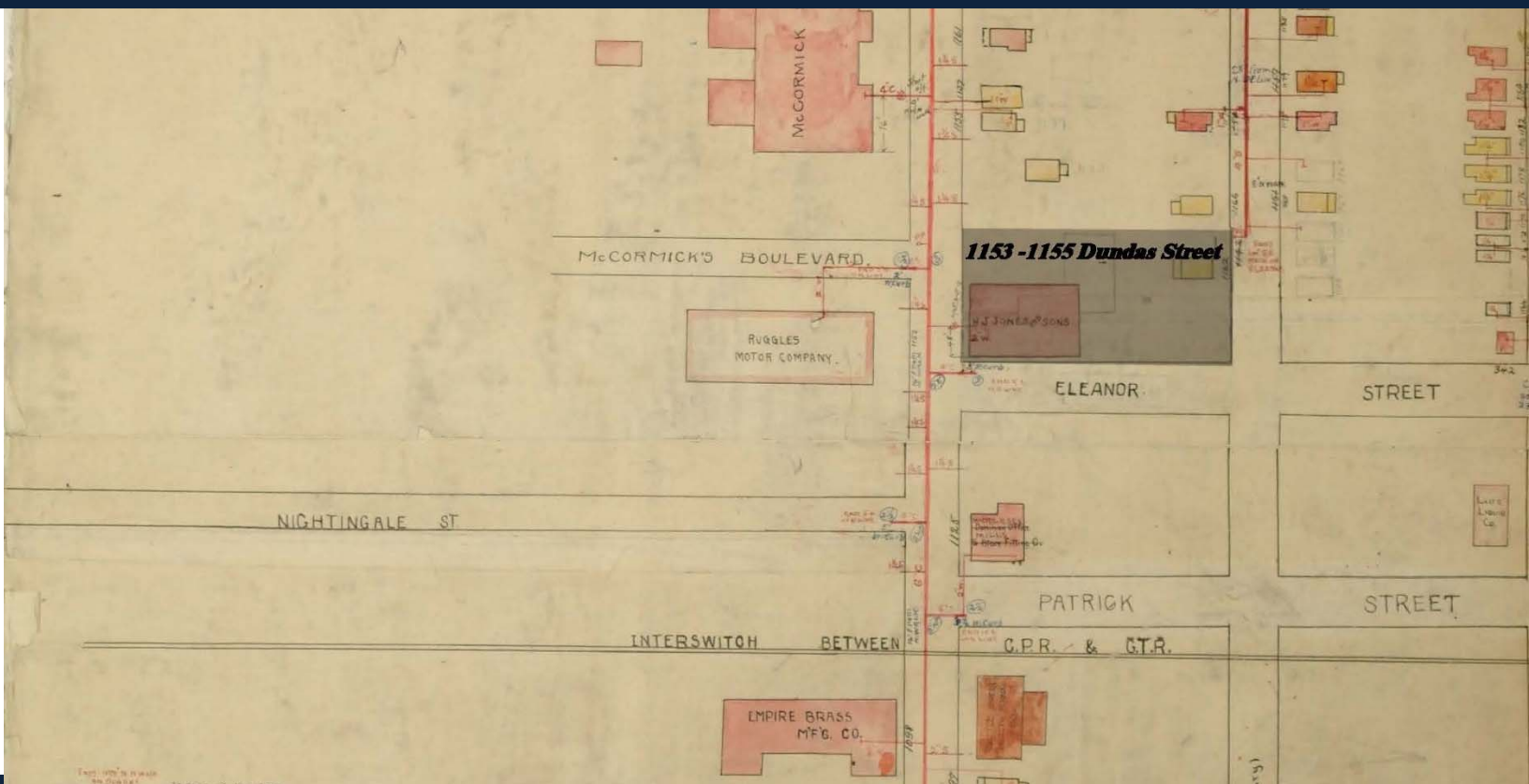


Heritage Impact Assessment

1153 - 1155 Dundas Street

City of London



March 16, 2020

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SECTION 1 - INTRODUCTION

1.1 Proposed of Heritage Impact Assessment

The subject lands are located at 1153-1155 Dundas Street and are listed on the Register of Cultural Heritage Resources ("Register") and adjacent to one non-designated property.

The purpose of this Heritage Impact Assessment (HIA) is to support the proposed amendment to the City of London Z.-1 Zoning By-Law to permit a range of uses, including retail/artisan workshop, office, restaurant/craft brewery, and display of specialty automobiles within the existing building on the subject lands.

At this early stage of the proposed, there are no physical changes proposed to the subject lands, which includes exterior changes to the existing building or property. The building is currently occupied and to minimize disruption to the current tenants the site will remain as is until the proposed re-zoning is approved.

The property owner is also interested in designation of the property under Part IV of the Ontario Heritage Act; however, it is too early to prepare a draft Statement of Significant because the main and oldest part of the building is covered in metal cladding.

Until exploratory work is completed to determine the condition of the structure under the metal siding it is difficult to prepare a full evaluation to determine heritage attributes of the site.

Any future development of the subject lands that results in physical change to the lands or to the exterior of the building may require addition heritage studies through the Site Plan Approval process.

SECTION 2 – SUBJECT SITE & SURROUNDING PROPERTIES

2.1 Subject Lands

The subject lands are comprised of a single parcel with two municipal addresses, located on the southeast corner of the Dundas Street and Eleanor Street intersection (Figure 1). The subject lands have an approximate frontage of 63.4 metres along Dundas Street, an approximate depth of 102.4 metres, and an approximate area of 0.649 hectares.

The subject lands are also within an area that has been identified as a potential heritage conservation district within the Heritage Places 2.0: A Description of Potential Heritage Conservation Areas in the City of London.

The proposed "Smoke Stack District" comprises of the industrial area situated south of the Canadian Pacific Railway lines and east of Ashland Avenue. Florence Street, Kellogg Lane and Burbrook Place loosely form the southern and western edges of the area.

A district plan study has not been completed for this area, and it is unknown when one would be completed.

The subject lands are also adjacent to 1173 Dundas Street a listed (non-designated) property on the City of London Register of Heritage Properties. The property is known as the Jones Box and Label Building is a c. 1931 Art Deco style structure.

Figure 1 – Air Photo of Subject Lands



The subject lands are currently occupied by a light industrial and office building (Figure 2). The remainder of the subject lands consist of surface parking area and landscaped areas. There is no significant vegetation on the property.

Vehicular access to the surface parking area is provided via Eleanor Street and King Street (Figure 3).

Public sidewalks are located along both sides of Dundas Street, both sides of King Street, and the east side of Eleanor Street.

Figure 2 – Front of the Existing 2-Storey Building (Looking East on Dundas Street)



Figure 3 – Rear of the Existing 2-Storey Building (Looking North on King Street)



The original structure (H. J. Jones Lithographing) at the intersection dates from the early 20th century. It is a single-story brick structure that is covered with metal siding. Later additions include a 1920's smaller brick structure extending east of the original building and another single storey c. 1950's addition along the Dundas streetscape.

For more details regarding the subject lands please see Appendix 1 and the attached Stage 1-2 Archaeological Assessment.

2.1 Surrounding Properties

Lands immediately abutting or adjacent to the subject lands consist of a 4-storey self-storage establishment at 1173 Dundas Street (Listed property), an automotive sales and service establishment to north at 1152 Dundas Street (Dundas Auto Sales), a multi-tenanted light industrial building to the south at 1170 York Street, and the old Kelloggs property to the east at 1063 Dundas Street (Figures 4, 5, 6, and 7).

Figure 4 - 1173 Dundas Street; Listed property - Abuts Subject Lands to East (Looking Southwest)



Figure 5 - 1152 Dundas Street; Automotive Sales and Service Use (Looking North)



Figure 6 - 1157-1176 King Street; Light-Industrial Use (Looking Southeast)



Figure 7 – 1063 Dundas Street; Old Kelloggs Property (Looking Southwest)

SECTION 3 – PROPOSED DEVELOPMENT

3.1 Purpose Amendment to the City of London Z.-1 Zoning By-Law

The proposed amendment to the City of London Z.-1 Zoning By-Law is to permit a range of retail/artisan workshop, office, restaurant/craft brewery, and display of specialty automobiles uses on the subject lands.

The existing building is proposed to be retained and retrofitted to accommodate the proposed range of uses. There will be no building height or gross floor area added to the existing building.

The intent is to maintain/preserve the buildings original industrial style. However, it is important to understand a majority of the building is covered in metal cladding and until this material is removed it is difficult to provide anything other than conceptual exterior elevations.

The proposed would include maintaining the individual character, exterior and interior, of the original building and its two additions. The structure as a whole is unique as the exterior walls of the 1900's and 1920's buildings were not removed when the 1950's addition was constructed. There are some minor alterations, but the original brick is intact, with many of the original window openings (however, bricked in). This makes the main warehouse area very interesting as the facades of the two oldest portions of the building are still very visible.

All three portions of the building are of a different era which results in different individual character. The proposed is intending to maintain the individual characters and expose how all three come together within the main warehouse area.

There will be alterations to the exterior of the building that would include the demolition of a small part of the building, the removal of metal cladding and the removal of material within window openings.

The main area of change would happen at the rear of the property. A small loading dock that was added to the rear of the 1900's portion of the structure is proposed to be removed. It is not original to the building; it is a modern addition. The former wall of the original building is not fully intact, but it does have some of the former window openings (Figure 8).

Majority of the metal cladding at the rear of the building will be removed, and changes will be made to accommodate access to the interior of the building. This would include pedestrian access and vehicle access to the large warehouse portion of the structure. Existing access points to the building such as, loading doors, pedestrian and windows will be utilized where possible (Figure 9).

The removal of bricked/covered windows is also proposed for exterior and interior opening, where feasible. Further exploratory work is required to determine which window openings can be restored and what style of windows can replace the brick.

Further exploratory work is also required to be completed to determine the condition of the structure under the metal siding. It is not known how it was attached to the building and the condition of the brick is not known. However, based on review of the interior, it is thought the original window openings are intact and not bricked in on the west elevation along Eleanor Street. It is unknown if the original windows are still intact (Figure 10).

Conceptual Illustrations are shown in Figures 11 and 12; however, the following is a brief description of the proposed changes to each of the facades of the structure:

- North façade along Dundas Street - east side, 1950 addition (including entrance doors) to remain as built with the proposed addition of a roof over the existing entrance. Original West façade along Dundas metal will be removed to uncover brick and new windows in existing openings. Repairs to brick will be done where needed.
- West façade along Eleanor Street - metal will be removed to uncover brick and new windows in existing openings. Repairs to brick will be done where needed.
- South façade, rear of building - new construction is required where the loading dock is proposed to be removed and where the metal cladding is proposed to be removed. New brick walls, pedestrian access, windows are proposed to match the scale and materials of the existing structure. Existing loading doors will be kept along with as many window



Figure 8

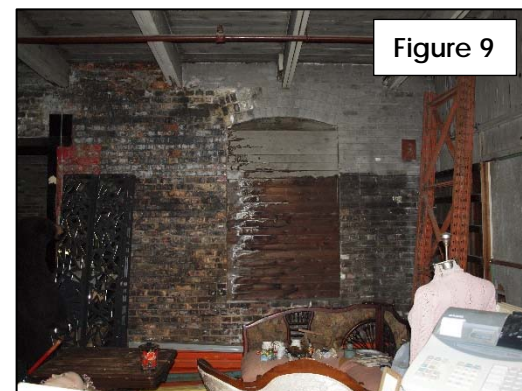


Figure 9



Figure 10

openings, where feasible. In addition, the existing loading elevator structure and chimney are proposed to be retained.

