



**Cultural Heritage Assessment
Report—Windermere Road
Improvements,
City of London**

DRAFT REPORT

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Prepared for:

City of London
300 Dufferin Avenue
London, Ontario N6B 1Z2

Prepared by:

Stantec Consulting Ltd
600-171 Queens Avenue
London, Ontario N6A 5J7

Executive Summary

The City of London (the City) retained Stantec Consulting Ltd. (Stantec) to undertake an Environmental Assessment (EA) for the Windermere Road Improvements. The requirement to consider cultural heritage in Municipal Class Environmental Assessments (MCEA) is discussed in the *Municipal Class Environmental Assessment Manual* (MCEA Manual) (Municipal Engineers Association 2015) and the revised 2020 *Provincial Policy Statement* (PPS) (Government of Ontario 2020). The MCEA Manual considers cultural heritage, including built heritage resources and cultural heritage landscapes, as well as archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative.

As part of the EA, a Cultural Heritage Assessment Report (CHAR) has been completed to identify cultural heritage resources, including built heritage and cultural heritage landscapes, present within, and adjacent to, the Study Area. The Study Area consists of the Project Location and a 50 metre (m) buffer surrounding the Project Location. The 50 m Study Area boundary is used as a sufficient distance to encompass a buffer zone for potential vibration effects resulting from the Project. Although structures on a specific property may be situated outside the 50 m buffer, in some instances the property boundary is within the buffer, and therefore resources on the property are required to be examined as they are within the Study Area.

The study methodology is broadly based on guidelines provided by Ministry of Heritage, Sport, Tourism and Culture Industries within InfoSheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. This involves identification of cultural heritage resources and the assessment of impacts of the Project on these cultural heritage resources. In addition, the City requested that four properties listed on the *City of London Register of Cultural Heritage Resources* receive detailed evaluations in the report (20 Tallwood Circle, 1480-1490 Richmond Street, 368 Windermere Road, and 1507 Richmond Street).

The City also identified that Huggabone's Hill has been scheduled to receive recognition through the installation of a heritage plaque. The research undertaken in the CHAR determined Huggabone's Hill to be historically located on Western Road between approximately Elgin Drive and Medway Creek. Based on historical research, an appropriate location suitable for the installation of the plaque is the parkette located at the southeast corner of the intersection of Windermere Road and Western Road.

Where a potential cultural heritage resource was identified within the Study Area, an evaluation of the cultural heritage value or interest of the property, or properties, was undertaken. Where potential cultural heritage value or interest was identified, a structure or landscape was assigned a cultural heritage resource (CHR) number and the property was determined to contain a heritage resource. A total of ten CHRs were identified, including two institutional properties and eight residences. Of these ten CHRs, three included previously identified properties (20 Tallwood Circle, 1480-1490 Richmond Street, and 1507 Richmond Street).



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Where the cultural heritage resource was identified within the Study Area, an assessment of potential impacts resulting from the Project was undertaken. The assessment of potential impacts was undertaken according to InfoSheet #5.

Of the ten CHRs identified, a total of seven CHRs contain heritage attributes that are located within 50 m of the Project Location, including six residences and one institutional property. Depending on the approaches that may be identified through planning and detailed design, these cultural heritage resources may be at risk for indirect impacts resulting from construction-related ground vibration. It is recommended that the City consult with a qualified building conditions specialist or geotechnical engineer with previous experience working with heritage structures to identify appropriate vibration mitigation measures in advance of construction. Mitigation measures for vibration may include developing an appropriate vibration setback distance, a vibration attenuation study, and/or a construction monitoring program.

To further understand the potential for the Project to effect cultural heritage resources, where a cultural heritage resource is situated within the Study Area, the impact assessment contained within this report should be amended when alternatives for transportation and intersection improvements have been identified so potential impacts can be refined and measures to avoid those impacts can be implemented.

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



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Project Personnel

Project Manager:	Kevin Welker, P.Eng.
Heritage Consultant:	Meaghan Rivard, MA, CAHP
Report Writers:	Ruth Dickau, PhD Frank Smith, MA
GIS Specialist:	Julie Werner
Administrative Assistant:	Carol Naylor
Quality Reviewer:	Tracie Carmichael, BA, B.Ed.
Independent Reviewer:	Colin Varley, MA, RPA

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Abbreviations

BHR	Built Heritage Resource
CAHP	Canadian Association of Heritage Professionals
CHAR	Cultural Heritage Assessment Report
CHL	Cultural Heritage Landscape
CHR	Cultural Heritage Resource
CHVI	Cultural Heritage Value or Interest
EA	Environmental Assessment
M	metre
MA	Master of Arts
MHSTCI	Ministry of Heritage, Sport, Tourism, and Culture Industries
O. Reg.	Ontario Regulation
OHA	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
PPS	Provincial Policy Statement
RoW	Right-of-Way



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Introduction
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1.0 INTRODUCTION

1.1 STUDY PURPOSE AND OBJECTIVES

As part of the Municipal Class Environmental Assessment (MCEA), Windermere Road Improvements, a Cultural Heritage Assessment Report (CHAR) has been completed to identify cultural heritage resources, including built heritage and cultural heritage landscapes, present within, and adjacent to, the Study Area. The purpose of the project is to identify intersection, active transportation, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive. In addition, the accessibility improvements along the corridor and intersections are anticipated to accommodate users of all ages and abilities.

The Study Area is located in the City of London, Ontario and extends from 40 metres (m) west of the intersection of Western Road and Windermere Road east to approximately 40 m east of the intersection of Doon Drive and Windermere Road (Figure 1). The Study Area also includes a 50 m boundary around the Project Location (Figure 2). The 50 m Study Area boundary is used as a sufficient distance to encompass a buffer zone for potential vibration effects resulting from the Project. Although structures on a specific property may be situated outside the 50 m buffer, in some instances the property boundary is within the buffer, and therefore cultural heritage resources on the property are required to be examined as they are within the Study Area.

The term Project Location is used to refer to the corridor within and adjacent to the municipal right of way (RoW), whereas the term Study Area refers to the 50 m extending on either side of the Project Location. The boundaries of the municipal RoW and Project Location were determined from City of London GIS data.

As part of the CHAR report, potential cultural heritage resources were identified, inventoried, and evaluated according to *Ontario Regulation (O. Reg.) 9/06*, the criteria for determining cultural heritage value or interest (CHVI) (Government of Ontario 2006a). A land use history was completed to provide a cultural context for the Study Area and historical background upon which to base evaluations. Where CHVI was identified, the resource was mapped, and recommendations were made for further study. The objectives of the CHAR are summarized below:

- Prepare a land use history of the Study Area for use in the identification and evaluation of cultural heritage resources.
- Identify potential cultural heritage resources within the Study Area through a windshield survey from the public RoW;
- Evaluate the CHVI of the potential cultural heritage resources to determine the number of heritage resources present; and
- Prepare recommendations for future work where cultural heritage resources were identified.



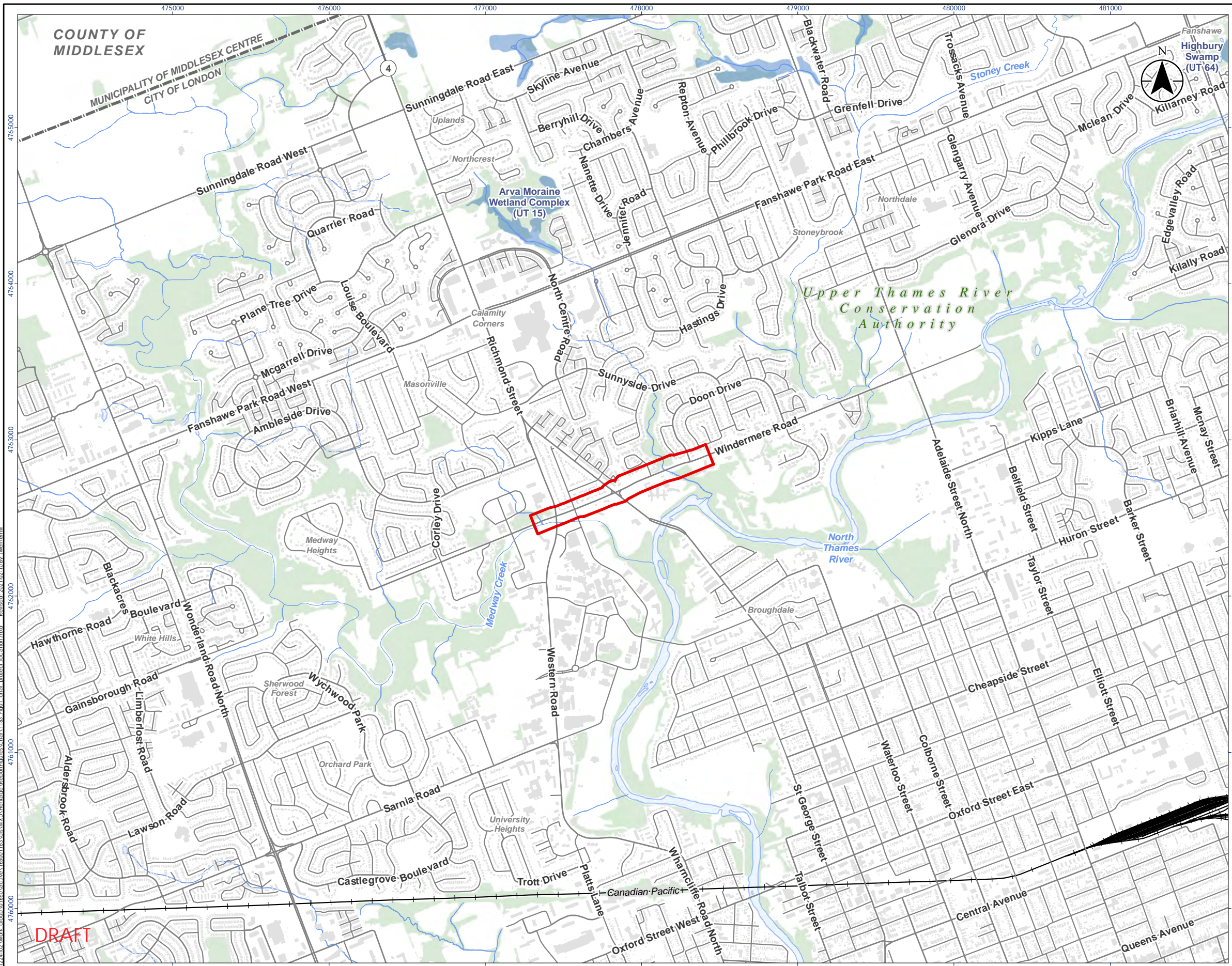
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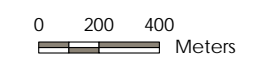
In addition, the City of London has identified four properties within the Study Area as previously identified cultural heritage resources that are listed on the *City of London Register of Cultural Heritage Resources* (the Heritage Register). These properties are 368 Windermere Road, 1507 Richmond Street, 1480-1490 Richmond Street, and 20 Tallwood Circle. A detailed evaluation of each of these four properties will be provided in the report.

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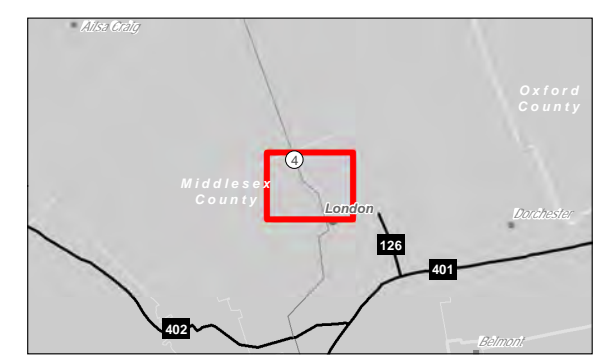


- Legend**
- Study Area
 - Constructed Drain
 - Railway
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Conservation Authority Boundary
 - Municipal Boundary, Upper
 - Municipal Boundary, Lower
 - Waterbody
 - Wooded Area



1:25,000 (At original document size of 11x17)

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.



Project Location: City of London
 Prepared by JW on 2021-02-10
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
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Figure No.
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Title
 Location of Study Area

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Methodology
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2.0 METHODOLOGY

2.1 REQUIREMENTS

The requirement to consider cultural heritage in Municipal Class EAs (MCEA) is discussed in the *Municipal Class Environmental Assessment Manual* (MCEA Manual) (Municipal Engineers Association 2015) and the revised 2014 *Provincial Policy Statement* (PPS) (Government of Ontario 2014). The MCEA Manual considers cultural heritage, including built heritage resources and cultural heritage landscapes, as well as archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative.

The MCEA Manual further suggests that cultural heritage resources that retain heritage attributes should be identified early in the EA process and avoided where possible. Where avoidance is not possible, potential effects to these attributes should be identified and minimized. Adverse impacts should be mitigated according to provincial and municipal guidelines. It is suggested that this happen early in the process so that potential impacts to significant features can be included in an understanding of project impacts and plans established to mitigate these impacts.

In addition to requirements outlined in the MCEA Manual, provisions made under the PPS were also considered in the preparation of the study. Section 2.6 of the PPS addresses cultural heritage in the land use planning process and was considered. The applicable provisions include:

2.6.1 - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 - 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.

(Government of Ontario 2014)

2.2 BACKGROUND HISTORY

To familiarize the study team with the Study Area, local historical resources were consulted, archival documents were reviewed, and a summary of the historical background of the local area was prepared. Specifically, historical mapping from 1810, 1863, 1878, 1915, and 1936 and aerial photography from 1942, 1950, 1955, and 1967 was reviewed to identify the presence of structures, settlements, and other potential cultural heritage resources in advance of the field program.



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2.3 MUNICIPAL AND AGENCY CONSULTATION

Listings of provincially and locally designated properties, districts, and easements for the municipality were collected from the Ontario Heritage Trust (OHT), the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), and the City of London. Consultation with these interested agencies and municipalities within which the Project is proposed was undertaken to determine the presence of designated, listed, or registered heritage properties within the Study Area.

2.4 FIELD PROGRAM

A vehicular windshield survey was conducted by Ruth Dickau, Material Culture Analyst, on January 21, 2021 from the RoW. The weather conditions were cold and overcast. At that time, the Study Area was surveyed for potential cultural heritage resources, including both built heritage resources and cultural heritage landscapes. Where identified, these were photographed, and their locations recorded. Characteristics of each potential heritage resource were noted while in the field and recorded.

In general, cultural heritage resources of more than 40 years of age were evaluated during the survey for their potential to satisfy *Ontario Regulation 9/06* (O. Reg. 9/06) criteria. The use of the 40-year threshold is generally accepted by both the federal and provincial authorities as a preliminary screening measure for CHVI. This practice does not imply that all properties more than 40 years of age are inherently of significant heritage value, nor does it exclude exceptional examples constructed within the past 40 years of being of cultural heritage value.

2.5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

The criteria for determining CHVI is defined by O. Reg. 9/06. Each potential heritage resource was considered both as an individual structure and as cultural landscape. Where CHVI was identified, a structure or landscape was assigned a cultural heritage resource (CHR) number and the property was determined to contain a heritage resource. Evaluations for each property are contained in Appendix A.

2.5.1 Ontario Regulation 9/06

In order to identify CHVI at least one of the following criteria must be met:

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, or*
 - iii. *demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*



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- 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, or*
 - 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, or*
 - iii. is a landmark.*

(Government of Ontario 2006a)

2.6 ASSESSMENT OF PROJECT IMPACTS

The assessment of impacts on cultural heritage resources is based on the impacts defined in the MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006b). Impacts to cultural heritage resources may be direct or indirect. Direct impacts include:

- **destruction** of any, or part of any, significant heritage attributes or features
- **alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts to cultural heritage resources do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by causing:

- **shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden
- **isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship
- **direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features
- **a change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces
- **land disturbances** such as a change in grade that alters soil, and drainage patterns that adversely affect an *archaeological resource*

(Government of Ontario 2006b)



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In addition to direct effects related to destruction, the potential for indirect effects resulting from vibration due to construction and operation activities and the transportation of Project components and personnel were also evaluated. Although the existing effect of traffic and construction vibrations on historic period structures is not fully known, negative effects have been demonstrated on buildings with a setback of less than 40 m from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of Project components to cultural heritage resources was considered in this assessment, particularly those within 50 m, in order to encompass a wide enough buffer zone to account for built resources less than 40 m from curbside or potential Project activities. The 50 m buffer represents a conservative approach to effects identification.

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Historical Development
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3.0 HISTORICAL DEVELOPMENT

3.1 INTRODUCTION

The Study Area is located along Windermere Road, between Doon Drive and Western Road, in the City of London. Historically, the Study Area is located in the former Township of London, on parts of Lots 15 to 17, Concessions 3 and 4. The following sections outline the historical development of the Study Area from the period of Euro-Canadian settlement to the present-day.

3.2 PHYSIOGRAPHY

The Study Area is situated with the Stratford Till Plain physiographic region of southern Ontario in undrained till plain landform (Chapman and Putnam 1984). The Stratford Till Plain is a broad clay till plain extending from London to the Grand River Valley. The plain consists of a large ground moraine, interrupted by several terminal moraines. It is divided in its drainage by the Thames River in the centre and southern areas and by the Grand River in the northern area. The plain is included within the Lake Huron lake-effect belt and receives more precipitation than average in southern Ontario. This, combined with the good natural soil fertility, allows it to be one of the most agriculturally productive areas in Ontario (Chapman and Putnam 1984: 133-134).

3.3 TOWNSHIP OF LONDON AND CITY OF LONDON

3.3.1 Survey and Settlement

John Graves Simcoe was appointed Lieutenant-Governor of Upper Canada and arrived in June 1792 with ambitious plans to mold the colony into “the very image and transcript of that of Great Britain” (Taylor 2007: 9). In 1793, Simcoe selected the site at the forks of the river called “La Tranche” by the French as the location for the new capital of Upper Canada (Lutman 1978: 6). He renamed the river the Thames River, and named the area New London (Tausky and Distefano 1986: 5). Merchants in Upper Canada, as well as Guy Carleton, Governor of Canada, objected to the proposed site because of its inaccessibility. The capital never moved to London. When Simcoe returned to England in 1796, the capital title was instead transferred from Niagara-on-the-Lake to York (now Toronto) (Armstrong 1986: 21).

The London District was created in 1800, and included the counties of Middlesex, Huron, Norfolk and Oxford. Initially the County of Middlesex was comprised of ten townships: Aldborough, Dunwich, Southwold, Yarmouth, Malahide, Bayham, Delaware, Westminster, Dorchester, and London (Brock and Moon 1972: 69). The Study Area is located in the former Township of London. Despite Simcoe’s vision, the entire Township of London remained largely unsettled until after the War of 1812. It was surveyed by Provincial Land Surveyor Mahlon Burwell beginning in 1810, but was put on hold during the War of 1812, and finished in the spring of 1819 (Page & Co. 1878: 9). The survey was based on the double front system, with lots divided into 200-acre parcels and arranged in 16 concessions and three additional concessions that are broken due to the Thames River (Figure 3). Most townships, including London



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Township, surveyed during this period were surveyed according to the “Chequered Plan”, which set aside two sevenths of a township as reserves (Craig 1964: 24, 27). Half of these reserves were Crown Reserves and the other half Clergy Reserves. Crown Reserves were intended for future Crown use while Clergy Reserves were intended to support the Anglican Church (Craig 1964: 24). The Study Area includes both a Crown Reserve (Lot 16, Concession 4) and a Clergy Reserve (Lot 15, Concession 3).