- East façade (along alley); to remain. Patch and repair brick or metal siding as required.
- Where feasible, original windows will be retained. Any new windows will reflect the structures industrial style, depending on which portion of the structure the window is located. Also, all windows will be as allowed by OBC limiting distance guidelines.
- Where feasible, interior features such as loading doors, fire doors, structural features that reflect the industrial style of the structure will be maintained/or salvaged.

The existing vehicular accesses is maintained from King Street and Eleanor Street, with a formalized parking area in the rear yard. The existing principal entrance is located at the front of the building along Dundas Street, with a retrofitted secondary entrance to the rear along King Street and new secondary entrances along Eleanor Street.

Figure 11 – Conceptual Illustration of the Rear of the Building (Looking North on King Street)

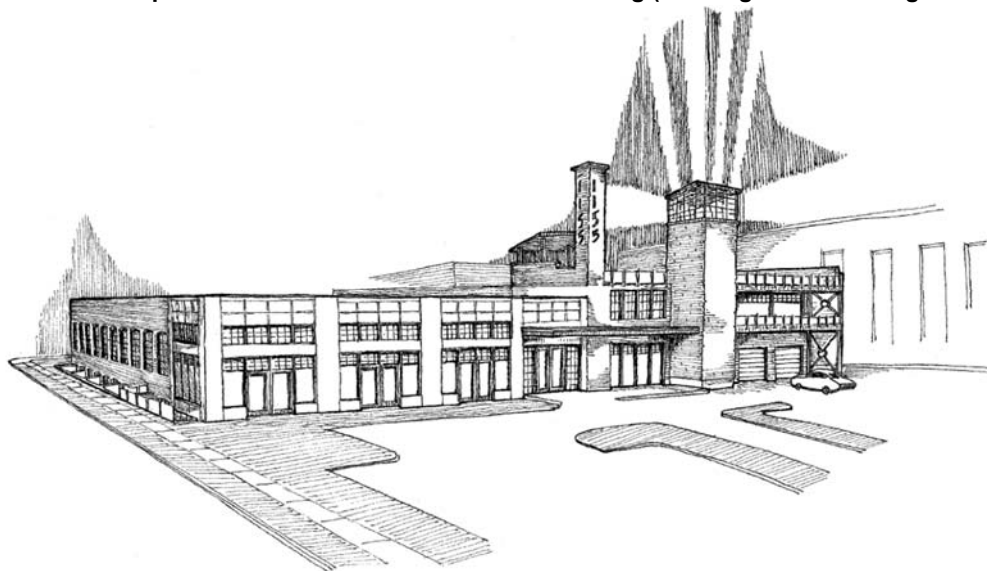


Figure 12 – Conceptual Illustration of the Front of the Building (Looking South on Dundas Street)



SECTION 4 – POLICY REVIEW

4.1 Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

“Significant built heritage resources and significant cultural heritage landscape shall be conserved.” Section 2.6.1

*“Planning authorities shall not permit development and site alteration on **adjacent lands** to **protected heritage property** except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” Section 2.6.3*

PPS Definitions:

Built heritage resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Significant (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

Heritage attributes means *the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).*

4.2 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is the subject of several appeals to the Local Planning Appeal Tribunal (LPAT). The following Cultural Heritage policy applies to the subject lands:

586 "The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved. (In Effect)

Even though London Plan Policy 586 is in full effect, the definition of adjacent is under appeal so the PPS definition is applied. The PPS definition states lands contiguous to a protected heritage property which means a property designated under the Ontario Heritage Act.

4.3 City of London 1989 Official Plan

Since Policy 565 is subject to an appeal Section 13 of the existing 1989 Official Plan shall apply. There are no policies in the existing Official Plan that apply as the subject lands are not designated under the Ontario Heritage Act.

4.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 5 – ANALYSIS AND MITIGATION

5.1 Provincial Policy Statement 2014 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

The proposed amendment to the City of London Z.-1 Zoning By-Law will conserve the property's cultural heritage value and interest. The existing building is proposed to be retained and retrofitted to accommodate the proposed range of uses.

There are no designated properties adjacent to the subject lands. The adjacent listed (non-designated) property is not considered a protected property as per the PPS definition of "protected heritage property".

5.2 The London Plan

The following consideration was given to the London Plan Policy 586. In general, the policy states that if a property is adjacent to heritage designated properties or properties listed on the Register, the proposal must be evaluated to demonstrate that the heritage attributes of the heritage designated properties and properties listed on the Register are conserved.

There are no heritage designated properties adjacent to the subject lands.

The adjacent property, 1173 Dundas Street, is a listed (non-designated) property and the proposed will not have any negative impacts to the property's potential heritage attributes. At this stage of the proposed development there are no physical changes proposed to the subject lands, which includes exterior changes to the existing building or property.

Future proposed changes to the east façade (along the property line of 1173 Dundas Street) will include patch and repair work to the existing brick and metal siding as required.

It is expected that changes to the property will result in land disturbances; however, not at this stage of the project. Measures will be made to avoid any adverse impacts to the adjacent properties through Site Plan Control as per the City's Development and Construction Standards.

5.3 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage Tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

- Destruction of any, part of any, significant heritage attributes or features:
 - The intent is to maintain/preserve the buildings original industrial style. Until exploratory work is completed to determine the condition of the structure under the metal siding it is difficult to determine all the heritage attributes of the site.
 - Once the metal cladding is removed, further heritage studies may be required, such as a Conservation Plan.

- Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance:
 - The proposed is not unsympathetic or incompatible to the existing historic fabric and appearance of the area. The building prominent location at the corner of Dundas and Eleanor Streets will remain as it is today. The removal of the metal cladding will expose the brick façade and will be more in-keeping with the surrounding area.
- Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden:
 - There are no physical changes proposed on the subject land that would create any new shadows.
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:
 - The building's appearance on Dundas Street will not be negatively affected by the proposed Zoning By-law Amendment. The building will be conserved and restored to its industrial form and style that is consistent with the surrounding area.
- Direct or indirect obstruction of significant views or vistas within, from, or of, built and natural features:
 - There are no significant views or vistas identified at this time.
- A change in land use where the change in use negates the property's cultural heritage value:
 - The change of use will not negate the property's cultural heritage value as it is intended to conserve the industrial style of the structure. The intent is to maintain the building, as much as possible, as it is today with the exception of the removal of the exterior metal cladding. It is intended to restore the facades to their original industrial appearance including retaining and restoring entrances, windows and window openings.
- Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources:
 - It is expected that changes to the property will result in land disturbances; however, not at this stage of the project. The proposed change in use will not result in physical changes to the subject lands, which includes exterior changes to the existing building or property. Impact such as potential for vibration on the subject lands or adjacent properties can be mitigated with vibration assessments and this should occur before construction activities. Measures will be made to avoid any

adverse impacts on the subject lands and to adjacent properties through Site Plan Control as per the City's Development and Construction Standards.

SECTION 6 – CONCLUSION

It is our opinion the proposed change in use will not negatively impact the preservation of the subject land's cultural heritage value or of its neighbour.

The intent is to maintain the building, as much as possible, as it is today with the exception of the removal of the exterior metal cladding. It is intended to restore the facades to their original industrial appearance including retaining and restoring entrances, windows and window openings.

At this stage, there are no physical changes proposed to the subject lands, which includes exterior changes to the existing building. Any concept plans are preliminary and subject to the Site Plan Approval process.

**Stage 1-2 Archaeological Assessment of 1153-1155
Dundas Street, in part of Lot 10, Concession C,
former Township of London, now City of London,
Middlesex County, Ontario**

Submitted to
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London, Ontario
N6C 4P4

and

The Ontario Ministry of Tourism, Culture, and Sport

Prepared by

Lincoln Environmental Consulting Corp.

Report Type: Original

Archaeological License Number P344, Derek Lincoln, MA, RPA
PIF P344-0373-2019

January 2020

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Executive Summary

Lincoln Environmental Consulting Corp. (LEC) was retained by Zelinka Priamo Ltd. to complete a Stage 1-2 archaeological assessment of 1153-1155 Dundas Street to meet the requirements of the *Planning Act* (Government of Ontario 2014) in advance of a planning permit. The study area measures approximately 0.64 hectares in size and is located in part of Lot 10, Concession C, former Township of London, now City of London, Middlesex County, Ontario.

This assessment was triggered by the Provincial Policy Statement that is informed by the *Planning Act* (Government of Ontario 1990a), which states that decisions affecting planning matters must be consistent with the policies outlined in the larger *Ontario Heritage Act* (1990b). According to Section 2.6.2 of the PPS, “*development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*”

In accordance with Section 1.3.1 of the Ministry of Tourism, Culture and Sport’s (MTCS) 2011 *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), the Stage 1 archaeological assessment of 1153-1155 Dundas Street has determined that the study area exhibits high potential for the identification and recovery of archaeological resources and a Stage 2 archaeological assessment is recommended.

The Stage 2 assessment was conducted on December 8th, under archaeological consulting license P344 issued to Derek Lincoln, MA, of LEC by the MTCS. No archaeological resources were identified during the Stage 2 archaeological assessment of the study area, and as such **no further archaeological assessment of the property is recommended.**

The MTCS is asked to review the results presented and accept this report into the Ontario Public Register of Archaeological Reports.

Project Personnel

Licensed Archaeologist:	Derek Lincoln, MA (P344)
Project Manager:	Derek Lincoln, MA (P344)
Licensed Field Director:	Derek Lincoln, MA (P344)
Field Technician:	Brandon Donkers
GIS Specialist:	Adam Prong
Report Writer:	Derek Lincoln, MA (P344)

Acknowledgements

Proponent Contact:	Ben McCauley, Zelinka Priamo Ltd.
City of London	Laura Dent, Heritage Planner

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

Project Context
December, 2019

1.0 PROJECT CONTEXT

1.1 DEVELOPMENT CONTEXT

Lincoln Environmental Consulting Corp. (LEC) was retained by Zelinka Priamo Ltd. to complete a Stage 1-2 archaeological assessment of 1153-1155 Dundas Street to meet the requirements of the *Planning Act* (Government of Ontario 2014) in advance of a planning permit. The study area measures approximately 0.64 hectares in size and is located in part of Lot 10, Concession C, former Township of London, now City of London, Middlesex County, Ontario.

This assessment was triggered by the PPS that is informed by the *Planning Act* (Government of Ontario 1990a), which states that decisions affecting planning matters must be consistent with the policies outlined in the larger *Ontario Heritage Act* (1990b). According to Section 2.6.2 of the PPS, “*development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*”

Permission to enter the study area and document archaeological resources was provided by Ben McCauley of Zelinka Priamo Ltd.

1.1.1 Objectives

In compliance with the provincial standards and guidelines set out in the Ministry of Tourism, Culture and Sport’s (MTCS) 2011 *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), the objectives of the Stage 1 Archaeological Overview/Background Study are as follows:

- To provide information about the study area’s geography, history, previous archaeological fieldwork, and current land conditions;
- To evaluate in detail the study area’s archaeological potential which will support recommendations for Stage 2 survey for all or parts of the property; and
- To recommend appropriate strategies for Stage 2 survey.

To meet these objectives LEC archaeologists employed the following research strategies:

- A review of relevant archaeological, historic and environmental literature pertaining to the study area;
- A review of the land use history, including pertinent historic maps;
- A review of the City of London’s *Archaeological Master Plan*; and
- An examination of the Ontario Archaeological Sites Database (ASDB) to determine the presence of known archaeological sites in and around the project area.



STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

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The objective of the Stage 2 assessment was to provide an overview of archaeological resources on the property and to determine whether any of the resources might be archaeological sites with cultural heritage value or interest and to provide specific direction for the protection, management and/or recovery of these resources. In compliance with the provincial standards and guidelines set out in the MTCS' 2011 *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), the objectives of the Stage 2 Property Assessment are as follows:

- To document all archaeological resources within the study area;
- To determine whether the study area contains archaeological resources requiring further assessment; and
- To recommend appropriate Stage 3 assessment strategies for archaeological sites identified.

1.2 HISTORICAL CONTEXT

The study area consists of approximately 0.64 hectares of developed land at the southeast intersection Dundas Street and Eleanor Street in Historic London. The majority of the study area is a large commercial building, with parking lot in the rear and grass boulevard surrounding the building in the front and western side. The existing structure (H. J. Jones Lithographing) on the intersection corner exists in the same spot as the structure depicted in the late 19th (1892) and early 20th (1907 and 1922) century fire insurance maps (Figures 4-6), though it is larger now and has had extensive renovations and additions. The fire insurance maps also depict smaller wooden outbuildings on the southern portion of the study area and a smaller wooden outbuilding in the north in the 1907 and 1922 insurance maps. The 1922 Fire Insurance map also depicts a smaller brick building extending east of the Lithographic building, attached to the south end of the original structure. The same buildings are seen in the 1922 and 1942 aerial imagery (Figures 7 and 8). By 1967 (Figure 9) loading docks have been added to the Lithographing facility and the building to the East has been extended up to Dundas Street to match the size of the lithographing building, and replacing the wooden building in the NE. The southern portion of the lot is now paved to service the loading docks and the smaller wooden structures are gone. The property has remained in relatively similar condition since 1967. The study area is located at 1153-1155 Dundas Street part of Lot 10, Concession C, former Township of London, now City of London, Middlesex County, Ontario.

1.2.1 Pre and early Post-contact Aboriginal Resources

Our knowledge of past First Peoples settlement and land use in Middlesex County is incomplete. Nonetheless, using province-wide (MCCR 1997) and region-specific archaeological data, a generalized cultural chronology for native settlement in the area can be proposed. The following paragraphs provide a basic textual summary of the known general cultural trends and a tabular summary appears in Table 1.

The Paleoindian Period

The first human populations to inhabit Ontario came to the region between 12,000 and 10,000 years ago, coincident with the end of the last period of glaciation. Climate and environmental conditions were significantly different than they are today; local environs would not have been welcoming to anything but

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short-term settlement. Termed Paleoindians by archaeologists, Ontario first peoples would have crossed the landscape in small groups (i.e., bands or family units) searching for food, particularly migratory game species. In the area, caribou may have provided the staple of the Paleoindian diet, supplemented by wild plants, small game, birds and fish. Given the low density of populations on the landscape at this time and their mobile nature, Paleoindian sites are small and ephemeral. They are usually identified by the presence of fluted projectile points and other finely made stone tools.

Table 1: Cultural Chronology for Native Settlement within Middlesex County

Period			Time Range (circa)	Diagnostic Features	Complexes
Paleoindian	Early		9000 – 8400 B.C.	fluted projectile points	Gainey, Barnes, Crowfield
	Late		8400 – 8000 B.C.	non-fluted and lanceolate points	Holcombe, Hi-Lo, Lanceolate
Archaic	Early		8000 – 6000 B.C.	serrated, notched, bifurcate base points	Nettling, Bifurcate Base Horizon
	Middle		6000 – 2500 B.C.	stemmed, side & corner notched points	Brewerton, Otter Creek, Stanly/Neville
	Late		2000 – 1800 B.C.	narrow points	Lamoka
			1800 – 1500 B.C.	broad points	Genesee, Adder Orchard, Perkiomen
			1500 – 1100 B.C.	small points	Crawford Knoll
	Terminal		1100 – 850 B.C.	first true cemeteries	Hind
Woodland	Early		800 – 400 B.C.	expanding stemmed points, Vinette pottery	Meadowood
	Middle		400 B.C. – A.D. 600	thick coiled pottery, notched rims; cord marked	Couture
	Late	Western Basin	A.D. 600 – 900	Wayne ware, vertical cord marked ceramics	Riviere au Vase-Algonquin
			A.D. 900 – 1200	first corn; ceramics with multiple band impressions	Young- Algonquin
			A.D. 1200 – 1400	longhouses; bag shaped pots, ribbed paddle	Springwells-Algonquin
			A.D 1400-1600	villages with earthworks; Parker Festoon pots	Wolf- Algonquin
Contact		Aboriginal	A.D. 1600 – 1700	early historic native settlements	Neutral Huron, Odawa, Wenro
		Euro-Canadian	A.D. 1700-1760	fur trade, missionization, early military establishments	French
			A.D. 1760-1900	Military establishments, pioneer settlement	British colonials, UELs

Archaic

The archaeological record of early native life in Southern Ontario indicates a change in lifeways beginning circa 10,000 years ago at the start of what archaeologists call the Archaic Period. The Archaic populations are better known than their Paleoindian predecessors, with numerous sites found throughout the area. The characteristic projectile points of early Archaic populations appear similar in some respects to early varieties and are likely a continuation of early trends. Archaic populations continued to rely heavily on game, particularly caribou, but diversified their diet and exploitation patterns with changing environmental conditions. A seasonal pattern of warm season riverine or lakeshore settlements and interior cold weather occupations has been documented in the archaeological record. Since the large cold weather mammal species that formed the basis of the Paleoindian subsistence pattern became extinct or moved

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

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northward with the onset of warmer climates, Archaic populations had a more varied diet, exploiting a range of plant, bird, mammal and fish species. Reliance on specific food resources like fish, deer and nuts becomes more pronounced through time and the presence of more hospitable environs and resource abundance led to the expansion of band and family sizes. In the archaeological record, this is evident in the presence of larger sites and aggregation camps, where several families or bands would come together in times of resource abundance. The change to more preferable environmental circumstances led to a rise in population density. As a result, Archaic sites are more abundant than those from the earlier period. Artifacts typical of these occupations include a variety of stemmed and notched projectile points, chipped stone scrapers, ground stone tools (e.g. celts, adzes) and ornaments (e.g. bannerstones, gorgets), bifaces or tool blanks, animal bone and waste flakes, a by-product of the tool making process.

Woodland Period

Significant changes in cultural and environmental patterns are witnessed in the Woodland Period (circa 950 B.C to historic times). The coniferous forests of earlier times were replaced by stands of mixed and deciduous species. Occupations became increasingly more permanent in this period, culminating in major semi-permanent villages by 1,000 years ago. Archaeologically, the most significant changes by Woodland times are the appearance of artifacts manufactured from modeled clay and the construction of house structures. The Woodland Period is often defined by the occurrence of pottery, storage facilities and residential areas similar to those that define the incipient agricultural or Neolithic period in Europe. The earliest pottery was rather crudely made by the coiling method and house structures were simple enclosures.

Iroquoian Period

The primary Late Woodland occupants of the area were the Neutral Nation, an Iroquoian speaking population described by European missionaries. Like other known Iroquoian groups including the Huron (Wendat) and Petun, the Neutral practiced a system of intensive horticulture based on three primary subsistence crops (corn, beans and squash). Neutral villages incorporated a number of longhouses, multi-family dwellings that contained several families related through the female line. The Jesuit Relations describe several Neutral centres in existence in the 17th century, including a number of sites where missions were later established. While precontact Neutral sites may be identified by a predominance of well-made pottery decorated with various simple and geometric motifs, triangular stone projectile points, clay pipes and ground stone implements, sites post-dating European contact are recognized through the appearance of various items of European manufacture. The latter include materials acquired by trade (e.g., glass beads, copper/brass kettles, iron axes, knives and other metal implements) in addition to the personal items of European visitors and Jesuit priests (e.g., finger rings, stoneware, rosaries, glassware). The Neutral were dispersed, and their population decimated by the arrival of epidemic European diseases and inter-tribal warfare.

1.2.2 Historic Euro-Canadian Resources

The 1878 *Illustrated Historical Atlas of Middlesex County's* map of the Township of London depicts a densely settled urban landscape with numerous landowners, structures, early transportation routes, and

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early town sites. A portion of the 1878 historic map of the Township of London is depicted in Figure 3, and the study area lies within historic London. The currently existing structure (H. J. Jones Lithographing) on the intersection corner, exists in the same spot as the structure depicted in the late 19th (1892) and early 20th (1907 and 1922) century fire insurance maps (Figures 4-6), though it is larger now and has had extensive renovations and additions. The fire insurance maps also depict smaller wooden outbuildings on the southern portion of the study area and a smaller wooden outbuilding in the north in the 1907 and 1922 insurance maps. The 1922 Fire Insurance map also depicts a smaller brick building extending east of the Lithographic building, attached to the south end of the original structure. The same buildings are seen in the 1922 and 1942 aerial imagery (Figures 7 and 8). By 1967 (Figure 9) loading docks have been added to the Lithographing facility and the building to the East has been extended up to Dundas Street to match the size of the lithographing building, and replacing the wooden building in the NE. The southern portion of the lot is now paved to service the loading docks and the smaller wooden structures are gone. The property has remained in relatively similar condition since 1967. The study area is located at 1153-1155 Dundas Street part of Lot 10, Concession C, former Township of London, now City of London, Middlesex County, Ontario.

1.3 ARCHAEOLOGICAL CONTEXT

The study area consists of approximately 0.64 hectares of developed land at the southeast intersection Dundas Street and Eleanor Street in Historic London. The majority of the study area is a large commercial building, with parking lot in the rear and grass boulevard surrounding the building in the front and western side. The existing structure (H. J. Jones Lithographing) on the intersection corner exists in the same spot as the structure depicted in the late 19th (1892) and early 20th (1907 and 1922) century fire insurance maps (Figures 4-6), though it is larger now and has had extensive renovations and additions. The fire insurance maps also depict smaller wooden outbuildings on the southern portion of the study area and a smaller wooden outbuilding in the north in the 1907 and 1922 insurance maps. The 1922 Fire Insurance map also depicts a smaller brick building extending east of the Lithographic building, attached to the south end of the original structure. The same buildings are seen in the 1922 and 1942 aerial imagery (Figures 7 and 8). By 1967 (Figure 9) loading docks have been added to the Lithographing facility and the building to the East has been extended up to Dundas Street to match the size of the lithographing building, and replacing the wooden building in the NE. The southern portion of the lot is now paved to service the loading docks and the smaller wooden structures are gone. The property has remained in relatively similar condition since 1967. The study area is located at 1153-1155 Dundas Street part of Lot 10, Concession C, former Township of London, now City of London, Middlesex County, Ontario.

1.3.1 The Natural Environment

The project area is located in the Caradoc Sand Plains physiographic region as identified by Chapman and Putnam (1984:146).

West and East of London there are small plains which differ from the adjacent moraines and clay plains in that they are covered with sand or other light textured, water laid deposits. Together they compromise about 300 square miles or 192,000 acres in which the soils are conducive to specialized agriculture.

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(Chapman and Putnam 1984:146)

The soils here are comprised of sandy loam, ideal for agricultural practices and aboriginal settlement.

Potable water is the single most important resource for any extended human occupation or settlement and since water sources in southwestern Ontario have remained relatively stable over time, proximity to drinkable water is regarded as a useful index for the evaluation of archaeological site potential. In fact, distance to water is one of the most commonly used variables for predictive modeling of archaeological site location in Ontario. The closest extant source of potable water is the Thames River which passes approximately 2km hundred meters South of the study area.

1.3.2 Previously Known Archaeological Sites and Surveys

In order to compile an inventory of archaeological resources, the registered archaeological site records kept by the MTCS were consulted. In Ontario, information concerning archaeological sites stored in the ASDB is maintained by the MTCS. This database contains archaeological sites registered according to the Borden system. Under the Borden system, Canada is divided into grid blocks based on latitude and longitude. A Borden Block is approximately 13 kilometers east to west and approximately 18.5 kilometers north to south. Each Borden Block is referenced by a four-letter designator and sites within a block are numbered sequentially as they are found.