The first settler in London Township was Joshua Applegarth, who arrived in 1807, and attempted to cultivate hemp before switching to other crops (Page 1878: 5). The first land patent in the township occurred in 1812 when John Hale was granted land. In 1813, several lots were granted to Mahlon Burwell, as part payment to formally survey the township (Page 1878: 9). Burwell had arrived in London Township with Colonel Thomas Talbot in 1810 with plans to develop the township and much of southwestern Ontario. London Township was the largest township in Middlesex County, containing over 96,000 acres of land on 12 square miles (Page 1878: 9). The first township meeting was held on January 4, 1819, in Joshua Applegarth’s house (Armstrong 1986: 29).

3.3.2 19th Century Development

Settlement in the township was initially slow, until it was decided by Provincial Parliament, following the destruction by fire of the courthouse in Vittoria, Norfolk County, in 1825, that the administrative seat for the London District would be situated at the forks of Thames River, in the settlement of London. The act was passed on January 30, 1826, making London the new district town and providing for the survey of a town plot and appointment of commissioners responsible for building a new courthouse and jail. These commissioners were Thomas Talbot, Mahlon Burwell, James Hamilton, Charles Ingersoll and John Matthews (The London and Middlesex Historical Society 1967:15).

Settlement progressed steadily during the first decades of the 19th century under the stewardship of Colonel Talbot. In 1818, he recommended his relative, Richard Talbot, settle about 25 new families in London Township. These settlers had come from Ireland. In 1819, the population further increased when Colonel Talbot settled an additional 98 immigrants in London Township (London Township History Book Committee [LTHBC] 2001: 14).

The population of London Township was recorded as 2,677 in 1839. The township assessment recorded 15,446 acres of cultivated land. (Rosser 1975: 18). By 1850, the population of London Township had increased to 6,034 and contained five grist mills and four sawmills. The township was known for fertile soil and the main crops grown in the township included wheat, oat, peas, and turnips. Livestock raised included sheep and cows, with the township’s farmers producing 32,000 pounds of wool and 28,000 pounds of butter in 1849 (Goodspeed 1889: 515). While the agricultural prosperity grew, the settlement of London at the forks of the Thames River also grew. In 1840, London was incorporated as a Town with a population of 1,716 (Armstrong 1986: 63).



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Development was bolstered in 1853 when the Great Western Railway was built through Middlesex County. The rapid growth of the Town of London following the arrival of the railway led to its incorporation as a City in 1855 (Armstrong 1986: 68). Other railways in the township built in the 19th century included the London, Huron, and Bruce Railway and the Grand Trunk Railway. In 1871, the population of London Township reached 10,991, the highest it would reach in the 19th century (Dominion Bureau of Statistics 1953). That year, there were 1,443 farmsteads in the township, 1,180 of which were owned, and 255 of which were operated by tenant farmers. The farms were of various sizes, but the majority (86%) were less than 100 acres. In 1871, 47,007 acres of London Township was in crops, 19,120 acres were in pasture, and 2,278 acres were orchards or gardens (Census of Canada 1871).

By the end of the 19th century, London Township contained several rural hamlets, including Arva, Birr, Elginfield, Denfield, Ilderton, Vanneck, Bryanston, and Hyde Park Corner. In addition to rural hamlets, suburbs adjacent to the City developed in London Township. Historic mapping from the mid 19th century shows various lots around the outskirts of the London town plot as being subdivided into smaller parcels. This includes areas around the confluence of Medway Creek and the North Thames River, and around what today is Masonville. While not depicted on the mapping, the closest hamlet to the Study Area was the community of Broughdale, located on Richmond Street just north of Huron Street and the city limit. The hamlet was founded on a clergy reserve managed by Reverend Charles Brough. He subdivided the land in the lot for development and the new community became known as Broughdale (Grainger 2002: 286, Shawyer 1981: 98).

During the end of the 19th century, the London suburbs of London East and London West were briefly incorporated before being annexed to the City in 1885 and 1898, respectively (Armstrong 1986: 128-129). In 1891, as a result of annexations and growth, the City of London contained a population of 30,062, while the population of London Township had declined to 8,934 (Dominion Bureau of Statistics 1953).

3.3.3 20th Century Development

At the start of the 20th century, the population of London Township declined further, to 8,878, while the City of London increased, to 37,976 (Dominion Bureau of Statistics 1953). The contraction of population in the Township and growth of the City was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

The Census of 1921 shows that the population of London Township decreased to 7,201, the lowest the population would reach between Confederation and the Second World War (Dominion Bureau of Statistics 1953). In 1921, the township had 1,244 farmsteads, 1,024 of which were owned and 156 of which were operated by tenant farmers. The amount of occupied land in the Township was 96,337 acres. Of that amount, 43,822 acres were under crops, 23,911 acres were pasture, and 918 acres were orchards (Census of Canada 1921).



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The City of London halted annexation from surrounding townships in the first decades of the 20th century as the effects of the First World War, the Great Depression, and the Second World War curtailed demand for new development (Curtis 1992: 15). However, the population of the City grew from 46,300 in 1911 to 60,959 in 1921 (Dominion Bureau of Statistics 1953).

Like much of North America, London and Middlesex County experienced rapid development and growth in the post-war era. By the 1950s, the City of London was almost fully developed and needed new land to continue to grow. As demand for housing in the post-war era grew, London and Westminster Townships began to see significant development along their borders with the City of London. Between 1951 and 1956, the population of London Township increased 66% (Meligrana 2000: 8). In 1958, the City began the process of annexing 57,000 acres of land in London, West Nissouri, Westminster, and North Dorchester Townships. The Study Area along Windemere Road at Richmond Street was annexed to the City of London in 1961.

Some township residents opposed annexation and believed their taxes would increase with little in return from the City. Township officials claimed that businesses had chosen to locate themselves in the township and should not be forced into the City. In May 1960, the Ontario Municipal Board ruled in favour of annexation and awarded 30,000 acres of land in London Township to the City. The annexation became effective in 1961 (Globe and Mail 1960: 10).

In the early 1960s, London witnessed its greatest period of growth, which was set in motion by the 1960 official plan, "Urban Renewal London Ontario: A Plan for Development and Redevelopment" (Miller 1992: 211). The following year annexation was approved by the Ontario Municipal Board, which granted the city more land with the amalgamation of London Township and Westminster Township. This resulted in a population increase from 63,369 to 165,815. By the 1960s London had over 328 manufacturing plants, 80 wholesale businesses, and 70 construction supply companies (Miller 1992: 219).

During the 1980s, the pace of growth in the City steadied. The population of the City in 1980 was 261,841 (Armstrong 1986: 327) and most new growth in London occurred at the south and north ends, including within the Study Area, as subdivision development continued (Miller 1992: 229). In 1993, the City annexed an additional 84,014 acres of London Township. The remainder of the township amalgamated with Lobo Township and Delaware Township in 1998 as the Municipality of Middlesex Centre (LTHBC 2001: 37). The City of London is continuing to grow and develop in the 21st century. In 2016, the City of London had a population of 383,822 an increase of 4.8% since 2011 (Statistics Canada 2019).

3.4 SITE HISTORY

3.4.1 Lot 15, Concession 3

Lot 15, Concession 3, was originally surveyed in 1810 and designated a Clergy Reserve (Figure 3). By 1851, the northern part of Lot 15, Concession 3, north of the North Thames River (within the Study Area), was occupied by Reverend Charles C. Brough (age 57), a clergyman in the Episcopal (Anglican) church, along with his wife Wilhil (age 47), six children (ages 4 to 24), and five servants (one of whom, John Brian,



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was blind) (Census of Canada 1851). The small adjoining northeast parcel of Lot 16, Concession 3, north of the North Thames River and east of Proof Line Road (now Richmond Street) was also part of this property. The family lived in a frame structure on a hill overlooking the North Thames River (Grainger 2002: 283) and the 1863 map depicts two structures in this location (Figure 4) (Peters 1963).

The southeastern portion of Lot 15, Concession 3, east of Richmond Street and south of the North Thames River, was designated “glebe” land; land reserved to support a parish priest (Figure 4). Rev. Brough and his family would later move from north of the North Thames River to a new house constructed in the southeastern part of the lot in 1867, located in the vicinity of what today is the corner of Richmond Street and Broughdale Avenue (Grainger 2002: 286, Shawyer 1981: 98). This residence, located at 1132 Richmond Street, is designated under Part IV of the *Ontario Heritage Act* (City of London 2019). This was north of Huron Street, which at the time was the northern limit of London. This area was subdivided into town lots and became known as Brough after the Reverend, and later Broughdale (Grainger 2002: 286, Shawyer 1981: 98). The bridge on Richmond Street across the North Thames River within Lot 15, Concession 3, built in 1842, was also named after Rev. Brough.

After the Brough family moved to the south portion of the lot, the property north of the river was transferred by the church to Isaac Hellmuth in 1867 (ONLand 2021a). Isaac Hellmuth was born in Poland to a Jewish family, but converted to Christianity and became an Anglican priest (Turner 1994). He was educated in England and Toronto and formed a close association with Bishop Benjamin Cronyn during his tenure as secretary of the Colonial Church and School Society and through various fundraising activities for the society. In 1866, Bishop Cronyn appointed Hellmuth Rector of St. Paul’s Church in London and Dean of Huron (Turner 1994). Hellmuth established and built Hellmuth Ladies College where Brough’s original residence once stood on Lot 15. He also founded Hellmuth College (for boys), and the University of Western Ontario (now Western University). In 1899, Hellmuth Ladies College was purchased by the Sisters of St. Joseph and renamed Mount St. Joseph Mother House. It served as both a Catholic convent and orphanage, and later a private girl’s school, until 2006, when it was converted into a retirement residence and a new motherhouse was built at 485-501 Windermere Road

The glebe land in the southwestern portion of Lot 15 west of Richmond Street was rented by William Turvill in 1863 (Figure 4) (Brock & McEwen 2011: 55). He operated the Hartley Mills on the property. These mills are depicted on the historical maps along a mill race that runs east to west across Lots 14, 15, and 16 (Figure 4 and Figure 5). Like the glebe land on the other side of Richmond Street, this portion of Lot 15 was subdivided into small farms or town lots during the later part of the 19th century and became part of Broughdale (Figure 5). During the early 20th century, Broughdale continued to develop and urbanize on the northern edge of the City of London, and Mount St. Joseph Mother House expanded and added new buildings north of the river (Figure 6 and Figure 7).

3.4.2 Lot 16, Concession 3

Lot 16, Concession 3, totaling 200 acres, was granted by the Crown to Daniel Hine in 1836 (ONLand 2021a). The lot was subsequently subdivided and portions transferred ownership several times, including portions to Benjamin Cronyn of the Anglican Church, between 1826 and 1849. In 1849, Thomas Ball



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purchased 45 acres, and in 1858, an additional 110 acres. During this period, various portions of Lot 16 were sold and resold between Thomas Ball, Richard Patterson, Francis Talbot, and Henry Allan, among others (ONLand 2021a). Ball is depicted as the owner of the portion of Lot 16, Concession 3 west of the North Thames River and south of Medway Creek on the 1863 map (Figure 4). However, there is no indication based on census data that he lived on the property, and the land remained uncultivated (Census of Canada 1851, 1861). Historic mapping shows that a grist mill was located in the northwest corner of the lot fronting Windemere Road, with a mill race and pond diverted off of Medway Creek (Figure 4). It also shows that the northern part of the lot west of Richmond Street was divided into narrow parcels that fronted both Richmond Street and Medway Creek. Similarly, the southern part of the lot was divided into various sized town lots, close to the northern limit of the town of London. Land Registry comments make reference to Ball's Survey and Patterson's Survey, indicating that Thomas Ball and Richard Patterson were early land agents who bought land and then sold off parcels to settlers (ONLand 2021a).

Topographic mapping from 1915 shows that most of Lot 16, Concession 3, was cleared of forest, with the exception of an area on the northwest bank of the North Thames River (Figure 6). Brick and wood buildings are depicted along the west side of Richmond Street and the north side of Huron Road, with increasing development in the Broughdale area in the southeastern corner of the Lot. Significant development of Lot 16 occurs between 1928 and 1930, with the establishment of Western University, the construction of streets and a bridge to the university, and increased development along the northern boundary of the City of London. By 1936, a golf course existed in much of the northern portion of the Lot, on the south bank of Medway Creek (Figure 6 and Figure 7). This area eventually became University Hospital in the second half of the 20th century.

3.4.3 Lot 17, Concession 3

The north half of Lot 17, Concession 3, was a patent granted from the Crown to David Huggabone in 1832, according to the Land Registry (ONLand 2021a). However, Rosser (1975) indicates that Huggabone had settled on the property in 1819. Huggabone sold the property in 1833 (ONLand 2021a). The lot included a hill with a steep elevation change from 800 feet to 825 feet above sea level (Department of Militia and Defence 1915). The hill was located between present-day Elgin Drive and Medway Creek on Western Road (Department of Militia and Defence 1915; Brock and McEwen 2011: 17).

This hill running through the lot became known as "Huggabone's Hill." The hill became part of local folklore when in 1835 John Hodgins (nicknamed Castle) and his son Henry were traveling along the hill while returning from the London and Middlesex Courthouse. Their horses were spooked, and John Hodgins was killed in the resulting accident and his son was either injured or killed. In the following years, a legend grew that horses would stop and resist continuing along the hill and they would let out a "neigh" at the spot that Hodgins was killed (City of London 2021; Colombo 1999: 130; Brock and McEwen 2011: 17).

The south half of Lot 17 was granted to John Birstate in 1833. Similar to Lot 16, Concession 3, ownership of Lot 17 was transferred numerous times over the next few decades through land agents and developers, including Thomas Ball, Henry Allen, Gibson Wright, and the London Building Society, and subdivided into smaller parcels (ONLand 2021a). In 1863, portions of the lot were owned by Thomas Ball, William Turnvill,



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Keenleyside and Andrews, J. Wilson, C.B. Scott, and Mrs. Casey. The southeastern portion of the lot is denoted as being “in chancery”; in process of litigation in a court of equity (Figure 4). The Agricultural Census of 1861 does not list the lot, which may indicate that it was not settled and had not been cleared for cultivation.

Historical mapping indicates the property was owned by Thomas F. Kingsmill by 1878 (Figure 5). Kingsmill, along with his wife Ann, emigrated from Ireland in 1860, and went on to become one of the most prominent businessmen in London (Hord 2017). Thomas Kingsmill is perhaps best known for establishing Kingsmill’s dry goods store on Dundas Street in downtown London (Hord 2017). He also served as a city alderman and was instrumental in getting Blackfriar’s bridge built (Hord 2017).

Lot 17, Concession 3, remained largely undeveloped in the early 20th century, with only a few structures depicted along Western Road which traversed the Lot from southwest to northeast (Figure 6). By 1936, however, the lot was being rapidly developed as part of the new Western University.

3.4.4 Lot 15, Concession 4

The north half of Lot 15, Concession 4, was a patent granted from the Crown to John Parsonson in 1827 (ONLand 2021a). The property was bought and sold frequently, as well as subdivided, over the next several decades. Speculators include L. Lawrason and J. Wright who were among a large number of 19th century London merchants who engaged in large-scale land speculation around London (Brock 1982). Historical mapping from 1863 depicts structures fronting what is now Fanshawe Road, so the property was likely leased to farmer tenants (Figure 4). By 1878, historical mapping indicates the north half of Lot 15 was largely owned by J. Thompson, with smaller portions occupied by a “H.J.” and a Jenkins (Figure 5).

The south half of Lot 15, Concession 4 was a patent granted from the Crown to I. Lowell in 1830 according to the Land Registry (ONLand 2021a). However, Rosser (1975) indicates that the property was first settled in 1819 by George Powell. Simon Bueller bought the property in 1830 and immediately sold it to Jacob Scandrett in 1830 (ONLand 2021a). Jacob Scandrett was born in 1788 in Scotland. He emigrated to Upper Canada in 1832 with his wife Margaret and five children, Thomas, Richard, John, Joseph, and Maria (Goodspeed 1889: 62). Jacob subdivided four acres in the southwest corner and sold this to Freeman Talbot (ONLand 2021a). Jacob Scandrett died in 1849 (Canada Gen Web 2021), and his widow, Margaret, transferred the property to her son John (ONLand 2021a). According to the 1851 Agricultural Census, 32 acres was still owned by Margaret Scandrett, of which 12 acres were under cultivation at the time (Agricultural Census of Canada 1851). By 1861, the property belonged to her son Joseph, and an additional 12 acres had been cleared (Agricultural Census of Canada 1861). John Scandrett owned the other portion of the lot, 64 acres, of which 54 acres were under cultivation (Agricultural Census of Canada 1861). Historical mapping from 1863 confirms John Scandrett as owner, and there are three buildings arranged in a U shape east of Tallwood Creek, fronting Windemere Road (Figure 4). By 1878, these buildings were gone, but the property was still owned by the Scandrett family (Figure 5). The area remained agricultural until the mid to late 20th century, when suburban sprawl encroached upon the area.



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3.4.5 Lot 16, Concession 4

According to the original survey map of London Township, Lot 16, Concession 4 was designated Crown Reserve (Figure 3). The entire lot was a patent granted from the Crown to “King’s College” in 1838 (ONLand 2021a). This institution is not related to King’s University College located today in north London, which was founded in 1954 as Christ the King College, affiliated with the Roman Catholic St. Peter’s Seminary (King’s University College 2019). In 1844, Benjamin Cronyn of the Anglican Church sold the north part of Lot 16 to Freeman Talbot, and later, the south part of Lot 16 to L. Lawrason (ONLand 2021a). Both individuals were land speculators active in the area north of London. Cronyn also was very active in land transactions in this area, based on Land Registry records (ONLand 2021a). According to Talman (1972): “His land transactions were complicated, profitable, and, according to some, devious.” However, the church defended his actions, saying all his dealings were in service to the church, not for speculation or personal gain (Talman 1972).

According to Land Registry records, in 1844 Joseph Marshall purchased the south half of Lot 16 (ONLand 2021a). The 1851 Census lists the occupants of the property as Charles Marshall, a farmer born in 1824 in Ireland, his wife Frances, and their two children, Joseph and Mary (Census of Canada East 1851). Charles Marshall owned 130 acres, of which 60 were under cultivation in 1851 (Agricultural Census of Canada 1851). The remaining portions of Lot 16 were farmed by Freeman Talbot (10 acres, all under cultivation), and John Scandratt (50 acres, 20 under cultivation). In 1861, the Agricultural Census indicates that within Lot 16, John Bell owned 4.5 acres, all under cultivation; William Hughes, a carpenter, owned 4 acres, all under cultivation; Henry Lysk, a miller, and his family (wife Eliza, sons Henry and Oswald) owned 43 acres, all under cultivation; Samuel Spracklen, owned 42 acres, of which 32 were under cultivation; William Smibert owned 4 acres, all under cultivation; and Edward Marshall owned 40 acres, of which 30 were under cultivation. Edward Marshall was born ca. 1824 in Ireland. He immigrated to Canada with his wife Jane and 2 children, Jane and Joseph (Census of Canada 1871).