Information concerning specific site locations is protected by provincial policy, and is not fully subject to the *Freedom of Information and Protection of Privacy Act*. The release of such information in the past has led to looting or various forms of illegally conducted site destruction. Confidentiality extends to all media capable of conveying location, including maps, drawings, or textual descriptions of a site location. The MTCS will provide information concerning site location to the party or an agent of the party holding title to a property, or to a licensed archaeologist with relevant cultural resource management interests.

An examination of the ASDB has shown that there are four archaeological sites registered within a one-kilometer radius of the study area (Sites Data Search, Government of Ontario, December 15th, 2019); Table 2 summarizes the registered archaeological sites within one-kilometer of the study area. None of the sites fall within the study area or within 50m of it.

Borden #	Site Name	Site Type	Cultural Affiliation
AfHh-251	Kiwanis Park	scatter	Woodland
AfHh-363	-	midden	Euro-Canadian
AfHh-920	-	house, outbuilding, residential, store	Euro-Canadian
AfHh-940	Western Fair	agricultural, cemetery, military, residential	Euro-Canadian

1.3.3 Summary of Past Archaeological Investigations within 50m

There have been no other documented archaeological investigations within 50 meters of the subject property. However, it should be noted that the Ministry of Tourism, Culture and Sport currently does not

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provide an inventory of archaeological assessments carried out within 50 meters of a property, so a complete inventory of assessments on lands adjacent to the subject property cannot be provided.

1.3.4 City of London's *Archaeological Master Plan*

Municipalities have been creating and using Archaeological Master Plans for over 20 years. In 1995 Wilson and Horne produced the City of London Archaeological Master Plan (The Master Plan). The purpose of the plan was to determine archaeological potential within municipality lands. "In 2017, the City of London furthered archaeological conservation by conducting a review of the AMP (1996) and updating the archaeological potential model" (Williamson 2017:3). The Revised AMP outlines London's objective to "judiciously and uniformly apply the archaeological potential model across the City" (Williamson 2017:3).

The 2017 AMP reviewed the 1996's successes with the archaeological potential model. "Since the mid-1990s, these models have been undertaken on a GIS (Geographic Information Systems) platform in order to best manipulate and analyze site location attribute data and create a simple to use digital map by which planners can determine the need for archaeological assessment in advance of soil disturbance" (Williamson 2017:4). Three-layer maps were created in 1996 to model the potential for archaeological sites based on landscape features and historical maps.

Along with demonstrating the effectiveness of the Archaeological potential model and how it is to be used in development and planning processes, the 2017 Archaeological Master Plan discusses the role of Indigenous communities in preserving their history and the responsibilities of developers and consultants to engage with communities. As well, the report outlines potential threats to archaeological features and the measures being taken at the municipal, provincial, and federal levels to address those threats (Williamson 2017:1).

The Master Plan indicates that approximately 45% of the land within City limits exhibits high to moderate potential for the recovery of archaeological resources. The 2017 Archaeological Master Plan is consistent with these findings: proximity to water, and distance to different water sources is a strong, if not the strongest indicator of potential for Indigenous sites. For Euro-Canadian site modeling, using spatially referenced historic maps, such as the *Illustrated Historical Atlas of Middlesex County* (1878) provided the best results in identifying historic sites (Williamson 2017:7). It is difficult to determine archaeological potential in urban areas by conventional methods of examining environmental features in relation to archaeology. "By their very nature, urban areas represent areas of long term human habitation and therefore tend to have a rich material record of the past. Instead of determining archaeological potential, it is more important for early settlement areas to assume they have archaeological potential and systematically determine the archaeological integrity of extant open spaces by using the archival record" (Williamson 2017:8).

According to the archaeological potential modeling derived by the City's *Master Plan*, the study area is situated within an area that has been determined to exhibit moderate to high potential for the identification and recovery of archaeological resources (figure 10).

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1.3.5 Archaeological Potential

Archaeological potential is established by determining the likelihood that archaeological resources may be present on a subject property. LEC applied archaeological potential criteria commonly used by MTCS (Government of Ontario 2011) to determine areas of archaeological potential within the region under study. These variables include proximity to previously identified archaeological sites, distance to various types of water sources, soil texture and drainage, glacial geomorphology, elevated topography and the general topographic variability of the area.

Distance to modern or ancient water sources is generally accepted as the most important determinant of past human settlement patterns and, considered alone, may result in a determination of archaeological potential. However, any combination of two or more other criteria, such as well-drained soils or topographic variability, may also indicate archaeological potential. Finally, extensive land disturbance can eradicate archaeological potential (Wilson and Horne 1995).

As discussed above, distance to water is an essential factor in archaeological potential modeling. When evaluating distance to water it is important to distinguish between water and shoreline, as well as natural and artificial water sources, as these features affect sites' locations and types to varying degrees. The MTCS categorizes water sources in the following manner:

- Primary water sources: lakes, rivers, streams, creeks;
- Secondary water sources: intermittent streams and creeks, springs, marshes and swamps;
- Past water sources: glacial lake shorelines, relic river or stream channels, cobble beaches, shorelines of drained lakes or marshes; and
- Accessible or inaccessible shorelines: high bluffs, swamp or marshy lake edges, sandbars stretching into marsh.

The Thames River runs approximately 2km South of the study area. The water resources that exist and existed close to the study area indicate archaeological potential.

Soil texture can be an important determinant of past settlement, usually in combination with other factors such as topography. As indicated previously, the soils within the study area are variable, but include pockets of well-drained and sandy soils that would be suitable for pre-contact Aboriginal agriculture.

An examination of the ASDB has shown that there are four archaeological sites registered within a one-kilometer radius of the study area, though none lie within it or within 50m of it.

For Euro-Canadian sites, archaeological potential can be extended to areas of early Euro-Canadian settlement, including places of military or pioneer settlements; early transportation routes; and properties listed on the municipal register or designated under the *Ontario Heritage Act* or property that local histories or informants have identified with possible historical events. The *Illustrated Historical Atlas of Middlesex County* demonstrates that the study area and its environs were densely occupied by Euro-Canadian settlers

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by the later 19th century. Much of the established road system and agricultural settlement from that time is still visible today.

Moreover, in conjunction with the above noted criteria, archaeological master plans are often used to aid in archaeological potential determination. Typically, archaeological master plans are designed to: compile an inventory of registered and unregistered archaeological sites within a prescribed area, and to develop an archaeological site potential model based on known site locations, past and present land use, and environmental and cultural-historical data. The *City of London Archaeological Master Plan* (Wilson and Horne 1995:85) determined that approximately 45% of City lands have moderate to high potential for the identification and recovery of archaeological resources. A review of the archaeological potential modelling derived by the City's *2017 Archaeological Master Plan* determined that the study area is situated within an area that exhibits moderate to high potential for the identification and recovery of archaeological resources.

When the above listed criteria are applied to the study area, the archaeological potential for pre-contact Aboriginal, post-contact Aboriginal, and Euro-Canadian sites is deemed to be moderate to high for the undisturbed portions of the study area. A review of historical mapping, including Fire Insurance maps and 20th century aerial imagery has indicated in a large portion of the property being disturbed, including the entire area where the buildings currently exist as they have since the 19th century. This area is indicated as retaining archaeological potential and the City's archaeological potential mapping; however it does not take into consideration visual disturbance as a result of construction. The southern portion of the study area has also been disturbed through additions to the existing building (loading docks) and the installation of the parking lot. The only structures that existed in this portion were wooden outbuildings seen in the insurance maps and aerial imagery from 1892 to 1967. grass boulevard around the northern and western portions of the study area surrounding the existing structures cannot be visually confirmed as disturbed and is considered to retain archaeological potential. Thus, in accordance with Section 1.3.1 of the MTCS' 2011 *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), the Stage 1 archaeological assessment of 1153-1155 Dundas Street has determined that portions of study area exhibit moderate to high potential for the identification and recovery of archaeological resources and a Stage 2 archaeological assessment is recommended (Figure 11).

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

Field Methods
December, 2019

2.0 FIELD METHODS

The Stage 2 assessment of 1153-1155 Dundas Street was conducted on December 8th, 2019 under PIF # P344-0373-2019 issued to Derek Lincoln, MA, of LEC by the MTCS. The study area consists of approximately 0.64 hectares of developed land at the southeast intersection Dundas Street and Eleanor Street in Historic London. The majority of the study area is a large commercial building, with parking lot in the rear and grass boulevard surrounding the building in the front and western side. The existing structure on the intersection corner exists in the same spot as the structure depicted in the early 20th century fire insurance maps, though it is larger now and has had extensive renovations and additions. The study area is located at 1153-1155 Dundas Street part of Lot 10, Concession C, former Township of London, now City of London, Middlesex County, Ontario.

During the Stage 2 survey, assessment conditions were excellent and at no time were the field, weather, or lighting conditions detrimental to the recovery of archaeological material (Table 4). Photos 1 to 8 confirm that field conditions met the requirements for a Stage 2 archaeological assessment, as per the MTCS' 2011 *Standards and Guidelines for Consultant Archaeologists* (Section 7.8.6 Standard 1a; Government of Ontario 2011). Figure 7 provides an illustration of the Stage 2 assessment methods, as well as photograph locations and directions.

Table 2: Field and Weather Conditions

Date	Activity	Weather	Field Conditions
December 8 th , 2019	test pit survey	overcast, cold	soils dry and friable, screens well

Approximately 10% of the study area consists of manicured grass and was subject to test pit survey at 5-metre intervals in accordance with Section 2.1.1 of the MTCS' 2011 *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011). Test pitting was also conducted within one meter of built structures in accordance with Section 2.1.2 Standard 4 of the MTCS' 2011 *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011). Each test pit was approximately 30 centimeters in diameter and excavated five centimeters into sterile subsoil. The soils and test pits were then examined for stratigraphy, cultural features, or evidence of fill. All soil was screened through six millimeter (mm) mesh hardware cloth to facilitate the recovery of small artifacts and then used to backfill the pit. No further archaeological methods were employed since no artifacts were recovered during the test pit survey.

Approximately 90% of the study area consists of visually disturbed areas, including a built commercial structure comprising approximately 75% of the study area in the Northwest corner and surrounded by parking lot. These areas were deemed to no retain archaeological potential and were not assessed by test pit survey but were photographically documented.

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

Record of Finds
December, 2019

3.0 RECORD OF FINDS

The Stage 2 archaeological assessment was conducted employing the methods described in Section 2.0. An inventory of the documentary record generated by fieldwork is provided in Table 5 below. No archaeological resources were identified during the Stage 2 archaeological assessment of the study area.

Table 3: Inventory of Documentary Record

Document Type	Current Location of Document Type	Additional Comments
2 Pages of field notes	LEC office, London	In original field book and photocopied in project file
1 Hand drawn map	LEC office, London	In original field book and photocopied in project file
1 map provided by Client	LEC office, London	Hard and digital copies in project file
26 Digital photographs	LEC office, London	Stored digitally in project file

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

Analysis and Conclusions
December, 2019

4.0 ANALYSIS AND CONCLUSIONS

The Stage 2 archaeological assessment was carried out in accordance with the Ministry of Tourism, Culture, and Sport's *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011). Approximately 10% of the study area consists of manicured grass was subject to test pit survey at 5-metre intervals in accordance with Section 2.1.1 of the MTCS' 2011 *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011). Approximately 90% of the study area consists of visually disturbed areas, including a built commercial structure comprising approximately 75% of the study area in the Northwest corner and surrounded by parking lot. These areas were deemed to no retain archaeological potential and were not assessed by test pit survey but were photographically documented. These areas were deemed to no retain archaeological potential and were not assessed by test pit survey but were photographically documented.

No archaeological resources were identified during the Stage 1-2 assessment.