Lot 16 was bought and sold multiple times throughout the mid and late 19th century by land speculators, and portions subdivided (ONLand 2021a). In particular, the northern half of the lot was subdivided into numerous small lots. The intersection of Proof Line Road (Richmond Street) and Concession 5 (Fanshawe Road) marked the northwestern corner of the Lot 16, and a small settlement known as McMartin’s Corners developed here, named after one of the first tavern owners (London and Middlesex Historical Society 1994). The area later became known as Masonville, after the Mason House tavern and inn (Grainger 2002: 132). On the 1863 map, a tavern is depicted on Richmond Street, just north of the toll gate on Proof Line Road (where Richmond Street and Western Road meet today) (Figure 4). C. Rudd and a “Hynes” are identified as landowners of two of the small lots in the northern half of Lot 16. No landowners are indicated for the southern half of Lot 16, but a narrow parcel was subdivided on the east side of the lot and two buildings are depicted fronting Windemere Road. One of these structures straddles the lot line between Lot 16 and Lot 15, and a small parcel in the southwest corner of Lot 15 likely belongs to this property. This structure is close to where 20 Tallwood Circle is located today. Other structures are depicted east of Richmond Street to the north, and west of Richmond Street.



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A post office opened in Masonville in 1874. Robert Mason was the first postmaster (London and Middlesex Historical Society 1994). Several factories were located here in the late 19th century (Grainger 2002: 132). The 1878 map shows the north part of Lot 16 as divided into numerous small lots (Figure 5). In the south part of Lot 16, a narrow parcel on the east side is owned by E. Burwell, with a smaller subdivided parcel on Windemere Street and a structure. Another narrow parcel beside is owned by C.T. Priddis with several structures depicted on the east side of Richmond Street. Charles Priddis (b. 1819) is listed in the 1871 Census with his wife Harriett, and three children (Census of Canada 1871). The remaining portion of the lot is owned by Edward Marshall, with a structure depicted on the west side of Richmond Street. The area remained agricultural until the mid to late 20th century, when suburban sprawl encroached upon the area. The first post-war period residences were built in 1946 to the early 1950s and included a mix of Colonial Revival, Period Revival, and Minimal Traditional style residences. The Colonial Revival style is meant to evoke the colonial architectural heritage of the Americas while the Period Revival reflects European designs (Blumenson 1990). The Minimal Traditional style of architecture, popular between about 1935 and 1955. The Minimal Traditional style is a looser and simpler interpretation of Tudor architecture, evidenced by dominant but less steep front gables and large brick chimneys. The Minimal Traditional style was especially popular after the Second World War and until the mid-1950s, when it was supplanted by ranch style residences (McAlester and McAlester 1984: 477-478).

3.4.6 Lot 17, Concession 4

Lot 17, Concession 4, was a patent granted from the Crown to Daniel Hines in 1826 (ONLand 2021a). The property was bought by James McStay in 1830. He sold off small parts of the lot but kept the majority of the northern half (ONLand 2021a). McStay was born around 1810 in Ireland and immigrated to Canada in the early 19th century with his wife Sarah (Census of Canada 1871). They are listed in the 1871 and 1881 censuses, with Hugh Young living with them, possibly as a hired hand (Census of Canada 1871, 1881). Historic mapping shows that this portion of Lot 17 remained in the McStay family into the late 19th century (Figure 4 and Figure 5). The McStay farmhouse remains at present-day 1603 Richmond Street and is designated under Part IV of the *Ontario Heritage Act* (City of London 2019).

The southern 50 acres of Lot 17, on the north bank of Medway Creek, were divided into a series of eight lots (Figure 4). Small lots were created in the northeast corner of Lot 17 around McMartin's Corners, which was later named Masonville. Robert Mason, the tavern owner after whom the settlement is named, bought his property in 1849. A tavern is depicted on historical mapping in the north part of Lot 17 (Figure 4). Mason became the first postmaster of Masonville in 1874. Masonville school opened in 1857 as S.S. 18 at the south end of Lot 17, Concession 5 (Figure 4), and was later moved across Concession Road 5 (Fanshawe Road) to the north end of Lot 17, Concession 4 in 1872 (London and Middlesex Historical Society 1994) (Figure 5). The school remained a one-room schoolhouse until 1947.

According to historical mapping, the northern 50 acres of the southern half were owned by Orange Clarke in 1863, with three structures are depicted on the west side of Proof Line Road, along with the Proof Line toll gate (Figure 4). Ownership of this parcel transferred to George Shoebottom in 1862. George Shoebottom was born around 1828 in Ontario and was of Irish decent (Census of Canada 1871). Along



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with his wife Jane and four children Henrietta, Alfred, Melville, and Mary Edith, he farmed Part of Lot 17 and Part of Lot 18, Concession 4 (Census of Canada 1871) (Figure 5).

By 1915, Lot 17 was almost entirely cleared except for a small woodlot in the central portion (Figure 6). Masonville school and post office were located in the northeast corner of the lot, and other buildings existed along Proof Line Road, and in the southern portion of the lot near Medway Creek. One of the landowners in the southern portion of Lot 17 was John Smallwood, who built a manor there in 1925, and raised horses and grew cash crops on the surrounding land (Western University 2021). Known as Windermere Manor, it is a listed property on the City Heritage Register (City of London 2019). Aerial photography from the first half of the 20th century shows this property as a large, landscaped estate, with a racetrack adjacent to Western Road (Figure 7). The southern portion of Lot 17 was eventually bought by Western University and became a Research Park in 1989 (Western University 2021).

3.5 20 TALLWOOD CIRCLE

The property at 20 Tallwood Circle is listed on the City Heritage Register as a c. 1880 Italianate residence. Historically, the property is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see Section 3.4.5. Historical mapping from 1863 does not indicate an owner of the property that now includes 20 Tallwood Circle and although two structures are depicted in close proximity to present-day 20 Tallwood Circle, they are too far east of the footprint of present-day 20 Tallwood Circle to represent this house (Figure 4). Historical mapping from 1878 shows a structure present at the approximate location of 20 Tallwood Circle (Figure 5). The historical mapping indicates that this structure, positioned at the eastern edge of the lot and located just west of a stream, was owned by E[dward] Burwell. Edward Burwell was a farmer from Port Talbot, Elgin County, and was the youngest son of Mahlon Burwell, the prominent surveyor and close associate of Colonel Talbot. Edward Burwell acquired 78 acres of land in Lots 15 and 16, Concession 4 between 1876 and 1890. Based on land registry records, secondary sources, and historical mapping, Burwell constructed the residence at present-day 20 Tallwood Circle between 1876 and 1878 (ONLand 2021a; Bates-Neary 2021: 12). He named this residence “Brookside”, reflecting its proximity to Tallwood Creek (Bates-Neary 2021: 12-13). By the time Burwell built Brookside, the land along Windermere Road was becoming an increasingly attractive spot for wealthy Londoners to build estates and farms (Bates-Neary 2021: 12).



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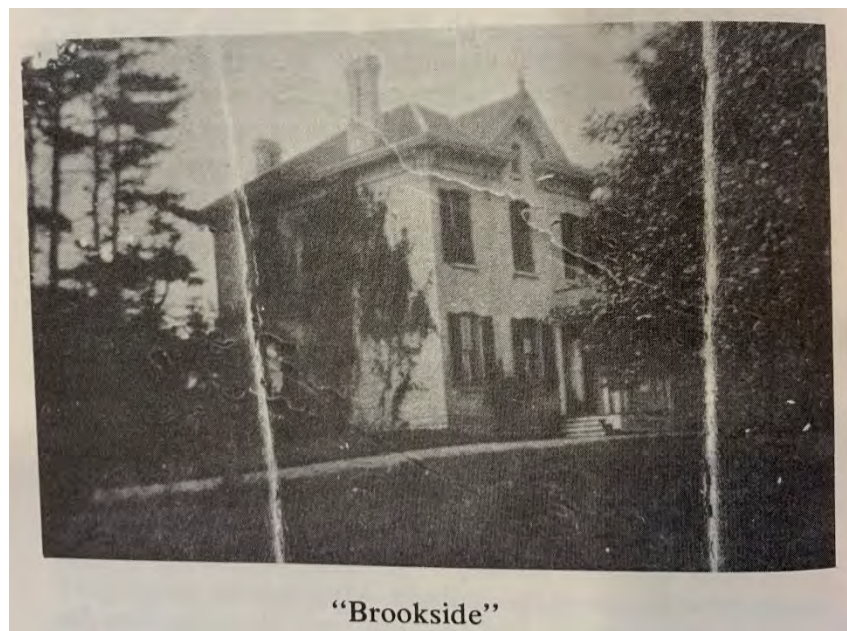


Plate 1: 20 Tallwood Circle, c.1900 (Burwell 1974)

Burwell died in 1907 and left Brookside to his wife, Matilda. She died in 1910 and their daughters Juliet, Maud, and Agnes inherited the property (Bates-Neary 2021: 17). In 1912, the sisters sold Brookside to the lawyer Thomas Greaves Meredith. That same year, Meredith sold the entire property, selling the eight acres that contained Brookside to Thomas Redge, a London building contractor. Redge proceeded to further subdivide the lands and the property containing Brookside was reduced to just over five acres and was sold to James Stobie (Bates-Neary 2021: 18). In 1916, Stobie and his wife gave the property to their daughter Jennie, who remained at Brookside until 1926, when she sold it to Charles Morris Taylor, a commercial traveler. Aerial photography from 1942 shows 20 Tallwood Circle was surrounded by mature trees and located adjacent to several farmsteads, reflecting the rural nature of the area before the Second World War (Figure 7).

Taylor remained at Brookside until his death in 1949 and his wife sold the property to George Leslie Mitchell, a London based lawyer. By 1969 the property contained just under five acres and was owned by the London business executive Peter V. Edmonson (Bates-Neary 2021: 19-20). In 1981, the lands around 20 Tallwood Circle were subdivided into the present-day residential subdivision which is part of Plan 33M94 (ONLand 2021b). The new development was named Tallwood and it is unclear when the name Brookside fell out of use.

3.6 1480-1490 RICHMOND STREET

The property at 1480-1490 Richmond Street is listed on the City Heritage Register as the Mount St. Joseph Mother House. According to the City Heritage Register, it was built in 1953 in the mid-century



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modern style. Historically, the property is located on part of Lots 15 and 16, Concession 3 in the former Township of London. For a detail history of Lots 15 and 16, Concession 3, see Section 3.4.1 and 3.4.2.

In 1899, the property was purchased by the Sisters of St. Joseph. The sisters of St. Joseph are an order of Catholic sisters focused on caring for orphans, the poor, the elderly, and providing for the education of young girls. The sisters renamed the property Mount St. Joseph Mother House and used the property as both a convent and an orphanage.

In 1953, construction began on a new Motherhouse. The Motherhouse was designed by Reverend Mother Margaret Coughlin in collaboration with the London based architecture firm of Watt and Tillman. The newly completed building contained a private girl's academy in the west wing and a chapel. The property was used by the sisterhood until 2006, when it was sold and became the Windemere on the Mount Retirement residence (Windemere on the Mount 2006).

3.7 368 WINDERMERE ROAD

The property at 368 Windemere Road is listed on the City Heritage Register as a structure built in 1947. It is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see section 3.4.5. This date of construction is likely correct, as no structure is present at the southeast corner of Windemere Road and Richmond Street in aerial photography from 1942. Aerial photograph from 1950 shows that the structure at 368 Windemere Road was present (Figure 7). The property at 368 Windemere Road was built as part of County Plan 589, a subdivision of part of Lot 16, Concession 4 in the Township of London. The subdivision was located approximately north of Windemere Road, east of Western Road, and west of Richmond Street. The subdivision was surveyed by F.E. Farncomb for George O. Trudell. The property at 368 Windemere Road is on Lot 1 of County Plan 589 (ONLand 2021c).

According to land registry records, George Trudell granted the lot to Nancy C. Budds in December 1946 for \$15,500. Budds was granted many of the neighbouring lots in the subdivision and the remarks of the land registry records noted this transaction was part of “building restrictions.” Therefore, it is unlikely Budds occupied the residence at 368 Windemere Road, but she may have had a financial interest in Trudell's subdivision. In 1947, Trudell sold Lot 1 to John and Thora Payne. John Payne was in the insurance business and in 1948 was listed as a branch manager of the Life Assurance Company in London (Vernon Directories 1948). The Payne family was likely the first occupant of the structure at 368 Windemere Road and John and Thora remained on Lot 1 until February 1962, when it was sold to Ann MacKenzie (ONLand 2021c). Ann MacKenzie was the wife of Charles MacKenzie. Charles was a barrister at the firm of Mackenzie and Raymond (Vernon Directories 1963).

3.8 1507 RICHMOND STREET

The property at 1507 Richmond Street is listed on the City Heritage Register as a structure built in 1947. It is located on part of Lot 16, Concession 4 in the former Township of London. For a detailed history of Lot 16, Concession 4, see section 3.4.5. This date of construction is likely correct, as no structure at the



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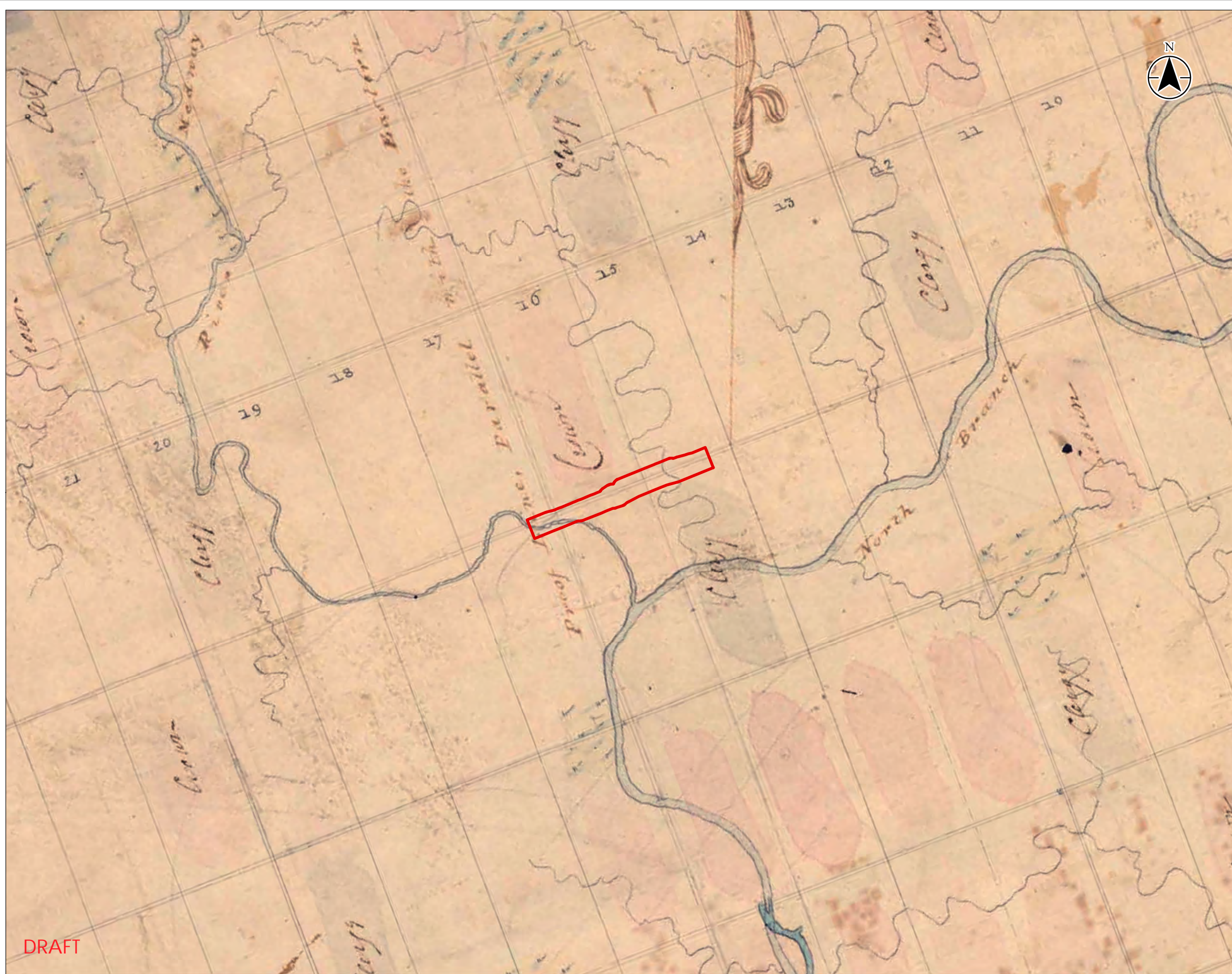
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southeast corner of Windermere Road and Richmond Street is present in aerial photography from 1942. Aerial photograph from 1950 shows that the structure at 368 Windermere Road was present (Figure 7). The property at 368 Windermere Road was built as part of County Plan 589, a subdivision of part of Lot 16, Concession 4 in the Township of London. The subdivision was located approximately north of Windermere Road, east of Western Road, and west of Richmond Street. The subdivision was surveyed by F.E. Farncomb for George O. Trudell. The property at 1507 Richmond Street is on Lot 3 and 4 of County Plan 589 (ONLand 2021c).

According to land registry records, George Trudell granted the lot to Nancy C. Budds in December 1946 for \$15,500. Budds was granted many of the neighbouring lots in the subdivision and the remarks of the land registry records noted this transaction was part of “building restrictions.” Therefore, it is unlikely Budds occupied the residence at 368 Windermere Road, but she may have had a financial interest in Trudell’s subdivision. In November 1948, Trudell sold Lot 3 to Herbert and Mildred Joy. Herbert Joy was a lawyer at the law firm Cousins & Joy and later Joy & Oatman (Vernon Directories 1948; 1963). The Joy family remained at 1507 Richmond Street until 1958, when it was sold to William and Edith Clark (ONLand 2021c). William Clark was an inspector at the Department of Commerce and Trade in London (Vernon Directories 1963).

DRAFT





Legend
 Approximate Location - Heritage Study Area

NOT TO SCALE

Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Burwell, Mahlon. 1810. Survey Plan of London Township.