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

Recommendations
December, 2019

5.0 RECOMMENDATIONS

The Stage 2 archaeological assessment was carried out in accordance with the Ministry of Tourism, Culture, and Sport's *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011). The Stage 1-2 archaeological assessment did not result in the identification of any archaeological resources and found the entire property to be disturbed.

All work met provincial standards and no archaeological sites were identified during the Stage 2 assessment. If construction plans change to incorporate new areas that were not subject to a Stage 2 field survey, these must be assessed prior to the initiation of construction. In keeping with legislative stipulations, all construction and demolition-related impacts (including, for example, machine travel, material storage and stockpiling, earth moving) must be restricted to the areas that were archaeologically assessed and cleared by the Ministry of Tourism, Culture and Sport through acceptance of the assessment report into the provincial register.

As no archaeological resources were found on the subject property, no further archaeological assessment of the property is required.

6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

This report is submitted to the Minister of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism, Culture and Sport, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.

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Bibliography and Sources
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Images
December, 2019

8.0 IMAGES

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

Images
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Photo 1: Visually Disturbed, not Assessed Facing East



Photo 2: Visually Disturbed, not Assessed Facing North

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Images
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Photo 3: Visually Disturbed, Not Assessed Facing North



Photo 4: Visually Disturbed, Not Assessed Facing North

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Photo 5: Grass Assessed at 5m Test Pit Intervals Facing North



Photo 6: Grass Assessed at 5m Test Pit Intervals Facing East

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Images
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Photo 7: Grass Assessed at 5m Test Pit Intervals Facing West



Photo 8: Typical Test Pit Facing West

STAGE 1-2 ARCHAEOLOGICAL ASSESSMENT: 1153-1155 DUNDAS STREET

Maps
December, 2019

9.0 MAPS



Stage 1-2 Archaeological Assessment of 1153-1155 Dundas Street London, Ontario

Figure 1: Topographic
Map of Study Area

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Date: January, 2020

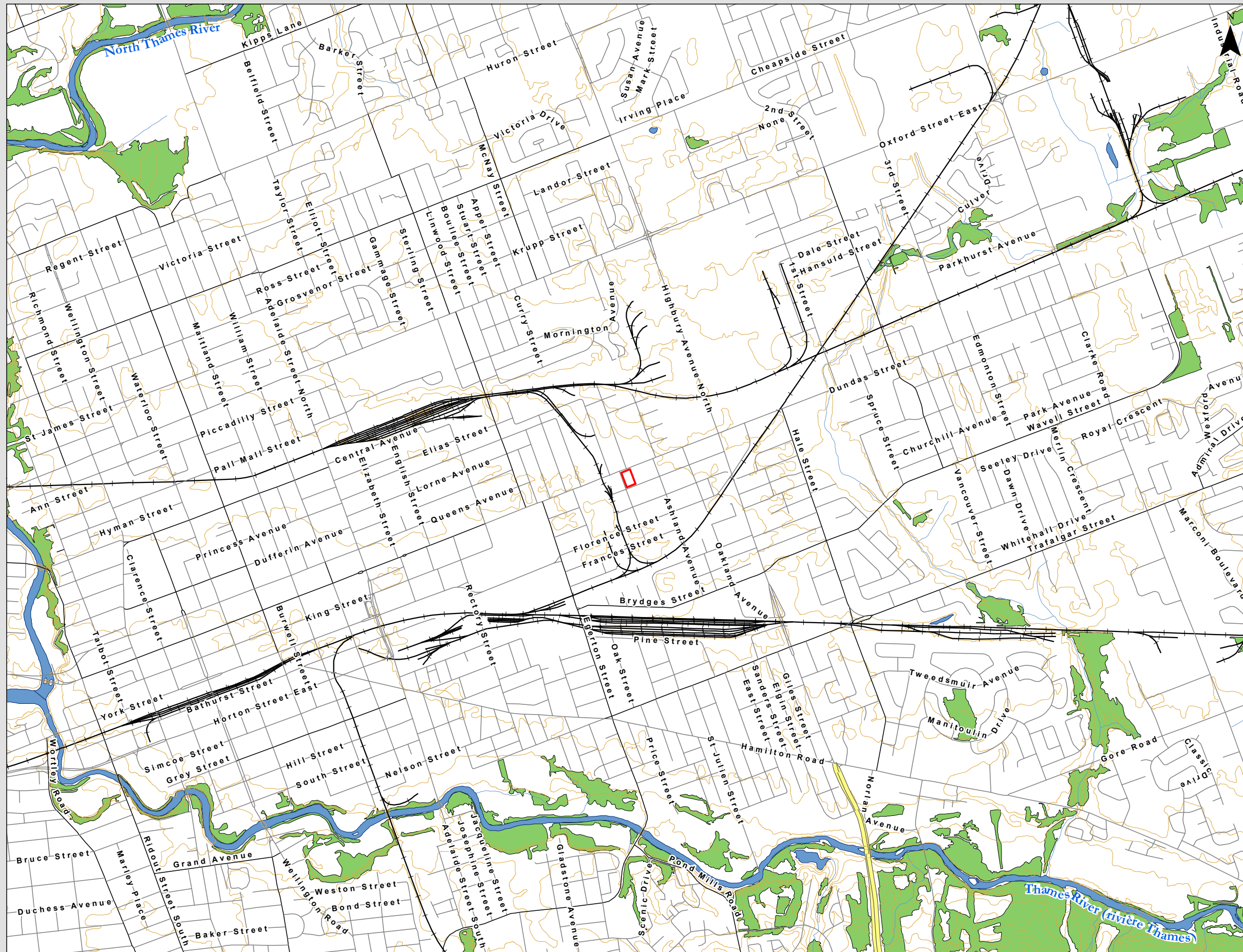
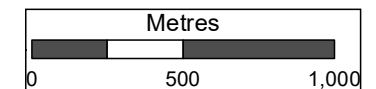
Source: OBM
<http://www.geographynetwork.ca/website/obm/viewer.htm>

Scale 1:25,000

Datum: NAD 1983 UTM Zone 17N

Legend

-  Study Area
-  Local Road
-  Major Road
-  Highway
-  Railroad
-  Contour Lines
-  Water
-  Waterbody
-  Wooded Area





**Stage 1-2
Archaeological
Assessment of
1153-1155 Dundas Street
London, Ontario**

Figure 2: Study Area

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Date: January, 2020

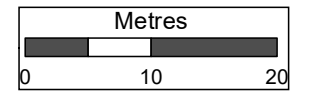
Source: Bing Maps

Scale 1:600

Datum: NAD 1983 UTM Zone 17N

Legend

 Study Area





**Stage 1-2
Archaeological
Assessment of
1153-1155 Dundas Street
London, Ontario**

Figure 3: Portion of the Illustrated Historical Atlas of the County of Middlesex, Ont, 1878

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Date: January, 2020

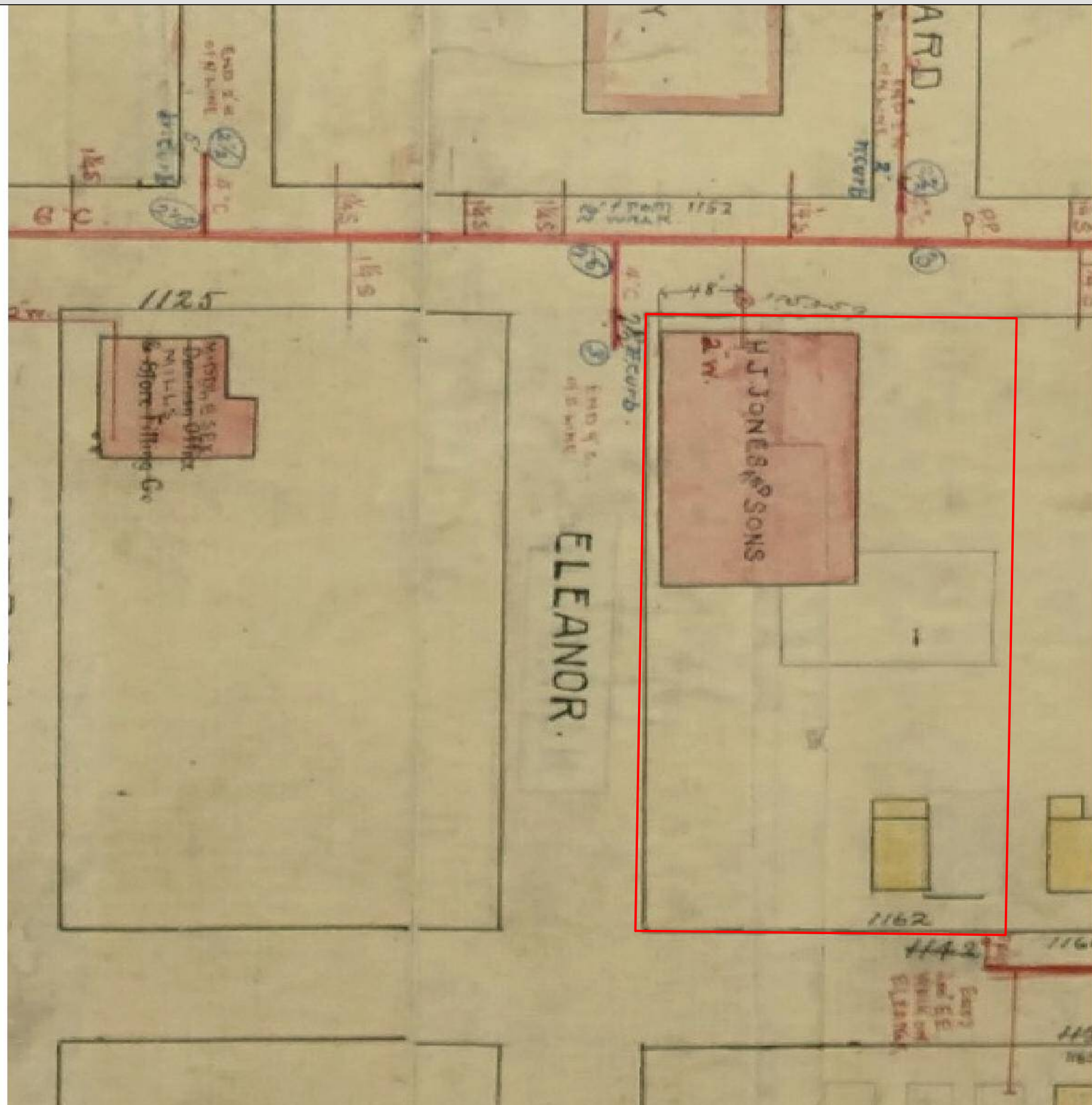
Source: Illustrated Historical Atlas of the County of Middlesex, Ont. Toronto: H.R. Page & Co., 1878.

NOT TO SCALE

Datum: NAD 1983 UTM Zone 17N

Legend

 Study Area



**Stage 1-2
Archaeological
Assessment of
1153-1155 Dundas Street
London, Ontario**

Figure 4: 1892 Rev. 1907
Fire Insurance Plan of Study Area

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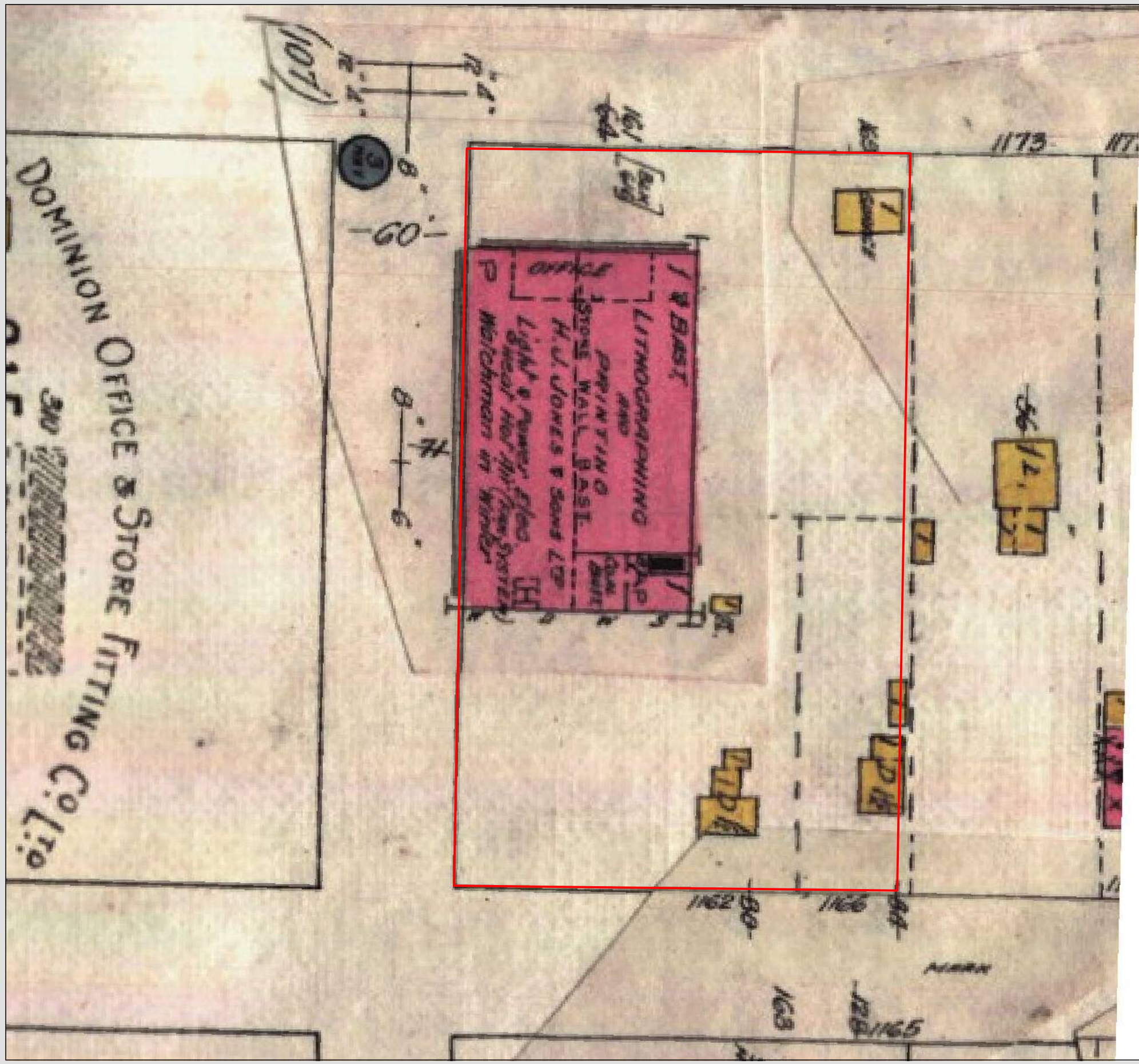
Date: January, 2020

NOT TO SCALE

Datum: NAD 1983 UTM Zone 17N

Legend

Study Area



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Archaeological
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London, Ontario**

Figure 5: 1912 Rev. 1915
Fire Insurance Plan of Study Area

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Date: January, 2020

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Datum: NAD 1983 UTM Zone 17N

Legend

Study Area



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Figure 6: 1912 Rev. 1922
Fire Insurance Plan of Study Area


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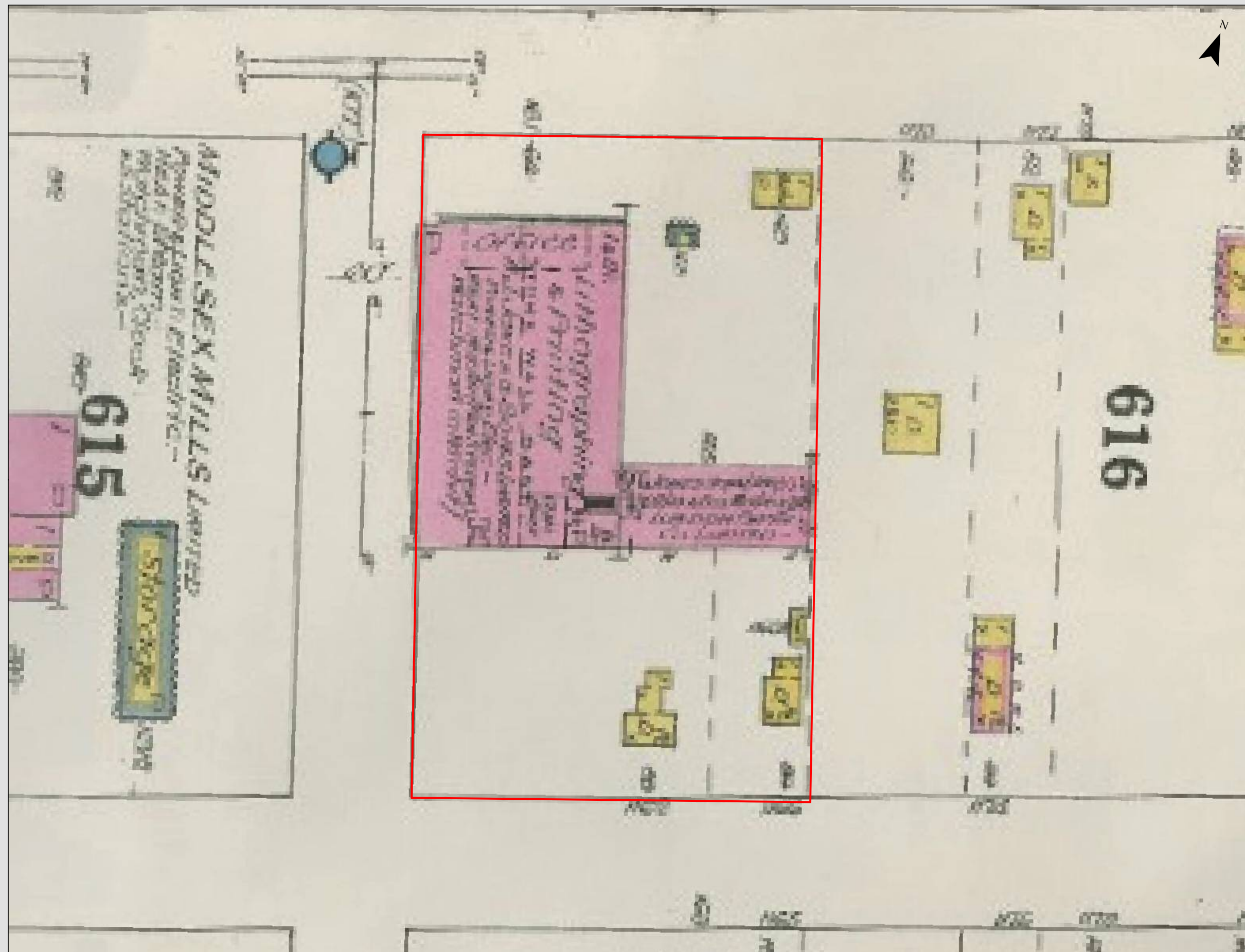
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Datum: NAD 1983 UTM Zone 17N

Legend

 Study Area





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London, Ontario**

Figure 7: 1922 Aerial Imagery of the Study Area

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Date: January, 2020

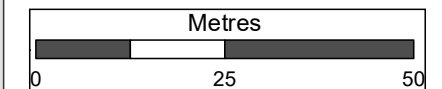
Source: UWO Map Library

Scale 1:1,000

Datum: NAD 1983 UTM Zone 17N

Legend

 Study Area





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London, Ontario**

Figure 8: 1942 Aerial Imagery of the Study Area

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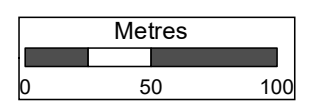
Date: January, 2020

Source: UWO Map Library

Datum: NAD 1983 UTM Zone 17N

Legend

Study Area





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Figure 9: 1967 Aerial Imagery of the Study Area

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Date: January, 2020

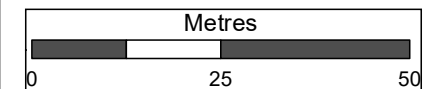
Source: UWO Map Library

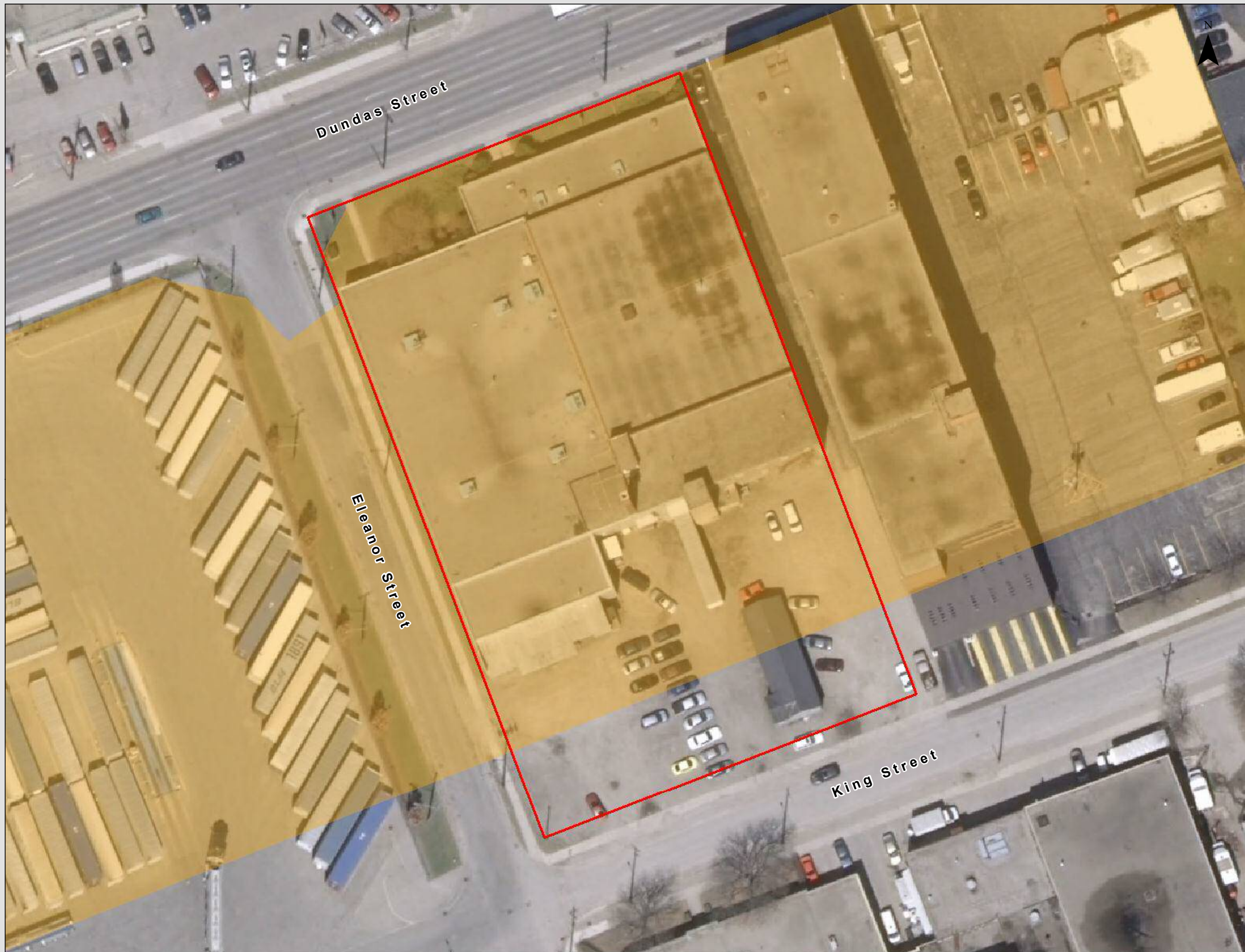
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Datum: NAD 1983 UTM Zone 17N