Project Location: City of London
 Prepared by JW on 2021-02-03
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
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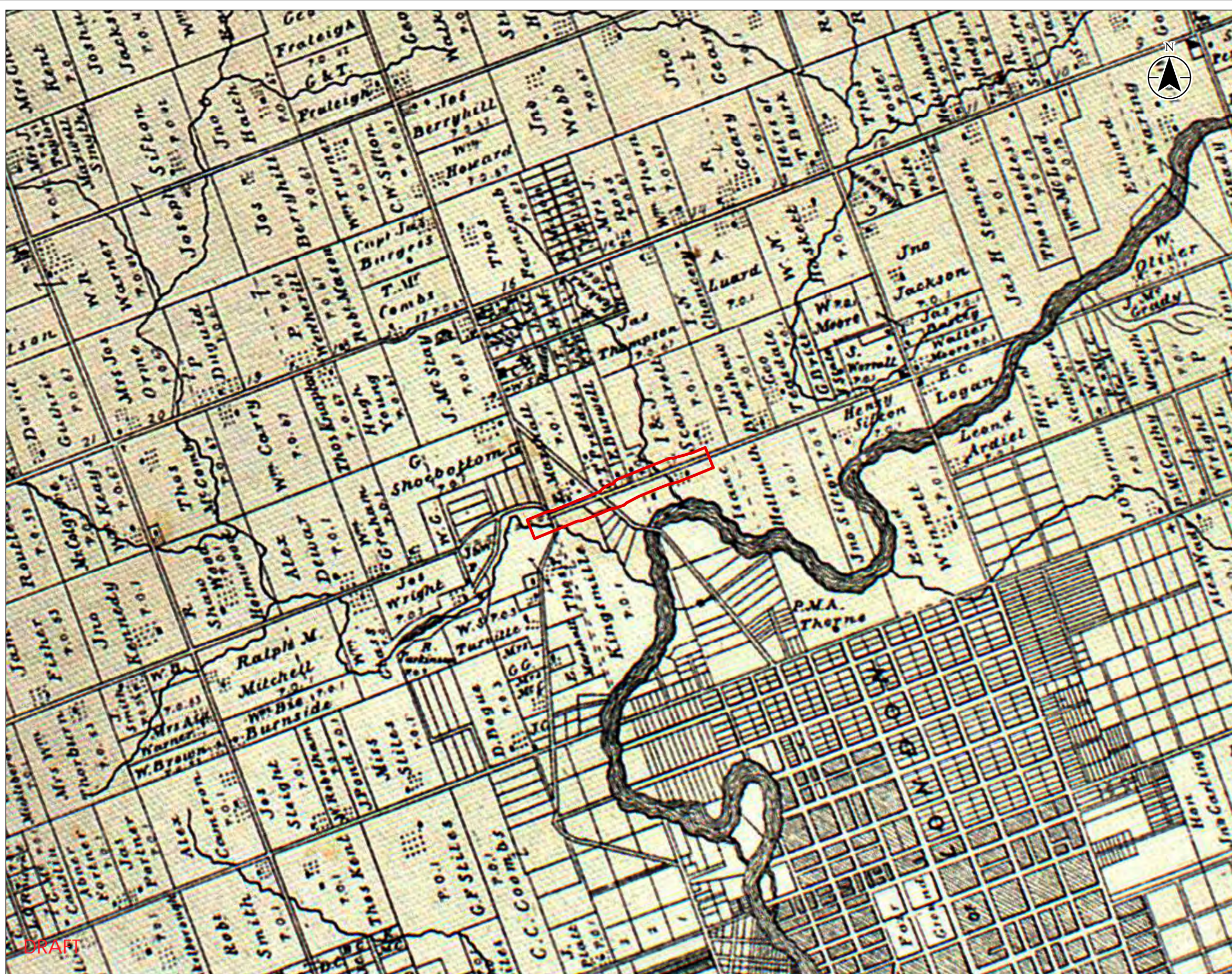
Figure No. 3 DRAFT

Title
 1810 Survey Plan of London Township

DRAFT

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\\CG124242\work_group\01650\active\165001183\on\MDX\Heritage\Report\Figures\Fig5a\1183_Fig5_char_1878_map.mxd Revised: 2021-02-03 By: lvrommh



Legend
Approximate Location - Heritage Study Area

NOT TO SCALE

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Page, H.R. & Co. 1878. Illustrated Historical Atlas of the County of Middlesex, Ont. Toronto: Correll, Craig & Co. Lith. Toronto.

Project Location City of London
165001183 REV4
Prepared by JW on 2021-02-03
Technical Review by ABC on yyyy-mm-dd
Independent Review by ABC on yyyy-mm-dd

Client/Project
CITY OF LONDON
EA WINDERMERE ROAD IMPROVEMENTS
CULTURAL HERITAGE ASSESSMENT REPORT

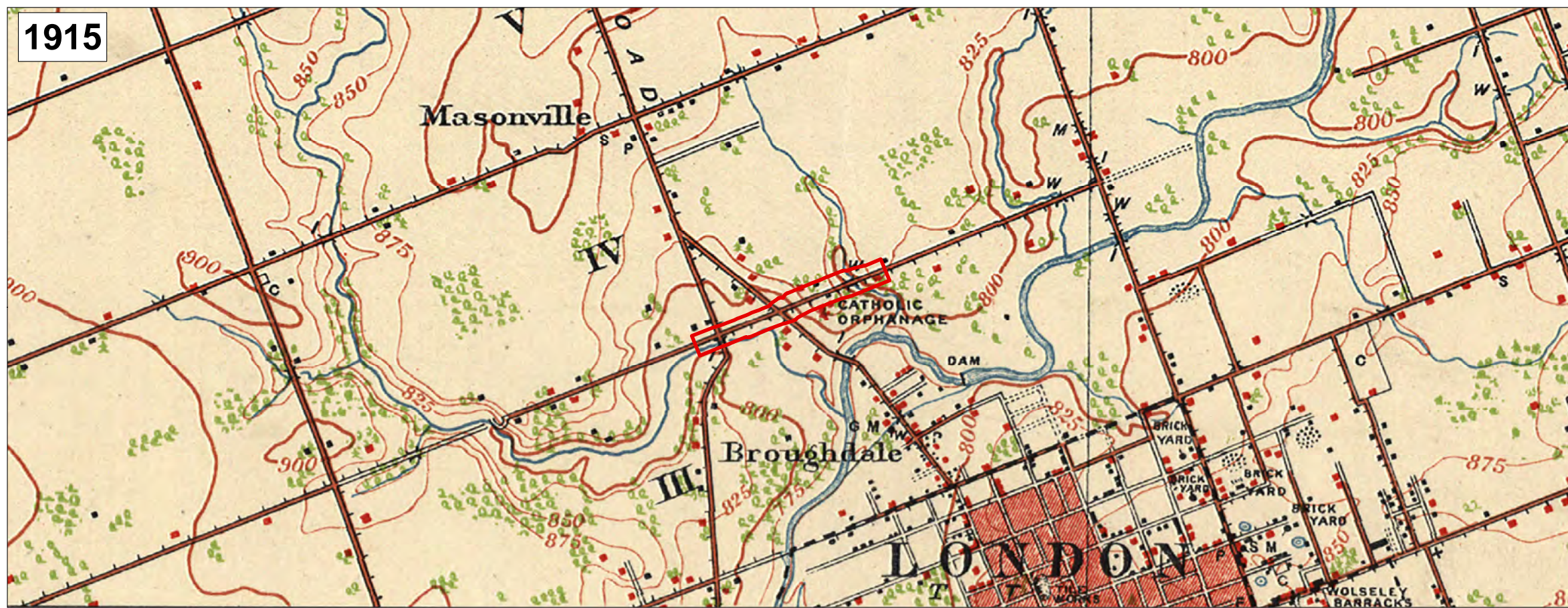
Figure No. 5

Title 1878 Map of London Township

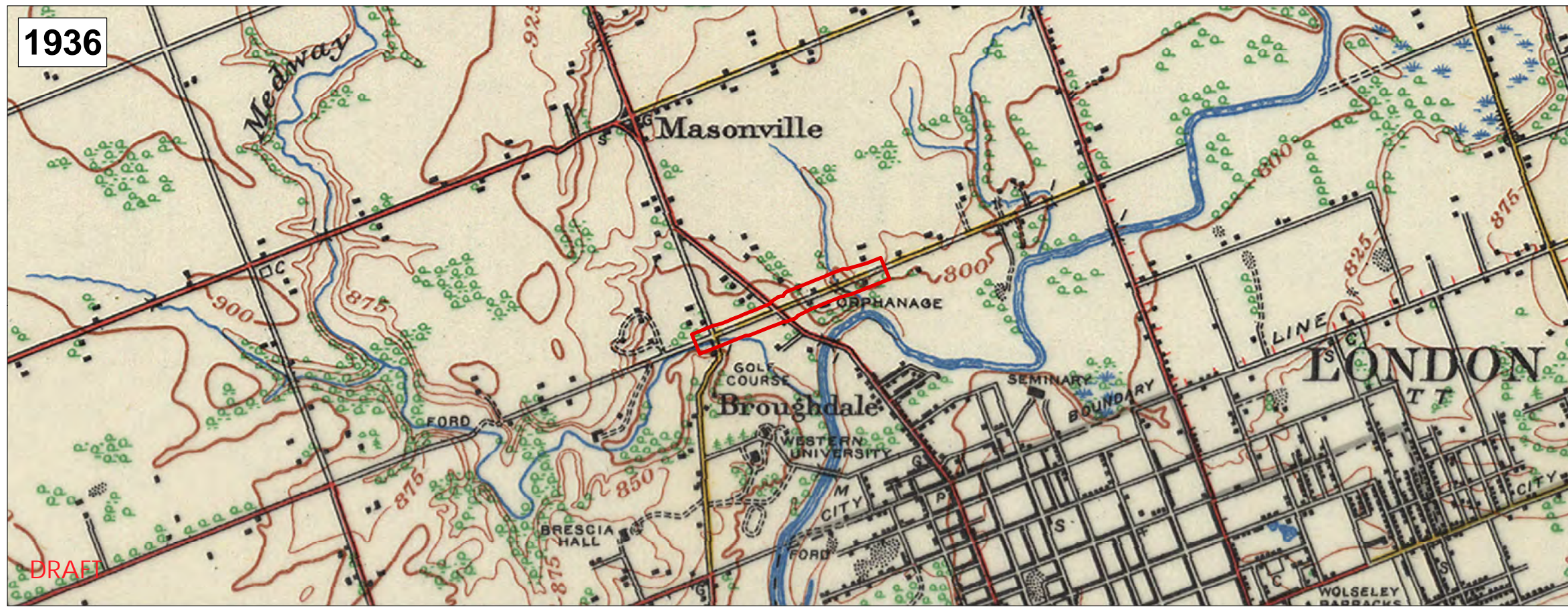
DRAFT

DRAFT

1915



1936



Legend
 Approximate Location - Heritage Study Area

NOT TO SCALE

Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Survey Division, Department of Militia and Defence. 1915. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 1]. Topographic Map. Geographical Section, General Staff, Department of National Defence. 1936. Lucan, Ontario. 1:63,360. Map Sheet 040P03, [ed. 5]. Topographic Map.

Project Location: City of London
 Prepared by JW on 2021-02-03
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

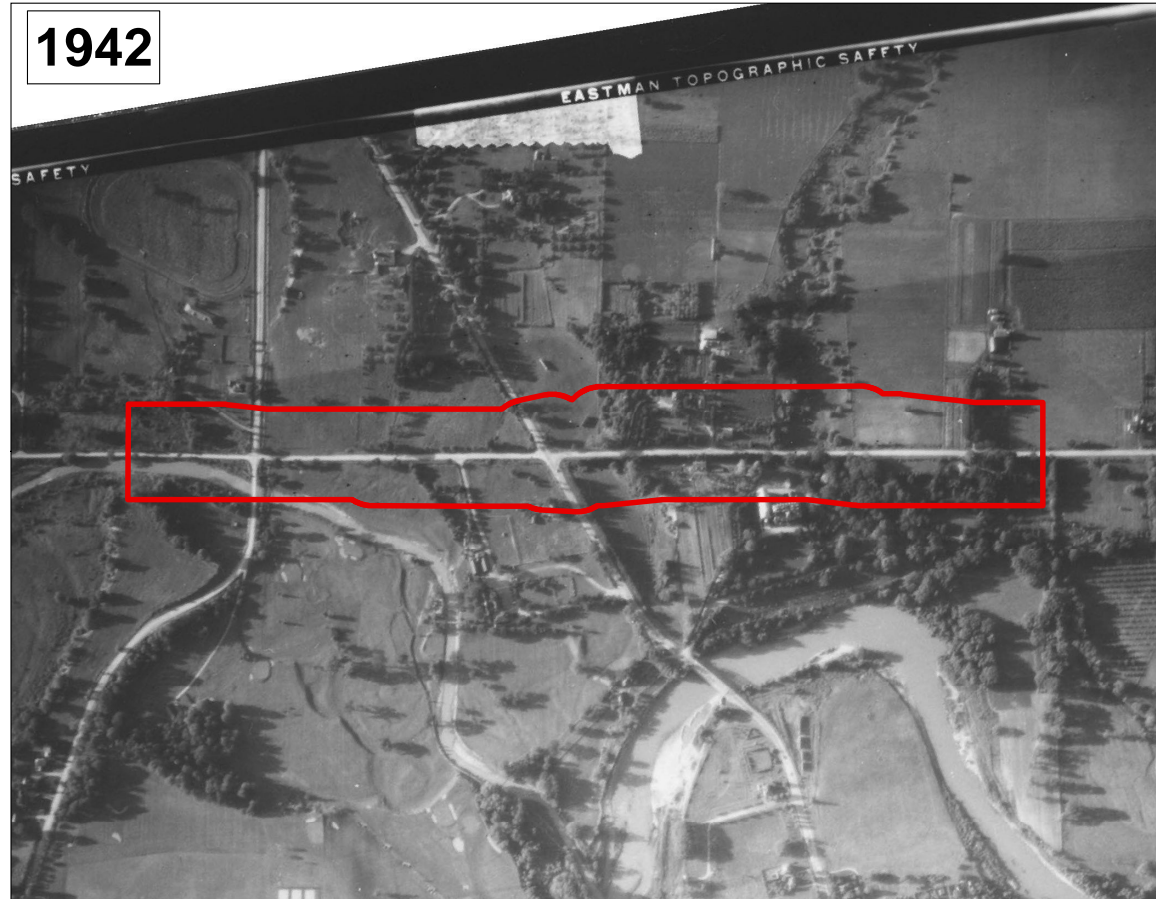
Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 6 DRAFT

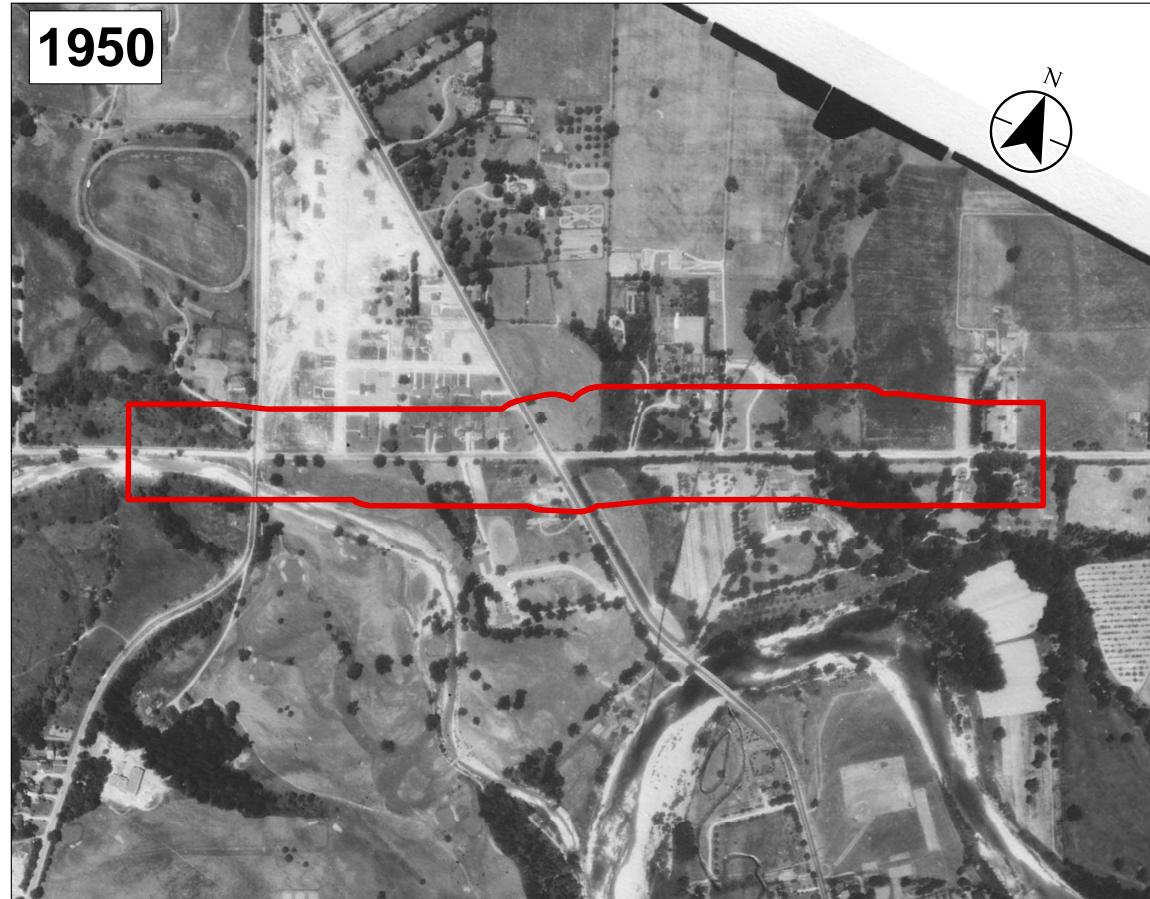
Title
 Topographic Mapping 1915 and 1936

\\CG124242\work_group\01650\active\165001183\topo\heritaop\Report\Figures\Fig06_1183_Fig06_char_1915_1936.mxd
 Revised: 2021-02-03 By: lwentmehl