Legend

 Study Area





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London, Ontario**

Figure 10: Study Area
with the City of London
Archaeological Master Plan

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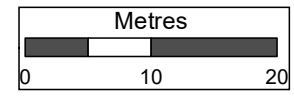
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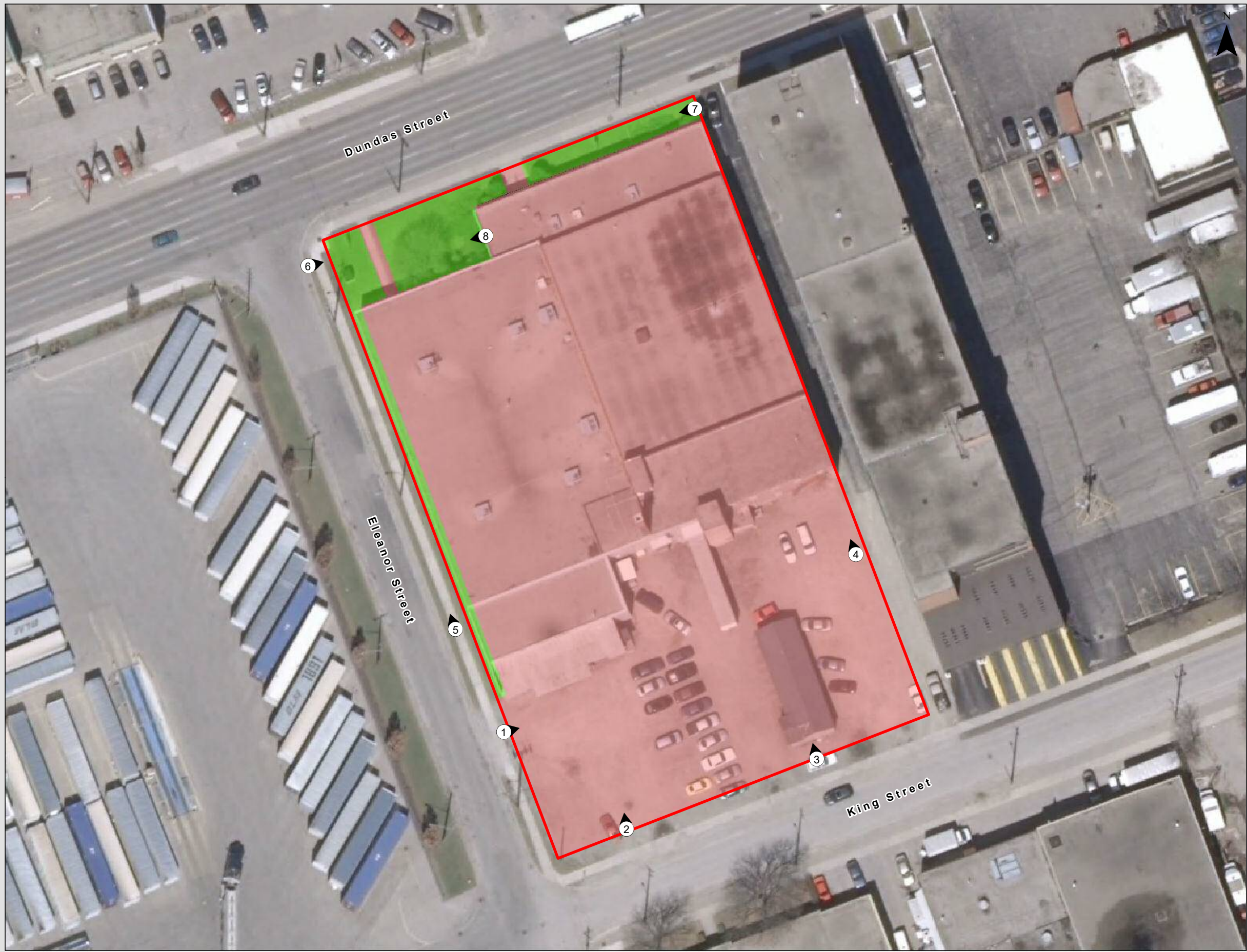
Source: City of London (2020)

Scale 1:600

Datum: NAD 1983 UTM Zone 17N

- Legend**
- Study Area
 - Areas with Archaeological Potential





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Figure 11: Assessment Strategies and Results

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Date: January, 2020

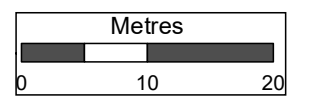
Source: Bing Maps

Scale 1:600

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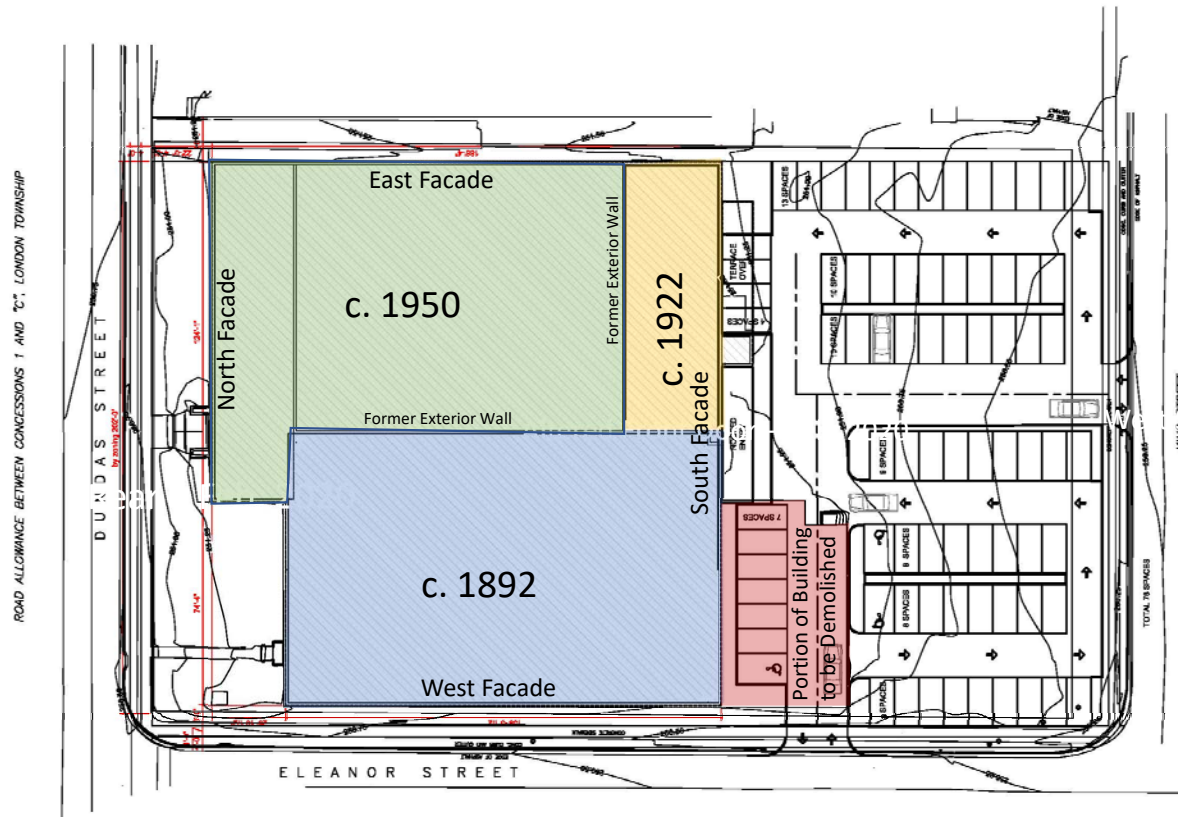
Legend

- Photo Location
- Study Area
- Assessed by Test Pitting at 5m Intervals
- Visually Disturbed, Not Assessed



Appendix 1

1153 – 1155 Dundas Street Proposed Site Plan



DESIGNER: **The Barnswallow Company**
 Steve Sims BCIN 22139
 BCIN 29919 steve@thebarnswallowcompany.com (519) 495 053

1:21

NOT TO SCALE 60 FEET

1155 Dundas St

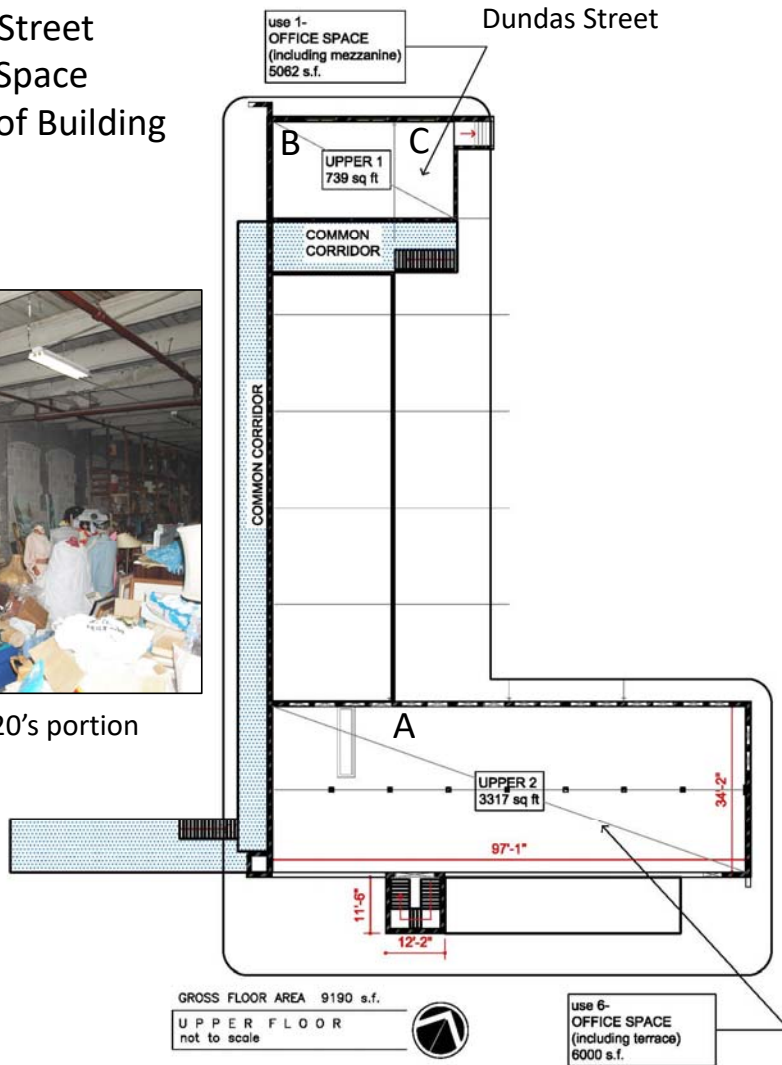
PROJECT No.: 19-001 SK-5-1 DEC 02 2019

1153 – 1155 Dundas Street
Upper Floor – Office Space
1950's/1922 Portion of Building