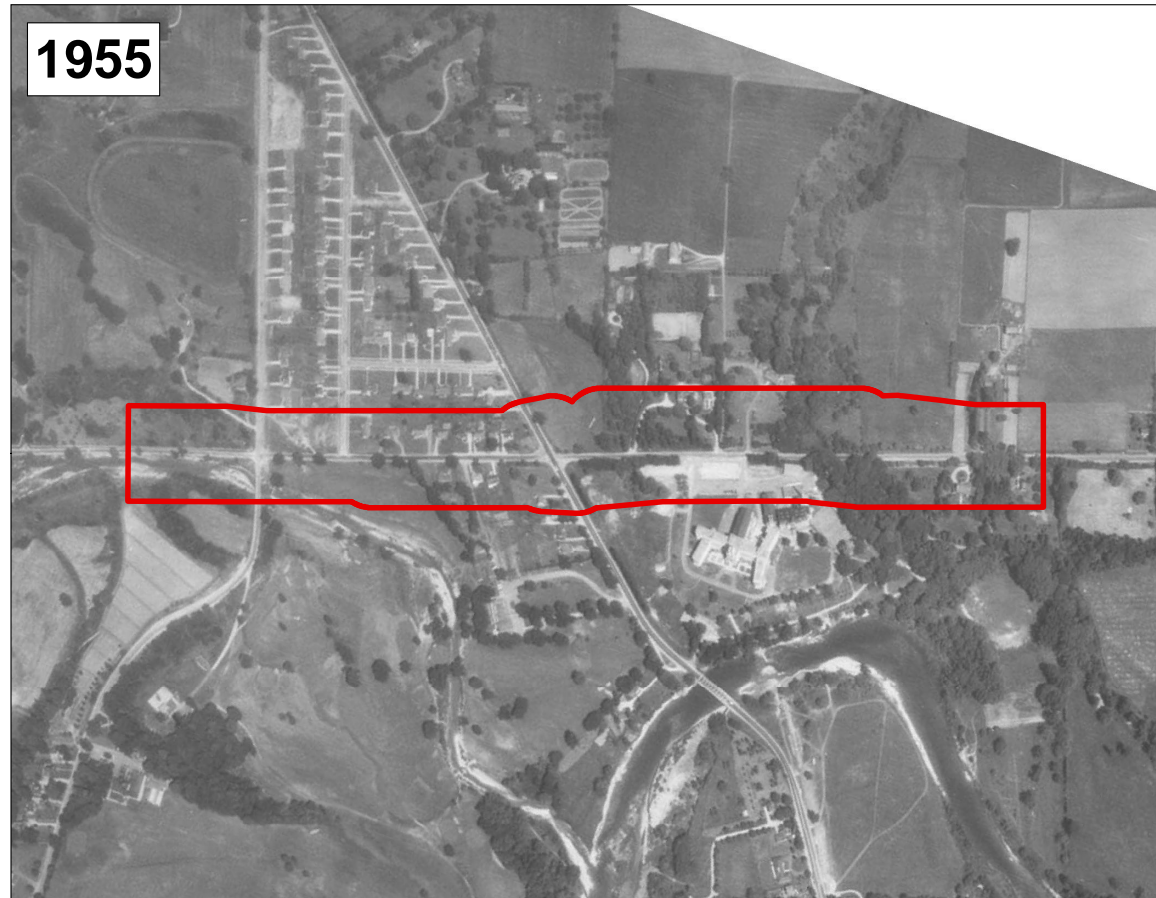
1942



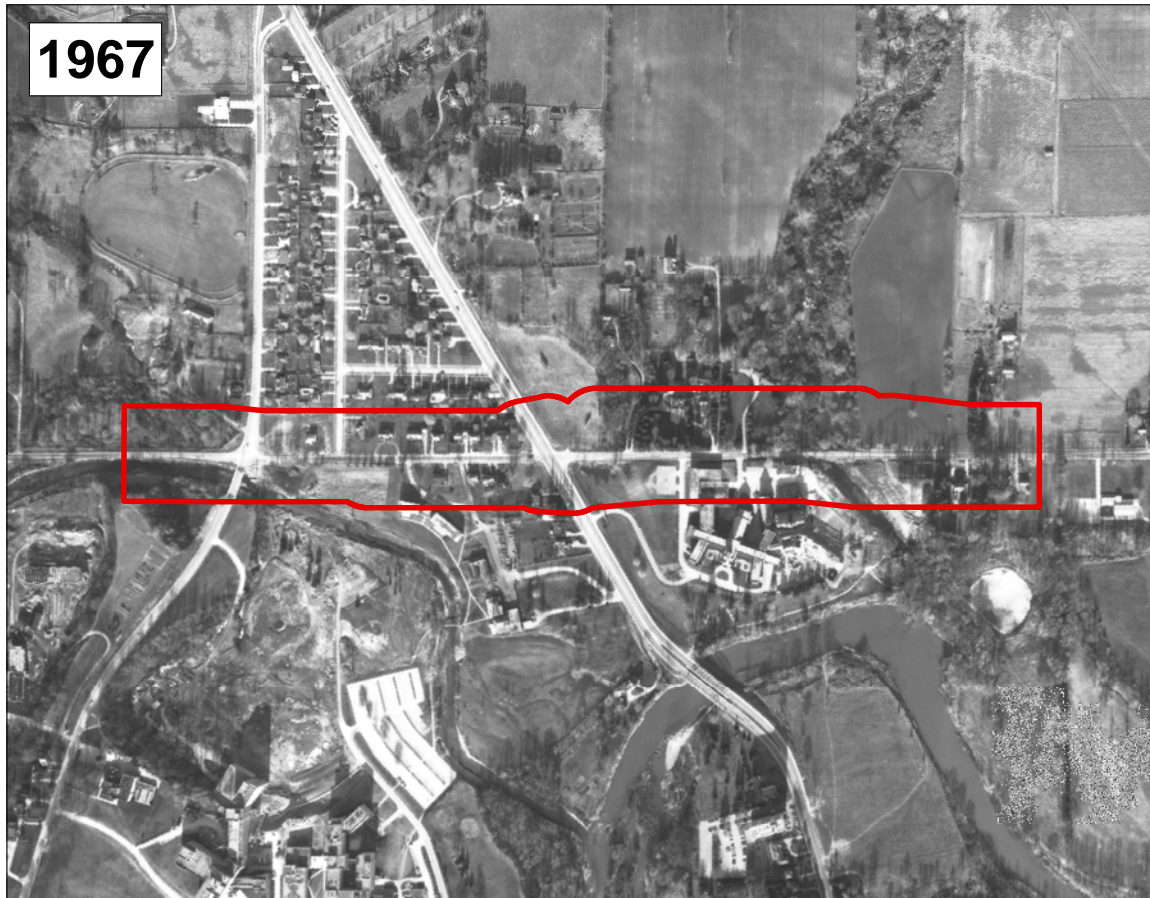
1950



1955



1967



Legend
[Red Box] Approximate Location - Heritage Study Area

0 200 400 Meters
1:10,000 (At original document size of 11x17)

Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Air Photos obtained from (1942) Department of Lands and Forests. 1942. London Air Photo Collection, Line 15, Photo 24.
(1950) National Air Photo Library. 1950. London Air Photo Collection. Roll: A12512, Photo: 22.
(1955) Department of Lands and Forests. 1955. London Air Photo Collection, Roll 4300, Photo 10.
(1967) Lockwood Survey Corp. 1967. London Air Photo Collection. Line 5, Photo 54

Project Location: City of London
165001183 REV4
Prepared by JW on 2021-02-03
Technical Review by ABC on yyyy-mm-dd
Independent Review by ABC on yyyy-mm-dd

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CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. 7 **DRAFT**

Title
Air Photos 1942 to 1967

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CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

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4.0 SITE DESCRIPTION

4.1 GENERAL STUDY AREA/LANDSCAPE CONTEXT

The Study Area is located on Windermere Road and includes the intersections of the road with Western Road, University Hospital, Richmond Street, Tallwood Circle, and Doon Drive. Within and adjacent to the Study Area, Windermere Road is a two-lane asphalt paved road with dedicated turning lanes, no shoulder, and concrete curbs. Both sides of the roadway contain concrete sidewalks and with the exception of the sidewalk along Windermere on the Mount and west of Western Road, the sidewalks are separated from the curb by grass medians. The north side of Windermere Road is lined with wooden utility poles with municipal streetlighting with LED luminaries. The south side of Windermere Road contains freestanding metal streetlighting fixtures with LED luminaries. The character of the Study Area is predominantly suburban and is heavily influenced by Western University and Windermere on the Mount. These large properties border the south side of the Study Area and the Study Area west of Western Road and are characterized by containing large expanses of lawns, mature vegetation, and institutional buildings. The north side of the Study Area contains mid-20th century detached suburban residences between Richmond Street and Western Road. East of Richmond Street, the north side of Windermere Road contains late 20th century townhouses and residences, vegetation which screens the late 20th century subdivision along Tallwood Circle, and stream and vegetation located in the Tallwood Valley Park.



Plate 2: Looking east on Windermere Road



Plate 3: Looking west on Windermere Road

4.2 20 TALLWOOD CIRCLE

The property at 20 Tallwood Circle is located within a late 20th century residential subdivision. According to land registry records, the subdivision was built around 20 Tallwood Circle in the early 1980s. While 20 Tallwood Circle predates the subdivision it is now part of, it is well blended into the landscape. The surrounding late 20th century residences have similar setbacks and landscapes which contain large expanses of lawn, trees in various stages of growth, and multi-car driveways. The property is landscaped with mature Norway spruce trees, small deciduous trees, small spruce trees, shrubs, gardens, and a lawn. The residence contains an interlocking brick paver driveway.



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Views of 20 Tallwood Circle are partially obscured by vegetation. The residence is a two storey structure with a medium-pitched hip roof, two bookend brick chimneys, and wood brackets. The front (west) façade of the residence does not face Tallwood Circle, reflecting how the structure predates Tallwood Circle. The front (west) façade of the residence contains a buff brick exterior and modern windows in segmental arch openings, and the main entrance door is not visible from the roadway. The north façade of the residence has been heavily modified by the inclusion of an addition with a two-car garage with a gable dormer. The foundation is obscured by distance from roadway and vegetation (Plate 4).



Plate 4: Looking south at 20 Tallwood

4.3 1480-1490 RICHMOND STREET

The landscape of 1480-1490 Richmond Street is strongly influenced by a hill with a large expanse of lawn, atop of which the structure is located. The hill slopes gently downward west to Richmond Street and more steeply downward north to Windermere Road (Plate 5). The property contains a metal picket fence and a stone entrance gate along Richmond Street. The property is also landscaped with small, intermediate, and mature deciduous and coniferous trees, access roadways, and parking lots.

The structure at 1480-1490 Richmond Street is a large and sprawling institutional building. The building is four storeys in height and is clad variously in stone, concrete, metal panels, and modern siding. The building has an irregular plan as a result of the various additions and wings added to the structure during its existence. The main wing in which the other wings of the building radiate out is centrally located and contains a mid-century modern tower. The building is private property and additional architectural details were obscured by vegetation and distance from roadway (Plate 6).



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Plate 5: Looking east at 1480-1490 Richmond Street, showing hill



Plate 6: Looking south at 1480-1490 Richmond Street, showing tower

4.4 368 WINDERMERE ROAD

The property at 368 Windermere Road is located at the northwest corner of the intersection of Windermere Road and Richmond Street. The property is mostly screened from these two roadways by mature deciduous vegetation. The property is landscaped with a concrete fence and wooden fence, mature deciduous trees, shrubs, a lawn, and a concrete driveway.

The residence at 368 Windermere Road is a one and one half storey structure with a steeply pitched intersecting gable roof clad in asphalt shingles and a stone chimney. The exterior of the residence is clad in modern siding. The front (south) façade is asymmetrical and contains a recessed main entrance with a wood surround and wood door. The upper storey of the front façade contains modern 4/4 windows with shutters and the main storey contains modern 9/9 windows with shutters (Plate 7). The west façade contains an attached two car garage and modern windows on the first and upper storey. The north façade is not visible from the roadway but it may contain two gable dormers based on aerial photography. The east façade contains a modern bay window and other modern windows (Plate 8). The foundation of the residence is obscured. The residence is a late example of an Ontario vernacular structure and contains elements of the Period Revival design style.



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Plate 7: Front (south) façade of 368 Windermere Road, looking north (concrete fence is also visible)



Plate 8: East façade of 368 Windermere Road, looking west

4.5 1507 RICHMOND STREET

The property at 1507 Richmond Street is located between Westchester Drive and Windermere Road along the west side of Richmond Street. The property is landscaped with mature trees, including Colorado blue spruce, northern catalpa, and Norway maple. The property is also landscaped with a lawn, shrubs, and a multi-car asphalt driveway. At the end of the driveway is a two-car garage.

The residence at 1507 Richmond Street is a two storey structure with a medium-pitched side gable roof with bookend brick chimneys and asphalt shingles. The exterior of the residence is clad in red brick. The front (east) façade is symmetrical and contains a centre entrance with wood door surround. The residence has modern 1/1 windows and the front façade windows are flanked by shutters (Plate 9). The foundation of the residence is obscured by vegetation. The residence is an example of the Georgian Revival design style. Additional details about the residence are obscured by vegetation and distance from the roadway.



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Plate 9: Front (east) façade of 1507 Richmond Street, looking west

5.0 EVALUATION OF PREVIOUSLY IDENTIFIED CULTURAL HERITAGE RESOURCES

5.1 20 TALLWOOD CIRCLE

5.1.1 Design or Physical Value

The residence at 20 Tallwood Circle is a representative example of an Italianate residence. Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched window openings. The residence may include additional Italianate design elements as views of the residence are partially obscured by vegetation and distance from the roadway. In addition, the front (west) façade does not face the street. According to historical mapping the residence was built between approximately 1863 and 1878, with the City of London providing a date of circa 1880 in the Heritage Register (City of London 2019).

The Italianate style was popular in Ontario from about 1850 to 1900 (Blumenson 1990). The City of London Heritage Register describes Italianate structures as “A popular nineteenth century architectural style for domestic architecture. Italianate buildings are often tall and narrow (vertical emphases), often feature round or segmented arched window and door openings, hipped roofs (often shallow), strongly accented corners, and cornice brackets which are often paired” (City of London 2019). The City of London contains 347 properties on the Heritage Register which are considered Italianate, accounting for nearly six percent of listed and designated structures within the City.

Based on the above discussion, the residence at 20 Tallwood Circle is a representative example of an Italianate residence in the City of London. Because the residence has been heavily modified by a modern addition and garage on the north façade, there are likely examples of this style with a higher degree of heritage integrity than 20 Tallwood Circle.

The residence at 20 Tallwood Circle does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout mid to late 19th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout mid to late 19th century Ontario.

5.1.2 Historic or Associative Value

Historical mapping indicates that the residence at 20 Tallwood Circle was historically associated with the Burwell family, specifically Edward Burwell, son of the prominent surveyor and politician Mahlon Burwell. Edward Burwell constructed Brookside, one of several affluent 19th century residences built by wealthy Londoners along Windermere Road. The residence at 20 Tallwood Circle is an example of one of these estate style residences located along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19th and early 20th centuries. Therefore, 20 Tallwood Circle



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has associative value for its direct connection to this historically significant settlement pattern in London Township. .

The property is located within a late 20th century subdivision and does not have the potential to yield information that contributes to an understanding of a community or culture. The architect or builder of 20 Tallwood Circle is unknown, and it was not found to demonstrate the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

5.1.3 Contextual Value

The property at 20 Tallwood Circle is a 19th century residence set in a late 20th century subdivision and constitutes a remnant landscape. The residence is not important to defining, maintaining, or supporting the character of the area. Because much of the original property of 20 Tallwood Circle has been severed to form the subdivision it has no physical, functional, visual, or historical link to its surroundings. Located behind dense vegetation and with its front façade not facing the street, 20 Tallwood Circle cannot be considered a landmark.

5.1.4 Summary of Evaluation

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 1: Evaluation of 20 Tallwood Circle According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence at 20 Tallwood Circle is a representative example of an Italianate residence. Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched windows. The residence may include additional Italianate design elements as views of the residence are partially obscured by vegetation and distance from the roadway.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 20 Tallwood Circle does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout mid to late 19 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	The residence does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout mid to late 19 th century Ontario.



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Table 1: Evaluation of 20 Tallwood Circle According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The residence at 20 Tallwood Circle is an example of an estate style residence located along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19 th and early 20 th centuries.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	The property is located in a late 20 th century subdivision and does not have the potential to yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder of 20 Tallwood Circle is unknown, and it was not found to demonstrate the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	The property at 20 Tallwood Circle is a 19 th century residence set in a late 20 th century subdivision. As a remnant landscape, the residence is not important to defining, maintaining, or supporting the character of the area.
Is physically, functionally, visually, or historically linked to its surroundings	No	Because much of the original property of 20 Tallwood Circle has been severed to form the subdivision it has no physical, functional, visual, or historical link to its surroundings.
Is a landmark	No	20 Tallwood Circle is located behind dense vegetation and with its front façade not facing the street, cannot be considered a landmark.

5.1.5 Statement of Cultural Heritage Value

5.1.5.1 Description of Property

The structure at 20 Tallwood Circle is located on Tallwood Circle, approximately 80 m northwest of the intersection of Windermere Road and Tallwood Circle. The property contains a residence that was built between approximately 1863 and 1878 and is an Italianate style structure.

5.1.5.2 Cultural Heritage Value

The property at 20 Tallwood Circle demonstrates design/physical value as it contains a representative example of an Italianate residence within the City of London, Ontario. The Italianate design elements of the residence include its hip roof, tall bookend brick chimneys, two storey height, wood brackets, and segmentally arched window openings.

The property at 20 Tallwood Circle demonstrated historical and associative value as an example of an estate style residence located along Windermere Road. It is one of several affluent 19th century



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residences built by wealthy Londoners along Windermere Road and reflects a settlement pattern important to the development of London Township during the 19th and early 20th centuries.

5.1.5.3 Heritage Attributes

- Two storey structure
- Hip roof with tall bookend brick chimneys
- Buff brick exterior
- Segmentally arched window openings

5.2 1480-1490 RICHMOND STREET

5.2.1 Design or Physical Value

The structure at 1480-1490 Richmond Street is a large institutional structure built in 1953 and expanded over the years. It is a representative example of a mid-century modern institutional and religious structure within the City of London. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade of the original section of the structure. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design. The limestone exterior of the structure is reminiscent of the Collegiate Gothic design style, a popular style for institutional buildings from about 1900-1945 (Blumenson 1990: 134). Subsequent additions, some of which were added between 1954 and 1967 contain stronger mid-century modern design elements, including the use of colourful panels between windows. While these additions have a stronger mid-century modern influence, they are sympathetic to the original sections of the structure and also include limestone exterior walls.

The Mid-Century Modern architectural style arose shortly after the end of the Second World War. The exact style elements of Mid-Century Modern architecture vary greatly, but often incorporate materials such as steel, glass, and concrete and the forms are often simplified, with little ornamentation. The City of London Heritage Register defines mid-century modern as "A design movement of post-World War II period, which generally emphasize open floor plans and large windows. Typically constructed between 1945 and 1975" (City of London 2019). Within the City of London, there are 27 listed or designated mid-century modern properties. As the style arose in the post Second World War building boom, it remains widespread throughout Ontario. Therefore, 1480-1490 Richmond Street is not considered to be a rare or early example of the mid-century modern design style.

The structure at 1480-1490 Richmond Street demonstrates a high degree of craftsmanship through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20th century (Windermere on the Mount 2006). The structure at 1480-1490 Richmond Street does not demonstrate a high degree of technical or



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scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.2.2 Historic or Associative Value

The property at 1480-1490 Richmond Street has historical and associative value for its direct association with the Sisters of St. Joseph, a Roman Catholic order of sisters. This order of sisters has been active in London, Ontario since 1868. Within a year of arriving in London, the sisters established an orphanage in the City and in 1888, the sisters opened St. Joseph's Hospital, which exists into the present-day. In 1899, the sisters purchased the property at 1480-1490 Richmond Street and remained on the property until 2005 (Sisters of St. Joseph London 2007). Through their charitable, educational, and healthcare activities, the sisters are an institution significant to the City of London and the wider southwestern Ontario region.

Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City. The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman. The firm also designed the mid-century modern offices of Supertest Petroleum at 245 Pall Mall Street.

5.2.3 Contextual Value

Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River. Together with The University of Western Ontario, these two properties create a character of large institutional buildings interspaced by access roads, mature vegetation, lawns, and large institutional buildings.

The structures at 1480-1490 Richmond Street are situated atop a hill, are readily visible atop the hill and thus visually link the property to its surroundings. Because of this prominent position the property is considered a landmark. The large hill and lawn along Richmond Street and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.



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5.2.4 Summary of Evaluation

Table 2: Evaluation of 1480-1490 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	1480-1490 Richmond Street is a representative mid-century modern institutional building. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design and the limestone exterior of the structure is reminiscent of the Collegiate Gothic design style. Subsequent additions, some of which were added between 1954 and 1967 contain stronger mid-century modern design elements.
Displays a high degree of craftsmanship or artistic merit	Yes	The structure at 1480-1490 Richmond Street demonstrates a high degree of craftsmanship through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20 th century
Demonstrates a high degree of technical or scientific achievement	No	The structure at 1480-1490 Richmond Street does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property at 1480-1490 Richmond Street has historical and associative value for its direct association with the Sisters of St. Joseph, a Catholic order of sisters. Through their charitable, educational, and healthcare activities in London, the sisters are an institution significant to the City.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes	Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City.



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Table 2: Evaluation of 1480-1490 Richmond Street According to *Ontario Regulation 9/06*

Criteria of O. Reg. 9/06	Yes/No	Comments
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	Yes	The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman. The firm also designed the mid-century modern offices of Supertest Petroleum at 245 Pall Mall Street.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	Yes	Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River.
Is physically, functionally, visually, or historically linked to its surroundings	Yes	The property is visually linked to the hill on which it is located.
Is a landmark	Yes	The large hill and lawn along Richmond Street and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.

5.2.5 Statement of Cultural Heritage Value

5.2.5.1 Description of Property

The property at 1480-1490 Richmond Street, presently known as Windermere on the Mount, is located at the southeast corner of the intersection of Richmond Street and Windermere Road. The property contains a large four storey institutional building which contains a chapel and is presently used as a retirement residence.

5.2.5.2 Cultural Heritage Value

The structure at 1480-1490 Richmond Street contains design/physical value as it is a representative example of mid-century modern architecture in the City of London and the chapel displays a high degree of craftsmanship. The mid-century modern design of the structure is most strongly expressed by its tower, located on the south façade of the original section of the structure. The tower's mid-century modern elements include its geometric and linear form, the absence of classically inspired detailing, and the narrow vertical bands which help frame the cross located atop the tower. The remainder of the original section of the structure is relatively conservative in design. The limestone exterior of the structure is reminiscent of the Collegiate Gothic design style, a popular style for institutional buildings from about 1900-1945. Subsequent additions, some of which were added between 1954 and 1967, contain stronger mid-century modern design elements, including the use of colourful panels between windows. While these additions have a stronger mid-century modern influence, they are sympathetic to the original sections of the structure and also include limestone exterior walls. The high degree of craftsmanship of



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1480-1490 Richmond Street is expressed through the complex stained-glass windows located in the chapel. These elaborate windows would require the expertise of a skilled and specialized craftsman. The chapel also contains hand carved woodwork, which would have been an increasingly specialized skill by the mid-20th century.

The property at 1480-1490 Richmond Street contains historic and associative value through its direct association with the Sisters of St. Joseph, through its possibility to yield information about the Sisters of St. Joseph and the wider Catholic community of London, and as an example of the work of the architecture firm Watt and Tillman, significant architects in the City of London. This Sisters of St. Joseph has been active in the City of London since 1868. In 1899, the sisters purchased the property at 1480-1490 Richmond Street and remained on the property until 2005. Through their charitable, educational, and healthcare activities—including at 1480-1490 Richmond Street—the sisters are an institution significant to the City of London and the wider southwestern Ontario region. Through its elaborate chapel and decades long association with the Sisters of St. Joseph, the property at 1480-1490 Richmond has the potential to yield information that contributes to an understanding of the Sisters of St. Joseph and the wider Catholic community of the City. The original section of 1480-1490 Richmond Street was designed by the London based architecture firm of Watt and Tillman, important architects within the City.

The property at 1480-1490 Richmond Street has contextual value as it supports the character of the area along Richmond Street and Windermere Road and the property is a landmark. Located atop a large hill and an expanse of lawn, the property at 1480-1490 Richmond Street is visually linked to its surroundings and important to maintaining the institutional character of the south side of Windermere Road between Western Road and Doon Drive and the east and west sides of Richmond Street between Windermere Road and the Thames River. The property is a landmark as the large hill and lawn and the large size and prominent tower of 1480-1490 Richmond Street are discernible and memorable when traveling along Richmond Street.

5.2.5.3 Heritage Attributes

- Four storey structure with flat roof
- Irregular shaped plan
- Mid-century modern tower located at the centre of the south façade
- Limestone cladding
- Use of exposed concrete and colourful panels around windows
- Chapel which displays a high degree of craftsmanship through its stained glass windows and hand carved woodwork
- Landmark position along Richmond Street and Windermere Road



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5.3 368 WINDERMERE ROAD

5.3.1 Design or Physical Value

The residence at 368 Windermere Road is a one and one half storey structure built in 1947 according to the City Heritage Register, land registry records, and aerial photography. The residence is an Ontario vernacular structure with Period Revival influence. While the massing and plan of the residence incorporates Period Revival influence, expressed through its one and one half storey structure and steeply pitched roof lines, the residence has been modified over the years with modern siding and new windows and it not representative of a style, type, expression, material or construction method. As one of many postwar period residences, the residence cannot be considered rare or unique.

The residence at 368 Windermere Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.3.2 Historic or Associative Value

Research undertaken did not reveal that 368 Windermere Road has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community. As a mid-20th century vernacular structure that has been modified over the years, the residence does not have potential to yield information that contributes to an understanding of a community or culture. The architect or designer of 368 Windermere Road is unknown.

5.3.3 Contextual Value

Located at the northwest corner of Richmond Street and Windermere Road, a heavily traveled intersection in the City of London, 368 Windermere Road is not particularly visible. It is partially screened by vegetations and the character of the intersection is dominated by the institutional properties of Western University and Windermere on the Mount. Therefore, 368 Windermere Road is not important in defining, maintaining, or supporting the character of the area.

The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings. Because it is screened partially by vegetation and located at an intersection heavily influenced by large institutional properties, 368 Windermere Road cannot be considered a landmark.

5.3.4 Summary of Evaluation

Table 2 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.



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Table 3: Evaluation of 368 Windermere Road According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	No	The residence is a late example of an Ontario vernacular structure. The residence has been modified over the years with modern siding and new windows. The residence does not contain a plan, massing, or architectural elements that are representative of a style, type, expression, material or construction method.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 368 Windermere Road does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	Research undertaken did not reveal that 368 Windermere Road has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	As a mid-20 th century vernacular structure that has been modified over the years, the residence does not have potential to yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect, builder, or designer is unknown.
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	368 Windermere Road is not particularly visible. It is partially screened by vegetation and the character of the intersection is dominated by the large institutional properties to the south.
Is physically, functionally, visually, or historically linked to its surroundings	No	The property is part of a mid-20 th century subdivision and is not linked to its surroundings.
Is a landmark	No	368 Windermere Road is not particularly visible. It is partially screened by vegetation and the character of the intersection is dominated by large institutional properties and cannot be considered a landmark.

5.3.5 Statement of Cultural Heritage Value

The structure at 368 Windermere Road was not determined to have CHVI. Accordingly, a statement of CHVI was not prepared.



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

5.4 1507 RICHMOND STREET

5.4.1 Design or Physical Value

The residence at 1507 Richmond Street is a Georgian Revival residence built in 1947 according to the City Heritage Register, land registry records, and aerial photography. The Georgian Revival style is a subtype of the Colonial Revival style. Georgian Revival design elements include symmetrical front façade, side gable roof, bookend brick chimneys, brick exterior, and door frontispiece with minimal ornamentation. The Colonial Revival style is meant to evoke the colonial architectural heritage of the Americas while Period Revival styles evoke European design styles (Blumenson 1990: 142-143). The Georgian Revival subtype evokes the Georgian architecture popular in the colonial United States and with early settlers of Upper Canada. Georgian Revival style residences were most popular from about 1915 to the 1950s (McAlester and McAlester 1984: 326)

The residence at 1507 Richmond Street does not have an architectural style listed on the City Heritage Register. However, Colonial Revival residences are rare on the register, accounting for less than one percent of listed or designated structures in the City (City of London 2019). Therefore, the residence at 1507 Richmond Street is a representative Colonial Revival structure with Georgian Revival design elements.

The residence at 1507 Richmond Street does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20th century structures in southern Ontario. It does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20th century Ontario.

5.4.2 Historic or Associative Value

Research undertaken did not reveal that 1507 Richmond Street has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community. As a mid-20th century Georgian Revival structure that has been modified over the years, the residence does not have potential to yield information that contributes to an understanding of a community or culture. The architect or designer of 1507 Richmond Street is unknown.

5.4.3 Contextual Value

Located along Richmond Street north of Windermere Road, this section of Richmond Street is characterized by the late 20th century townhouses, and the brick privacy wall for these properties, on the east side of the road and mostly mid-20th century detached residences on large lots on the west side of the road. These residences are mostly mid-century in design style, in contrast to the Colonial Revival character of 1507 Richmond Street. Therefore 1507 Richmond Street is not important in defining, maintaining, or supporting the character of the area.



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Evaluation of Previously Identified cultural heritage Resources
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The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings. Because it is screened partially by vegetation and one of many detached residences on the west side of Richmond Street, the residence cannot be considered a landmark.

5.4.4 Summary of Evaluation

Table 4 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06.

Table 4: Evaluation of 1507 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Design or Physical Value		
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence at 1507 Richmond Street is a representative Colonial Revival structure which exhibits elements of the Georgian Colonial style, a subtype of the Colonial Revival style. Georgian Colonial design elements include its symmetrical front façade, side gable roof, bookend brick chimneys, brick exterior, and door frontispiece with minimal ornamentation.
Displays a high degree of craftsmanship or artistic merit	No	The residence at 1507 Richmond Street does not display a high degree of craftsmanship or artistic merit and contains common building materials and design elements that are found throughout early to mid 20 th century structures in southern Ontario.
Demonstrates a high degree of technical or scientific achievement	No	1507 Richmond Street does not demonstrate a high degree of technical or scientific achievement. The structure incorporates similar building materials and construction practices used throughout early to mid 20 th century Ontario.
Historical or Associative Value		
Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	No	Research undertaken did not reveal that 1507 Richmond Street has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	As a mid-20 th century Georgian Revival structure that has been modified over the years, the residence does not have potential to yield information that contributes to an understanding of a community or culture.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or designer of 1507 Richmond Street is unknown.



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Previously Identified cultural heritage Resources
April 20, 2021

Table 4: Evaluation of 1507 Richmond Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
Contextual Value		
Is important in defining, maintaining, or supporting the character of an area	No	Located along Richmond Street north of Windermere Road, this section of Richmond Street is characterized by the late 20 th century townhouses on the east side of the road and mostly mid-20 th century detached residences on large lots on the west side of the road. These residences are mostly mid-century in design style, in contrast to the Colonial Revival character of 1507 Richmond Street.
Is physically, functionally, visually, or historically linked to its surroundings	No	The residence is part of a postwar suburban subdivision and is not physically, functionally, visually, or historically linked to its surroundings.
Is a landmark	No	Because it is screened partially by vegetation and one of many detached residences on the west side of Richmond Street, the residence cannot be considered a landmark.

5.4.5 Statement of Cultural Heritage Value

5.4.5.1 Description of Property

The structure at 1507 Richmond Street is located on the west side of Richmond Street approximately 70 m north of the intersection of Richmond Street and Windermere Road. The property contains a residence that was built in 1947 and is a Colonial Revival dwelling which exhibits Georgian Colonial design elements.

5.4.5.2 Cultural Heritage Value

The property at 1507 Richmond Street demonstrates design/physical value as it contains a representative example of a Colonial Revival residence with Georgian Colonial elements within the City of London, Ontario. The Colonial Revival and Georgian Colonial design elements of the residence include its side gable roof with bookend brick chimneys, symmetrical front façade, brick exterior, and frontispiece with minimal ornamentation.

5.4.5.3 Heritage Attributes

- Two storey structure
- Side gable roof with bookend brick chimneys
- Red brick exterior
- Symmetrical front façade
- Frontispiece with minimal ornamentation



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

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6.0 RESULTS

6.1 AGENCY AND MUNICIPAL CONSULTATION

As described in Section 2.3, in order to identify protected properties, the OHT, MHSTCI, and City of London were contacted. A summary of agency and municipal consultation is contained in Table 5

Table 5: Agency and Municipal Consultation

Agency/Municipality	Date Contacted	Contact Information	Response
OHT	January 28, 2021	Kevin DeMille, Natural Heritage Coordinator	No OHT conservation easements or trust owned properties within or adjacent to Study Area
MHSTCI	January 28, 2021	Karla Barboza, (A) Team Lead Heritage	No MHSTCI heritage interests within or adjacent to Study Area
City of London	January 28, 2021	Kyle Gonyou, Heritage Planner	No additional listed or designated properties within Study Area. It was noted that Huggabone's Hill is the subject of a historical plaque that has yet to be installed.

6.2 FIELD PROGRAM

As described in Section 2.4, a pedestrian survey of the Study Area was undertaken to identify potential cultural heritage resources situation within the Study Area, including the four properties previously identified by the City of London. Where identified, the cultural heritage resource was photographed from publicly accessible roadways.

During the survey, a total of 25 properties were identified as containing potential cultural heritage resources in addition to the four properties identified by the City of London. Detailed property descriptions of the four previously identified properties are contained in Section 5.1-5.4 and detailed property descriptions for the additional 25 properties identified by the field program are contained in Appendix A.

6.3 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

Where a potential cultural heritage resource was identified within the study area, an evaluation of the CHVI of the property was undertaken (Figure 8). Detailed evaluations of previously identified properties are contained in Section 5.0 while detailed evaluations of properties identified during the field program are contained within Appendix A. As described in Section 2.5, each potential cultural heritage resource was evaluated according to O. Reg. 9/06, the criteria for determining CHVI. Each potential cultural heritage resource was considered both as an individual structure and as a landscape. Where CHVI was identified, a structure or landscape was assigned a CHR and the property was determined to contain a cultural heritage resource.







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Following evaluation, ten cultural heritage resources were identified on properties within the study area (Figure 9). Of these ten resources, three were previously identified properties and seven were identified during the field program. A summary of properties assessed and corresponding CHR, where appropriate, is provided in Table 6 below.

Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
20 Tallwood Circle	Residence (Listed Property)		Two storey structure, hip roof with tall bookend chimneys, buff brick exterior, segmentally arched window openings	Yes	CHR-1	Within Study Area
1480-1490 Richmond Street	Institutional (Listed Property)		Four storey structure with flat roof, irregular shaped plan, mid-century modern tower, limestone cladding, use of exposed concrete, chapel, landmark position	Yes	CHR-2	Within Study Area
368 Windermere Road	Residence (Listed Property)		N/A	No	N/A	Within Study Area
1507 Richmond Street	Residence (Listed Property)		Two storey structure, side gable roof with bookend brick chimneys, red brick exterior, symmetrical front façade, frontispiece with minimal ornamentation	Yes	CHR-3	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
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Table 6: Determination of CHVI According to O. Reg 9/06







Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
1508 Western Road	Residence		N/A	N/A	N/A	Within Study Area
326 Windermere Road	Residence		N/A	N/A	N/A	Within Study Area
330 Windermere Road	Residence		N/A	No	N/A	Within Study Area
334 Windermere Road	Residence		N/A	No	N/A	Within Study Area
338 Windermere Road	Residence		N/A	No	N/A	Within Study Area
342 Windermere Road	Residence		N/A	No	N/A	Within Study Area



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Table 6: Determination of CHVI According to O. Reg 9/06

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
507 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
506 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
500 Canterbury Road	Residence		N/A	No	N/A	Within Study Area
350 Windermere Road	Residence		Side gable roof, projecting gable bays, wide brick chimney, and exterior which contains a mix of stone, brick, and siding.	Yes	CHR-4	Within Study Area
354 Windermere Road	Residence		Side gable roof, projecting gable bays, mix of stone and siding, and wide brick chimneys.	Yes	CHR-5	Within Study Area
356 Windermere Road	Residence		Side gable roof, red brick exterior, brick chimney, gable portico with columns	Yes	CHR-6	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
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Table 6: Determination of CHVI According to O. Reg 9/06



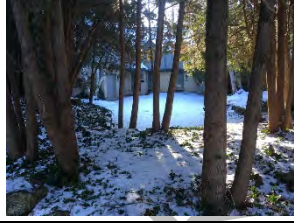

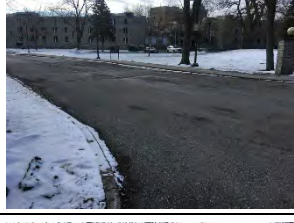

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
360 Windermere Road	Residence		Side gable roof, wide brick chimney, front facing projecting gable bays, buff brick exterior, decorative half-timbering	Yes	CHR-7	Within Study Area
362 Windermere Road	Residence		N/A	No	N/A	Within Study Area
364 Windermere Road	Residence		N/A	No	N/A	Within Study Area
1503 Richmond Street	Residence		Pyramidal roof, red brick exterior, bay window on front (east) façade, and wood frontispiece at main entrance door.	Yes	CHR-8	Within Study Area
51 Westchester Drive	Residence		N/A	No	N/A	Within Study Area
55 Westchester Drive	Residence		N/A	No	N/A	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
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Table 6: Determination of CHVI According to O. Reg 9/06


Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
57 Westchester Drive	Residence		Projecting gable bays, wide brick chimney, stucco exterior, and decorative half timbering	Yes	CHR-9	Within Study Area
59 Westchester Drive	Residence		N/A	No	N/A	Within Study Area
12 Tallwood Circle	Residence		N/A	No	N/A	Within Study Area
96 Tallwood Circle	Residence		N/A	No	N/A	Within Study Area
1400 Western Road	Institutional		Representative Gothic Collegiate structures, some of which display a high degree of craftsmanship and artistic merit.	Yes	CHR-10	Within Study Area
339 Windermere Road	Institutional		N/A	No	N/A	Within Study Area