A



Former exterior wall - 1920's portion



B



Looking towards Dundas Street

C



Original Windows

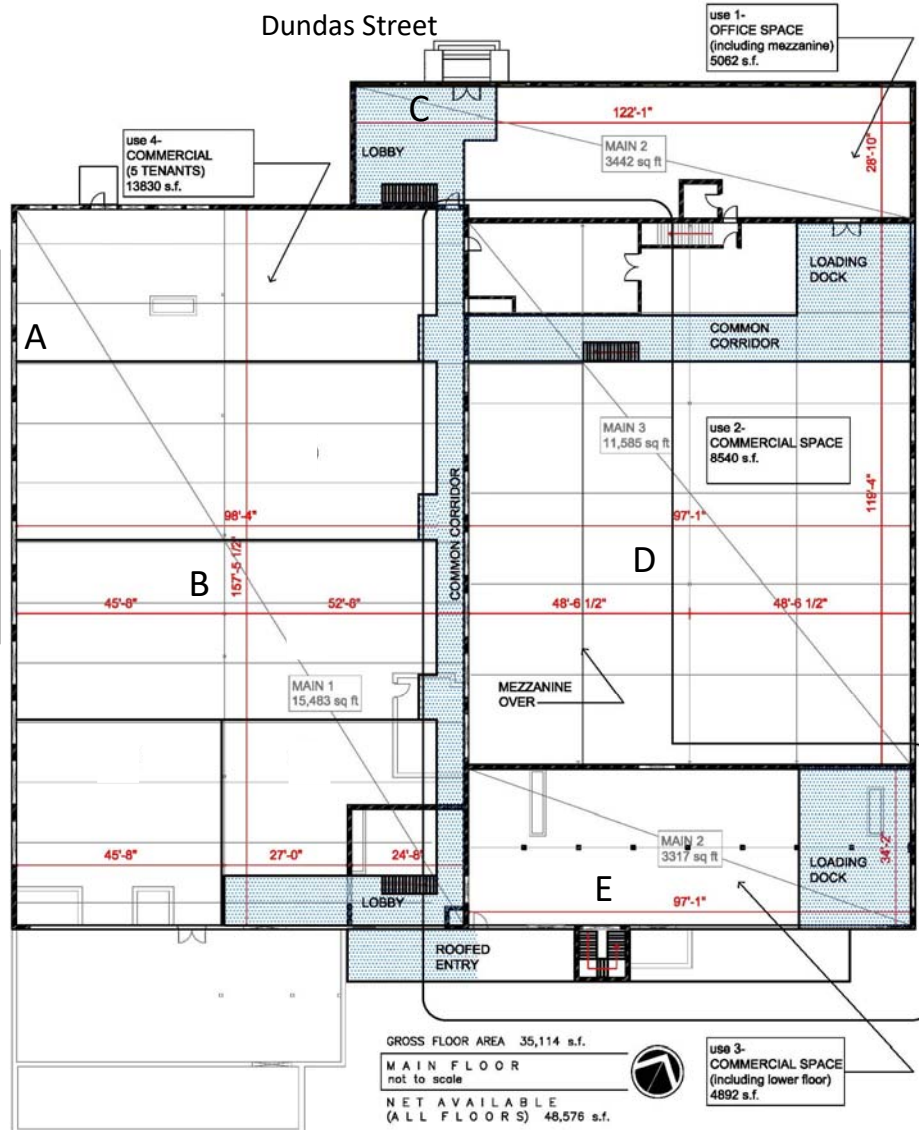
1153 – 1155 Dundas Street
Main Floor – Mixed Use Areas
All Portions of Building

A



Exterior wall – 1890's portion

B



C



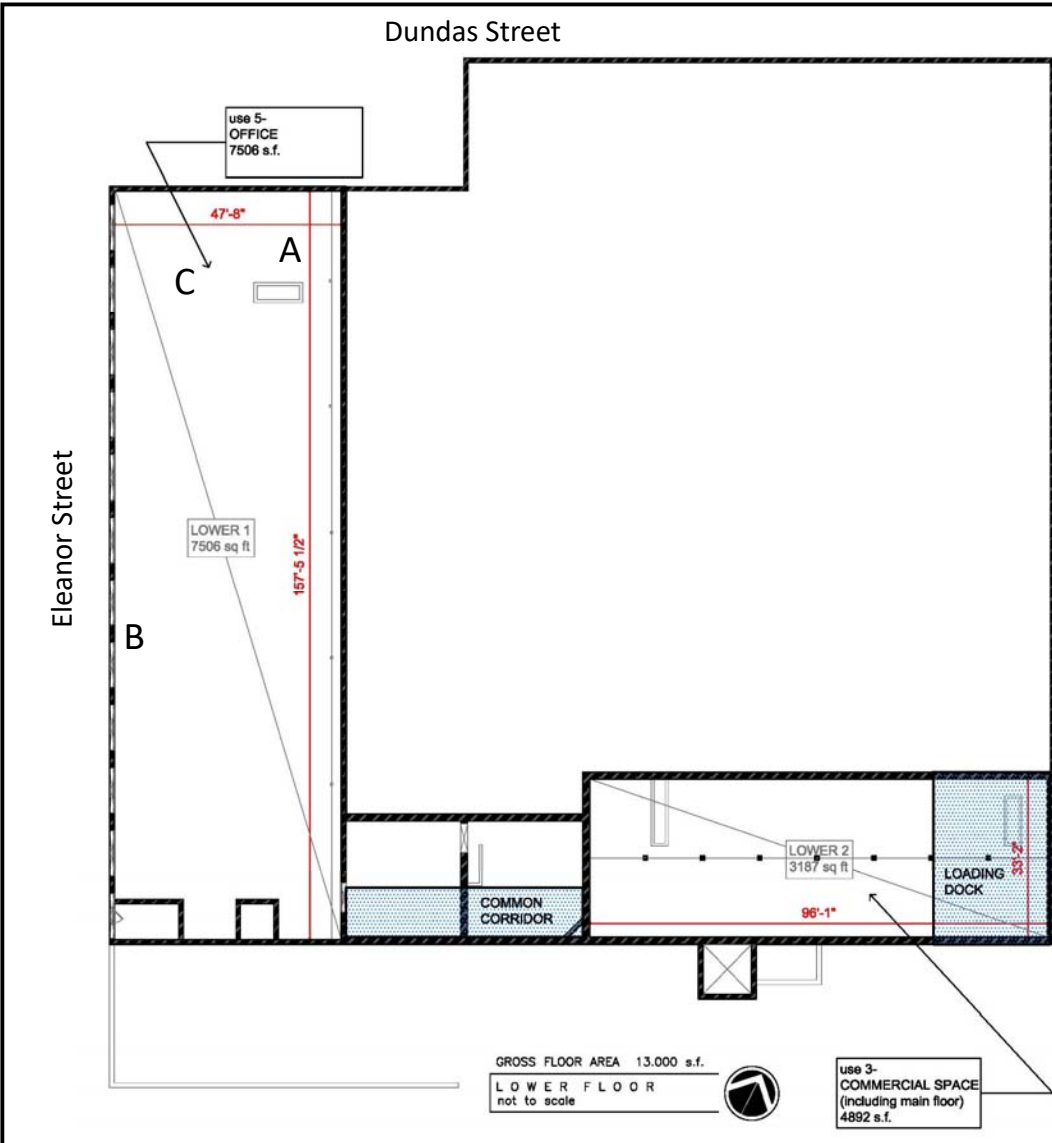
D



Former exterior wall - 1890's portion

E

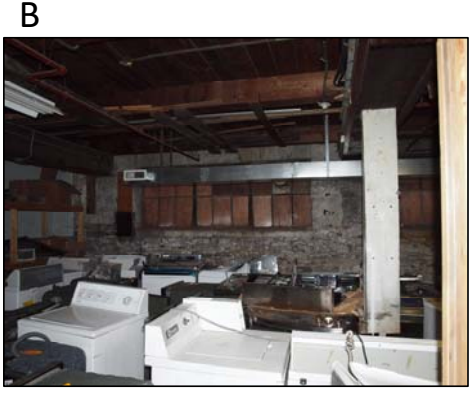




1153 – 1155 Dundas Street
Lower Floor – Commercial/Office Space
1892 Portion of Building



1890's structure



Windows along Eleanor Street Facade

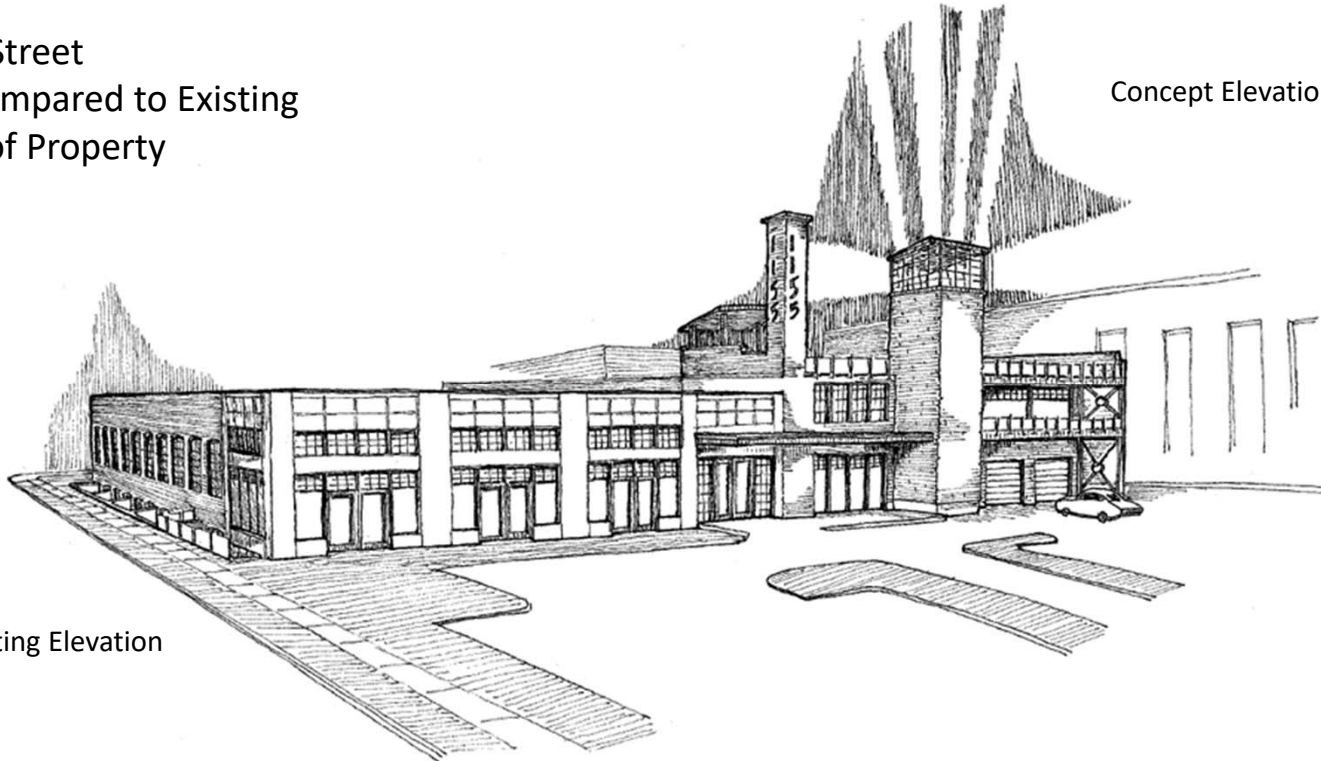


Looking towards Dundas Street – Existing Fire Door

1153 – 1155 Dundas Street
Conceptual Design Compared to Existing
South Façade – Rear of Property

Concept Elevation

Existing Elevation



1153 – 1155 Dundas Street
Conceptual Design Compared to Existing
North Façade – Front of Property

Concept Elevation



Existing Elevation



SOURCES

Stage 1-2 Archaeological Assessment – Prepared by Lincoln Environmental Consulting Group;

Fire Insurance Mapping, Western Libraries Map and Data Centre;

Images/adjacent buildings information, East London Industrial Heritage Recommendations Full Report, Benjamin A. Vazquez;

Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.