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
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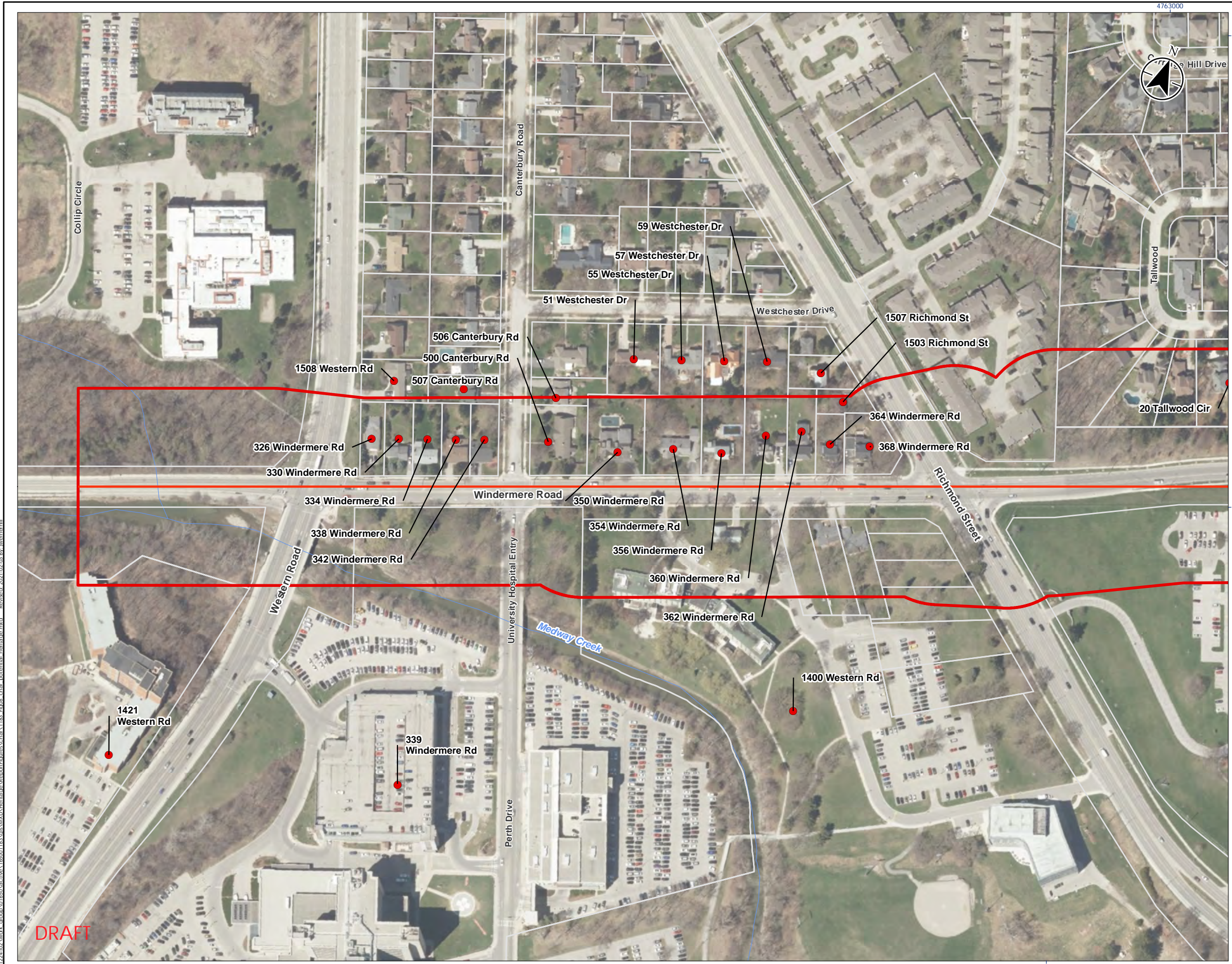
Results
April 20, 2021

Table 6: Determination of CHVI According to O. Reg 9/06

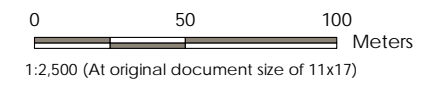
Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	CHR Number	Relationship to Project
1421 Western Road	Institutional		N/A	No	N/A	Within Study Area

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- Legend
- Potential Heritage Resource
 - Study Area
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

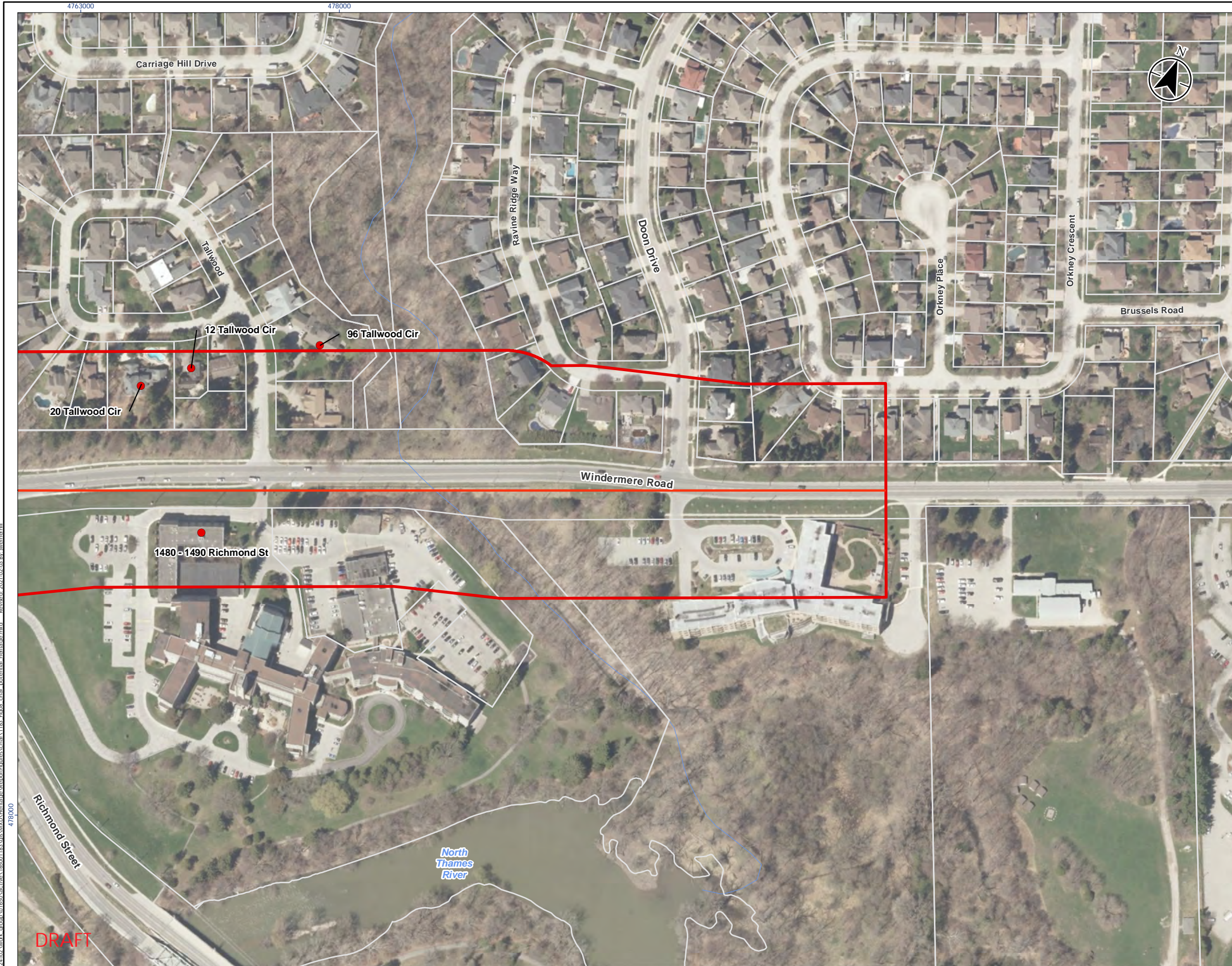
Project Location: City of London
 Prepared by JW on 2021-02-03
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

Client/Project
 CITY OF LONDON
 EA WINDERMERE ROAD IMPROVEMENTS
 CULTURAL HERITAGE ASSESSMENT REPORT

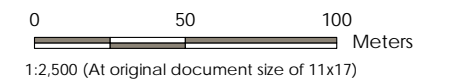
Figure No. 8-1
 Title: Potential Heritage Resource

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- Legend
- Potential Heritage Resource
 - Study Area
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
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Project Location: 165001183 REV4
 City of London
 Prepared by JW on 2021-02-03
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

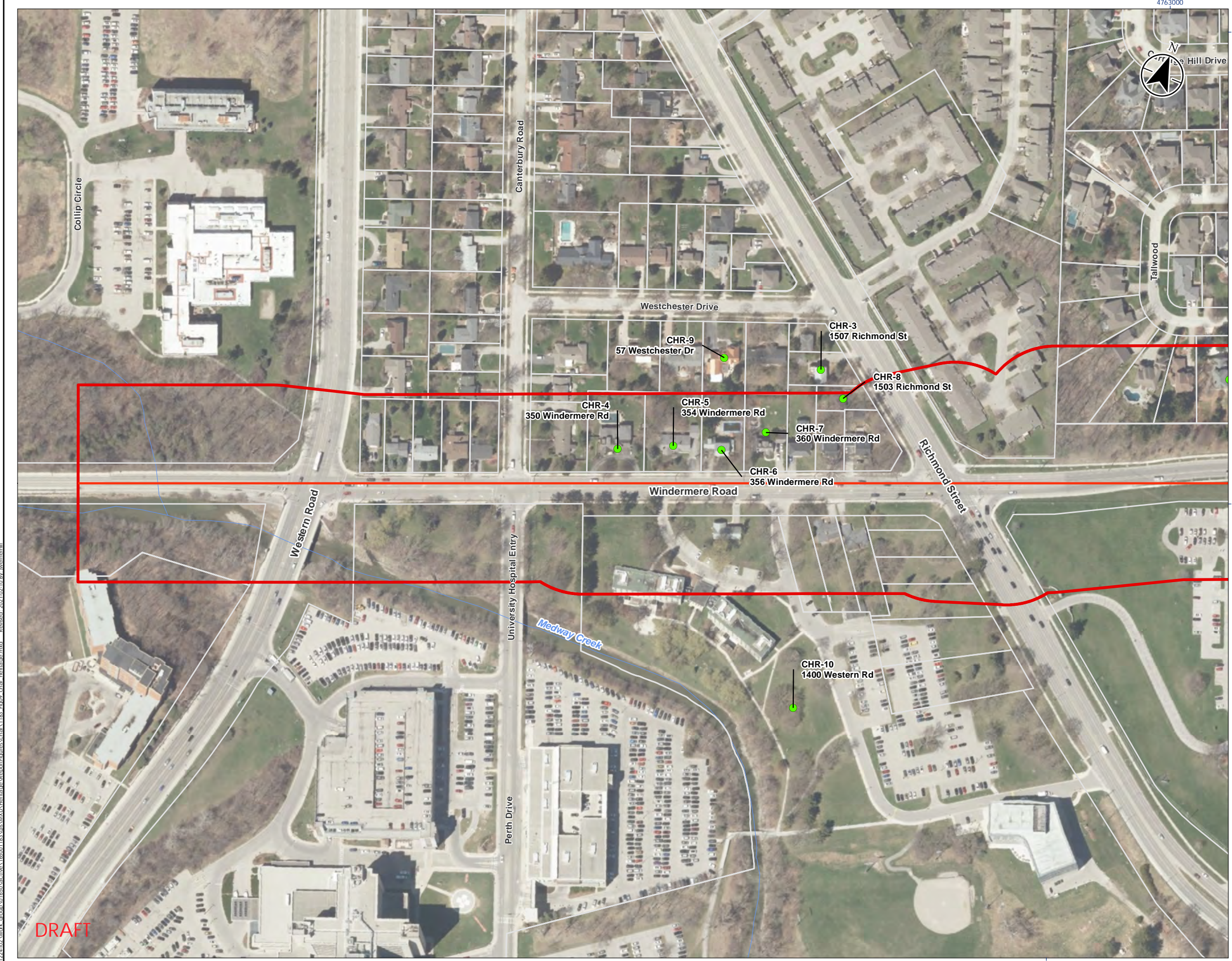
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Figure No. DRAFT
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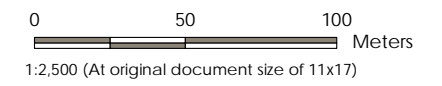
Title
 Potential Heritage Resource

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- Legend
- Heritage Resource
 - Study Area Including 50 Metre Buffer
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: City of London
 Prepared by JW on 2021-02-10
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

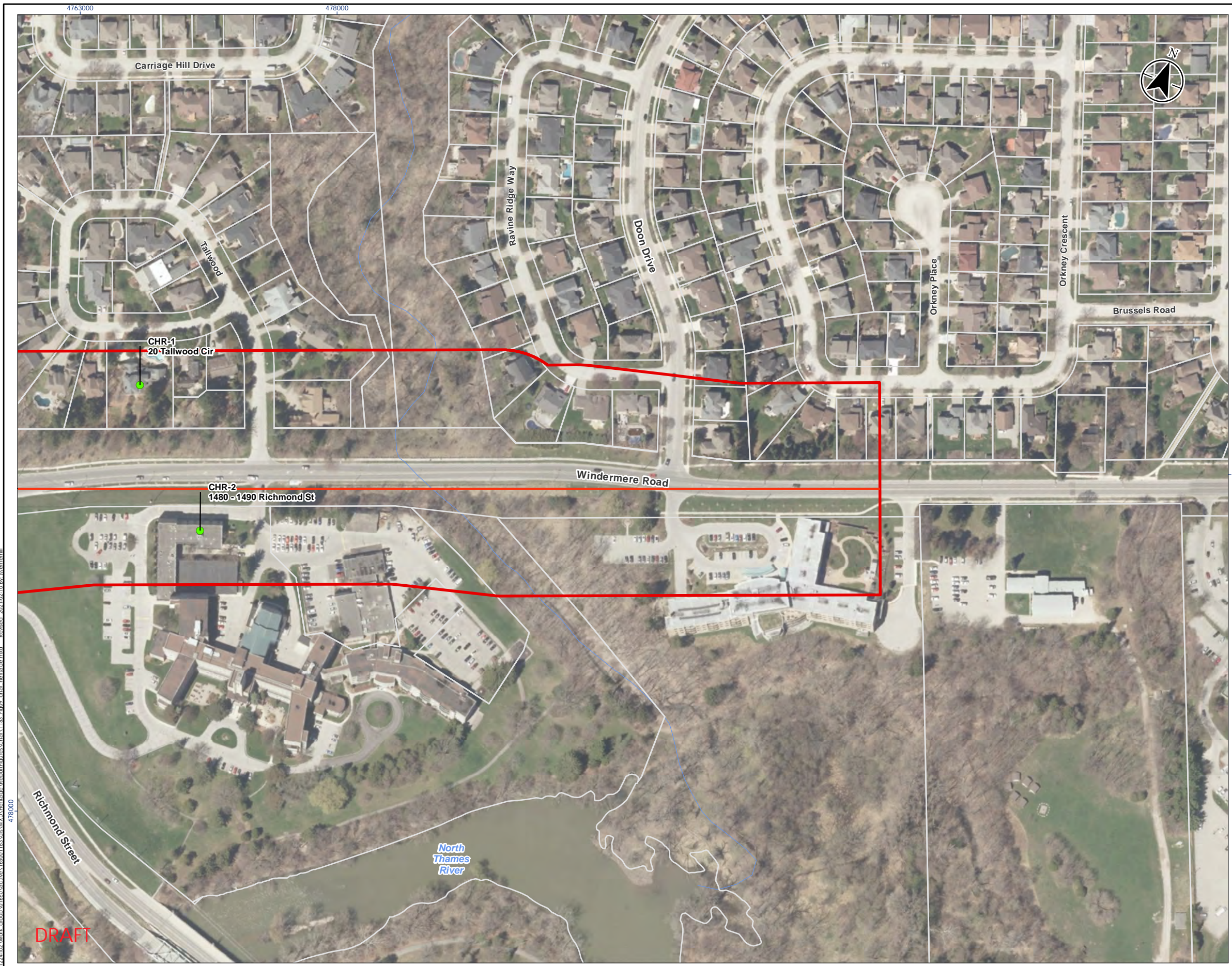
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Figure No. **9-1** **DRAFT**

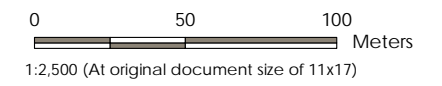
Title
 Identified Heritage Resources

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- Legend
- Heritage Resource
 - Study Area Including 50 Metre Buffer
 - Watercourse (Permanent)
 - Property Parcel



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2019.
 3. Address data obtained from City of London Open Data, February 2021.
 3. Orthophoto obtained from ©First Base Solutions, 2021. City of London, 2019.

Project Location: 165001183 REV4
 City of London
 Prepared by JW on 2021-02-10
 Technical Review by ABC on yyyy-mm-dd
 Independent Review by ABC on yyyy-mm-dd

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 CITY OF LONDON
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 CULTURAL HERITAGE ASSESSMENT REPORT

Figure No. **9-2** **DRAFT**

Title
 Identified Heritage Resources

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CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Anticipated Impacts
April 20, 2021

7.0 EVALUATION OF ANTICIPATED IMPACTS

7.1 DESCRIPTION OF PROPOSED UNDERTAKING

The purpose of the project is to identify intersection, active transportation, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive. In addition, the accessibility improvements along the corridor and intersections will be implemented to accommodate users of all ages and abilities.

7.2 ANTICIPATED IMPACTS

Where a component of a cultural heritage resource was situated within the study area, the impacts of the proposed undertaking were evaluated (Table 7). The impacts, both direct and indirect, were evaluated according to *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006b). See Section 2.5 for further discussion of impacts assessed.

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
20 Tallwood Circle (CHR-1)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>



**CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS,
CITY OF LONDON**

Evaluation of Anticipated Impacts
April 20, 2021

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
1480-1490 Richmond Street (CHR-2)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
1507 Richmond Street (CHR-3)	N	N	N	N	N	N	N	<p>Although part of the property is located within 50 metres of the Project Location, the position of the heritage attributes identified is more than 50 m from the Project Location.</p> <p>Therefore, no mitigation measures are required.</p>
350 Windermere Road (CHR-4)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
354 Windermere Road (CHR-5)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore,</p>



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Evaluation of Anticipated Impacts
April 20, 2021

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								<p>project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
356 Windermere Road (CHR-6)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
360 Windermere Road (CHR-7)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities.</p> <p>Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.</p>
1503 Richmond Street (CHR-8)	N	N	N	N	N	N	P	<p>Preliminary plans for intersection, active transport, and transit improvements to the Windermere Road corridor between Western Road and Doon Drive have not yet been prepared. However, work is anticipated to occur within the existing right-of-way. The position of the heritage attributes is</p>



CULTURAL HERITAGE ASSESSMENT REPORT—WINDERMERE ROAD IMPROVEMENTS, CITY OF LONDON

Evaluation of Anticipated Impacts
April 20, 2021

Table 7: Evaluation of Potential impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								within 50 m of the Project Location. Therefore, project activities may have the potential for indirect impacts resulting from land disturbance during construction activities. Therefore, depending on the nature of the transportation improvements, mitigation measures may be required to mitigate potential indirect impacts.
57 Westchester Drive (CHR-9)	N	N	N	N	N	N	N	Although part of the property is located within 50 metres of the Project Location, The position of the heritage attributes identified is more than 50 m from the Project Location. Therefore, no mitigation measures are required.
1400 Western Road (CHR-10)	N	N	N	N	N	N	N	Although part of the property is located within 50 metres of the Project Location, The position of the heritage attributes identified is more than 50 m from the Project Location. Therefore, no mitigation measures are required.

7.3 SUMMARY OF IMPACTS

Depending on the nature and location of the transportation improvements, there may be potential for indirect impacts on the cultural heritage resources within the Study Area. The project has not entered the Preliminary or Detailed Design phase. However, it is anticipated that the transportation improvements will be within the existing right-of-way and are not anticipated to result in destruction or isolation of the cultural heritage resources. Shadows affecting the cultural heritage resources or obstruction of significant views are not anticipated. A change in land use form is not anticipated.

Land disturbance may occur with construction activities given the position of cultural heritage resources within 50 m from the Project Location. The following cultural heritage resources were determined to be within 50 m of the Project Location:

- 20 Tallwood Circle (CHR-1)
- 1480-1490 Richmond Street (CHR-2)



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- 350 Windermere Road (CHR-4)
- 354 Windermere Road (CHR-5)
- 356 Windermere Road (CHR-6)
- 360 Windermere Road (CHR-7)
- 1503 Richmond Street (CHR-8)

DRAFT



Mitigation
April 20, 2021

8.0 MITIGATION

For most potential impacts, a preventive approach to mitigation measures serves to reduce the risk of indirect impacts. As identified in Section 7.2, no direct or indirect impacts are currently anticipated, and mitigation measures are currently not required. Table 8 contains a summary of the evolution of mitigation options and their applicability to this project.

Table 8: Evaluation of Mitigation and Avoidance Options

Methods	Discussion
Alternative Development	The preferred detailed design has not yet been determined for the project but is anticipated to be limited to the existing right of way. As such, alternative developments are not warranted at this phase of the study.
Isolation of Development	The project will not introduce impacts on heritage resources. Therefore, isolating development from heritage resources is not required.
Harmonization of Design Guidelines	The Project is not anticipated to introduce above ground features that would adversely impact the heritage resource. Therefore, no design guidelines are currently required.
Limitation of Construction	The Project is not anticipated to introduce above ground features that would adversely impact the heritage resource. Therefore, no limitations on height or density of construction are required.
Compatible Additions	The Project is not anticipated to introduce above ground features that would adversely impact the heritage resource. Therefore, compatible additions are not required.
Reversible Alterations	The Project is not anticipated to introduce alterations that would adversely impact the heritage resource. Therefore, no mitigations for alterations are required.
Planning Mechanisms	The current approach may result in the potential for land disturbance during the construction phase of the project. As such, planning mechanisms may be considered at this phase of study to avoid the heritage resource. When detailed designs are prepared, staging areas and construction activities should be planned and undertaken in a manner to avoid the heritage attributes of the identified heritage resource.



Recommendations
April 20, 2021

9.0 RECOMMENDATIONS

9.1 RE-EVALUATION WHEN DESIGN FINALIZED

To further understand the potential for the Project to effect cultural heritage resources, where a heritage resource is situated within the Project Location, the impact assessment contained within this report should be amended when detailed design information on proposed construction activity is finalized. When detailed design information is received, potential direct impacts and indirect can be refined and measures to avoid those impacts considered.

9.2 AVOIDANCE OF CULTURAL HERITAGE RESOURCES

Staging areas and construction activities should be planned and undertaken in a manner to avoid the heritage attributes of the identified cultural heritage resources. Should future work require an expansion of the current Study Area and/or the development of other alternatives, then a qualified heritage professional should be consulted, and the findings of this report updated to reflect those changes.

9.3 HUGGABONE'S HILL PLAQUE

Huggabone's Hill has been scheduled to receive recognition through the installation of a heritage plaque. The research undertaken in the CHAR determined Huggabone's Hill to be historically located on Western Road between Elgin Drive and Medway Creek. Based on historical research, an appropriate location suitable for the installation of the plaque is the parkette located at the southeast corner of the intersection of Windermere Road and Western Road.



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Closure
April 20, 2021

10.0 CLOSURE

This report has been prepared for the sole benefit of the City of London, and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

STANTEC CONSULTING LTD.

Meaghan Rivard, MA, CAHP

Senior Cultural Heritage Specialist

Phone: (519) 645-3350

Fax: (519) 645-6575

meahghan.rivard@stantec.com

Colin Varley, MA, RPA

Senior Archaeologist, Senior Associate

Phone: (613) 738-6087

Fax: (613) 722-2799

colin.varley@stantec.com



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APPENDIX A
Cultural Heritage Resource/Landscape Forms

DRY
V
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T

Municipal Address: 1508 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1950-1955

Relationship to Project: Within Study Area

Description:

The property contains a one storey residential ranch-style building clad in light coloured brick. The residential building has a low-pitched cross-gable roof with asphalt shingles and a brick chimney. The principal façade faces Western Road and has modern 6/6 windows with shutters, a large picture casement window with shutters, a bay window, a single entrance door facing south, and an attached garage. The residence is set back from the street with a yard landscaped with lawn and deciduous and coniferous trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 326 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a side-split ranch residential building on the northeast corner of Windemere Road and Western Road. The residence has a low-pitched hip roof with a low-pitched cross gable roof clad in asphalt shingles, and a brick chimney. The structure is clad in red brick and modern siding, with modern casement windows, and a picture window with grillwork. The principal façade faces west to Western Road and has a central single entrance door within an enclosed porch. An attached garage on the south façade faces Windemere Road. The landscape contains lawn, shrubs, spruce trees, and a gravel driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 330 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a side-split ranch residential building. The residence has a low-pitched hip roof with a low-pitched cross gable roof clad in asphalt shingles. The structure is clad in red brick and modern siding, with 6/6 windows, and a large picture window with grillwork. The principal (south) façade faces Windemere Road and has a central single half glass and 4 panel cross modern door. The landscape contains a lawn, spruce trees, coniferous and deciduous shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 334 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1968

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched side gable roof clad in asphalt shingles. The building is clad in red brick and modern siding. The principal (south) façade faces Windemere Road and is symmetrical excluding the attached single garage. The residence has modern windows with grillwork and black shutters, a double central entrance door with four panel doors, with a shed roof porch. The landscape contains spruce trees, gardens, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 338 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1967

Relationship to Project: Within Study Area

Description: The property contains a two storey residential building and attached garage. The residence has a low-pitched side gable roof clad in asphalt shingles. The structure is clad in red brick and modern siding, with double 1/1 windows in the second level, and a large 3 panel casement window on the ground level, with black shutters. The principal (south) façade faces Windemere Road and has a central single half glass and 2 panel modern door with side lights, and a shed roof porch. The landscape contains a lawn, gardens, a spruce tree, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 342 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1968

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched side gable roof clad in asphalt shingles. The building is clad in white brick and modern siding. The principal (south) façade faces Windemere Road and is symmetrical excluding the attached garage. The residence has modern 1/1 windows, a double central entrance door with half glass 2 panel doors, with a shed roof porch. The landscape contains a lawn and young deciduous trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 507 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched cross gable roof clad in asphalt shingles, with a brick chimney. The house is clad in buff coloured brick with brick quoins on the corners. The principal (east) façade faces Canterbury Road and contains modern 6/6 windows. The windows on the ground floor have green shutters. The house has a projecting front gable garage and porch, with a single entrance door to the house. The house is set back from the street and the landscape contains lawn, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 506 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1969

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with low pitched hip roof, and an attached garage with a low-pitched side gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in red brick. The principal (west) façade faces Canterbury Road and contains modern 6/6 windows with white shutters. The front entrance is a modern single 6 panel door with side lights and arched fan grill transom, with a gable portico. The house is set back from the street and the landscape contains a lawn, a large spruce tree, shrubs, a brick lamp post, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 500 Canterbury Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: The property contains a one storey ranch-style residence with low pitched cross gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in buff brick with red and white brick highlights, and the front gable has faux half timbering. The principal (west) façade faces Canterbury Road and contains modern 6/6 windows and a large picture window with 3 1/1 casements, with grey shutters. The front entrance is a modern single 6 panel door with a shed roof partial porch. The house is set back from the street and the landscape contains a lawn, a mature maple tree, smaller coniferous and deciduous trees, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 350 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: The property contains a one and a half storey residence with medium to high pitched cross gable roof with a gable dormer clad in asphalt shingles with wide brick chimney. The residence is clad in modern cut stone, red brick, and modern siding. The principal (south) façade faces Windemere Road and has modern 6/1 windows and a modern picture window with side casements, a single central modern entrance door, and attached garage. The residence is set back from the street with a semi-circular driveway, and the landscape contains a lawn, mature maple tree, gardens, and shrubs. **Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:**



	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Minimal Traditional architectural style, popular in North America between 1935 and 1955. Elements that are representative of the Minimal Traditional style include the prominent front facing gable roof pitches, mix of stone, brick, and siding, and wide brick chimney.

Identified Heritage Attributes: side gable roof, front facing gable projections, wide brick chimney, and exterior which contains a mix of stone, brick, and siding.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-4
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 354 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a one storey residence with low pitched cross gable roof, clad in asphalt shingles with two brick chimneys. The residence is clad in cut stone and modern siding. The principal (south) façade faces Windemere Road and contains modern casement windows with grillwork, a front central entrance door with 6 panels, and an attached garage. The house is set back from the street and the landscape contains a lawn, mature deciduous and coniferous trees, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Minimal Traditional architectural style, popular in North America between 1935 and 1955. Elements that are representative of the Minimal Traditional style include the prominent front facing gable roof pitches, mix of stone and siding, and wide brick chimneys.

Identified Heritage Attributes: side gable roof, front facing gables, mix of stone and siding, and wide brick chimneys.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-5
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 356 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with medium-pitched side gable roof, clad in asphalt shingles with a brick chimney. The residence is clad in red brick. The principal (south) façade faces Windemere Road and contains wood 6/6 windows with white shutters. The front asymmetrical entrance is a wood, single 6 panel door with wood door surround, within a gable portico. There is an attached single-storey gable roof double garage on the west façade and a gable roof sunroom on the east façade. The house is set back from the street and the landscape contains a lawn, terraced stonework, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: The residence contains elements that are representative of the Colonial Revival design style, popular in Ontario since the early 20th century. Colonial revival elements include the gable portico with columns, brick exterior, and the general height and massing of the structure.

Identified Heritage Attributes: side gable roof, red brick exterior, brick chimney, gable portico with columns.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-6
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 360 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1946

Relationship to Project: Within Study Area

Description: The property contains a one and a half storey residence with high-pitched cross-gable roof clad in asphalt shingles, with a wide brick chimney. The residence is clad in buff brick with red brick highlights, and the front entrance gable has half timbering. The principal (south) façade faces Windemere Road and contains modern casement windows with grillwork, two shed dormers, and a single central entrance with a 4 panel and glass arch door. There is an attached double garage on the east façade. The house is set back from the street and the landscape contains a lawn, cedar trees, stone pathway, shrubs, and a paved driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Tudor Revival architectural style, popular between approximately 1890 to 1940. Elements that are representative of the Tudor Revival style include the steep front facing gable roof pitches, wide brick chimney, buff brick exterior, and decorative half timbering.

Identified Heritage Attributes: side gable roof, wide brick chimney, front facing projecting gables, buff brick exterior, decorative half-timbering.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-7
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 362 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with a low pitched hip roof clad in asphalt shingles. The house has a concrete foundation, vertical sliding windows, and a single glazed entrance door with sidelights. The first storey is clad in faux stone on the front façade with the second storey and the rest of the structure clad in red brick. There is a red brick chimney on the east façade. The house has a single door attached garage. The landscape contains a driveway, a lawn, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 364 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: The property contains a two and one half storey residence with a medium pitched side gable roof clad in asphalt shingles. The house has a concrete foundation with red brick cladding on the first storey and modern vinyl siding on the upper storey and a half. It has vertical modern sliding windows and a single glazed entrance door. There is a red brick chimney and a siding clad shed roof addition on the structure's west façade. The residence contains elements of the Colonial Revival style but has been modernized with vinyl siding and modern windows. The east façade has a semi-detached siding clad gable roof garage. The landscape contains a lawn, mature trees, shrubs, and a driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1503 Richmond Street

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1947

Relationship to Project: Within Study Area

Description: The property contains a two storey residence with a hipped pyramid roof clad in asphalt shingles. The house is clad in variegated red brick with a matching brick chimney on the southeast façade. It has vertical sliding windows on the second storey and a bay window with four vertical sliding windows on the first storey. The front entrance has a decorative wood front piece. There is a single storey, shed roof, one-door garage clad in vinyl siding on the northwest façade. The landscape contains a lawn, intermediate deciduous trees, and a driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: The residence contains elements that are representative of the Colonial Revival design style, popular in Ontario since the early 20th century. Colonial revival elements include the red brick exterior, bay window, main entrance with wood frontispiece.

Identified Heritage Attributes: pyramidal roof, red brick exterior, bay window on front (east) façade, and wood frontispiece at main entrance door.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-8
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 51 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey building with a low-pitched hip roof with asphalt shingles. The exterior is clad in buff brick. The residence contains modern windows, a modern door, and an attached two car garage. The foundation is obscured. The property is landscaped with a walkway, a lawn, mature spruce trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 55 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1952

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey building with an intersecting gable roof with a low pitch and asphalt shingles. The residence has a brick chimney. The exterior is clad in modern siding and red brick. The residence contains modern windows, modern shutters, and a modern door. The residence has an attached one car garage and the foundation is obscured. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: None identified

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith, Lashia Jones	Date Completed: November 12, 2019

Municipal Address: 57 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1952

Relationship to Project: Within Study Area

Description: This property contains a residence. The residence is a one and one half storey structure with a steeply pitched cross gable roof with a stucco chimney and metal roof. The exterior is clad in stucco with decorative half timbering. The residence contains modern windows, a modern door, and an attached one car garage. The foundation is obscured. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of the Tudor Revival architectural style, popular in North America between 1890 to 1940. Elements that are representative of the Tudor Revival style include the wide chimney, projecting gable bays, stucco exterior, and decorative half timbering.

Identified Heritage Attributes: projecting gable bays, wide brick chimney, stucco exterior, and decorative half timbering.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-9
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 59 Westchester Drive

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1948

Relationship to Project: Within Study Area

Description: This property contains a ranch style residence. The residence is a one storey structure with a low-pitched intersecting gable roof with a brick chimney and asphalt shingles. The exterior of the residence is clad in modern windows, contains a modern door, and has an attached garage. The property is landscaped with a lawn, trees, and shrubs.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 12 Tallwood Circle

Former Township: Township of London

Municipality: City of London

Resource Type: Residence

Associated Dates: Possibly c. 1880

Relationship to Project: Within Study Area

Description: The property contains a modern residence and detached garage, which may possibly be an older structure dating to c. 1880, an outbuilding associated with 20 Tallwood Circle. A wood structure is depicted in this approximate location on topographic mapping from the early 20th century, and a structure is visible in this location in air photos from 1942 to 1967, prior to the construction of most of the rest of the residences on Tallwood Circle in the 1980s. The property is heavily screened by vegetation and is difficult to view from the road. The garage is a two-storey structure which is either modern or heavily modified with steeply pitched side gable roof clad in asphalt shingles. The garage is clad in red brick with two columns supporting the overhanging roof. There are two unglazed garage doors and no windows or entrance doors facing the street. The residence appears to be a one and one half and two storey structure with front gable roof clad in asphalt shingles. The residence is clad in red brick and wood siding, with a brick chimney and rectangular windows. The yard contains an asphalt driveway, lawn, and mature trees.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 96 Tallwood Circle

Former Township:

Municipality:

Resource Type: Residence

Associated Dates: 1950

Relationship to Project: Within Study Area

Description: This property contains a residence. The residence is a one- and one-half storey structure with a steeply pitched hip and gable roof clad in asphalt shingles and containing two brick chimneys. The exterior of the residence is clad in buff brick and contains modern windows and modern doors. The residence is attached to a two-car garage by a breezeway. The foundation is obscured. The property is landscaped with trees, shrubs, and a horseshoe driveway.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1400 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1924

Relationship to Project: Within Study Area

Description: This property is part of a large parcel of land containing the main campus of The University of Western Ontario (UWO). Classes began on the property in 1924. The campus contains a mix of buildings ranging of varying architectural styles including Collegiate Gothic, Brutalist, and contemporary. The university is landscaped with large expanses of lawn, mature trees (including naturalized stands), gardens, walkways, and recreational and sports facilities.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or	✓	
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 of culture, or	✓	
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, or	✓	
iii. Is a landmark.	✓	

Draft Statement of Cultural Heritage Value or Interest: This property at 1400 Western Road contains a part of the campus of University of Western Ontario. The university was founded in 1827 and relocated to its present-day campus in 1924. The property contains a mix of architectural styles, including representative Collegiate Gothic structures, some of which were designed by the prominent London architect O. Roy Moore. Some of these Collegiate Gothic structures, such as University College, display a high degree of craftsmanship and artistic merit through their towers, stone exteriors, and detailing. Other structures present on the property include Brutalist structures and contemporary structures. The university is an important academic institution in Ontario and Canada and is important to defining the character of the area along Windermere Road, Richmond Street, and Western Road. It is physically linked to its surroundings through its network of walking paths and roadways and its relationship with the Thames River. The university contains landmark buildings such as University College and Middlesex College, which are prominently visible on campus and from higher elevations within the City of London.

Identified Heritage Attributes: Representative Gothic Collegiate structures, some of which display a high degree of craftsmanship and artistic merit.

Identification of CHVI: Yes	Cultural Heritage Resource Number: CHR-10
Completed by (name): Frank Smith, Ruth Dickau	Date Completed: February 3, 2021

Municipal Address: 339 Windemere Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1972

Relationship to Project: Within Study Area

Description: This property contains University Hospital. University Hospital is a ten-storey structure with an irregular plan and flat roof. The exterior is concrete and contains rows of modern windows. The property contains a helipad, parking spaces, parking garage, and access roads. The property is landscaped with mature trees, lawns, shrubs, and naturalized vegetation along Medway Creek.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021

Municipal Address: 1421 Western Road

Former Township: Township of London

Municipality: City of London

Resource Type: Institutional

Associated Dates: 1960s

Relationship to Project: Within Study Area

Description: This property contains structures owned by the University of Western Ontario. These structures are predominantly dormitories and residences. The structures are a mix of mid-20th century mid-rise buildings and contemporary low-rise buildings. The buildings are set in a landscape that includes lawns, trees, shrubs, and access roads.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
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, or		✓
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 of culture, or		✓
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, or		✓
iii. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: No	Cultural Heritage Resource Number: N/A
Completed by (name): Ruth Dickau, Frank Smith	Date Completed: February 3, 2021