

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning
From: Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP
Manager, Community Planning, Urban Design and Heritage
Subject: Designation of 6092 Pack Road under Section 29 of the
Ontario Heritage Act
Date: June 15, 2022

Summary of Recommendation

Notice of intent to designate the property located at 6092 Pack Road to be of cultural heritage value or interest pursuant to Section 29(3) of the Ontario Heritage Act, RSO 1990, c. O. 18 is being recommended for the reasons outlined in Appendix "D" of this report.

Executive Summary

The property at 6092 Pack Road is currently a LISTED property on the City's *Register of Cultural Heritage Resources*. A development is proposed on the property which includes a mix of housing forms with retention of an existing 20th-century farmhouse on the property (Z-9493); long term conservation of the farmhouse is being sought. As a component of a complete zoning application, per *The London Plan* policy 565, a heritage impact assessment was prepared by the applicant's representative and a cultural heritage evaluation was completed using the criteria of O. Reg 9/06. The evaluation determined that the property is a significant cultural heritage resource that merits designation pursuant to Section 29 of the *Ontario Heritage Act*.

Analysis

1.0 Background Information

1.1 Property Location

The subject property at 6092 Pack Road is located on the north side of Pack Road, between Regiment Road and Bostwick Road (Appendix A). Historically, the property is part of the South Half of Lot 76, in the former Westminster Township.

1.2 Cultural Heritage Status

The property at 6092 Pack Road is a heritage listed property, included on the *Register of Cultural Heritage Resources*. The property is considered to be of potential cultural heritage value. The listing of the property on the *Register of Cultural Heritage Resources* came into force and effect on March 26, 2007.

1.3 Description

The property at 6092 Pack Road is approximately 1 hectare (2.5 acres), with a gated entrance along Pack Road and a windbreak of spruce trees along the western edge of the property (Appendix A; Appendix B). The house on the property faces Pack Road and is accessed through the set of gates and entrance drive on the east. In addition to the house on the property, there is a contemporary garage addition at the rear, north-west corner, along with a small added rear entrance.

Several outbuildings are located on the property. There is a pool and cabana located not far from the house to the north of the property. At the north end of the property there is a metal storage/shipping container, and an outbuilding measuring (7.5m x 10m) set on concrete footings and clad in timber siding. Located southeast of the outbuilding are the ruins of a barn. The area around the former barn contains various debris and is overgrown with vegetation.

The house at 6092 Pack Road was likely built between 1900-1910 and is a two-and-a-half-storey, buff brick vernacular farmhouse exhibiting Queen Anne design elements. The footprint measures approximately 10m x 15m (33ft x 49ft). The roof is a cross-hipped roof, clad in asphalt, with a medium pitched, and with a gabled dormer on the main (south) elevation.

The house has a simple compound plan and contains a projecting bay on the east elevation. The foundation of the residence is rusticated concrete block. The main (south) elevation has a front gabled dormer, framed with bargeboard, containing fish scale shingling, and a small one pane window with a wood surround with decorative pilasters on each side. A front porch, with a rusticated concrete block surround, wraps around and returns on the east elevation. The porch is supported by classically inspired wood columns. The underside of the porch roof is finished in tongue and groove wood slats.

The main entrance to the house is located off the porch, tucked around onto the projecting east bay, and consists of a modern door with an original stained-glass transom. Near the entrance, on the east elevation, is an oval shaped stained-glass window with a buff brick window surround. Most windows openings throughout are segmental arch windows openings, with buff brick voussoirs and concrete sills. Most windows frames and doors are contemporary replacements with the exception of the decorative oval-shaped window and stained-glass transoms (all with a similar motif) located at the following: (2) on the front porch, south facing windows on the 1st floor; (1) east facing window on the 1st floor, nearest to the porch; and the entrance door transom. The basement window openings are visible on the east and west elevation and are topped with buff brick voussoirs and contain cotemporary replacement windows.

Based on the architectural style of the residence and the use of rusticated concrete block as a foundation material, the residence was likely built between 1900 and 1910 (Stantec, 2022 p30).

1.4 Property History¹

The property at 6092 Pack Road is located on part Lot 76, East of Talbot Road which was granted by the Crown to Peter Swartz in 1835 (see Stantec, 2022; ONLand 2021a). Soon after Swartz obtained patent to the lot, he began to subdivide the property. In 1836, he sold 25 acres of the northwest part of the lot to Jesse Cornell, 50 acres of the northeast quarter to James Uprove, and 50 acres of the southeast quarter – containing the current address at 6092 Pack Road – to William Adair (see Stantec, 2002; ONLand 2021a). In 1842, Adair and his wife sold the southeast quarter – containing the current address at 6092 Pack Road – to David Dale. In 1845, Uprove sold the northeast quarter to David Dale, resulting in Dale owning the entire east half of Lot 76, East of Talbot Road (see Stantec 2022; ONLand 2021a).

David Dale was a son of Jacob Dale, an immigrant from Pennsylvania who moved to Upper Canada in 1811. The Dale family were prominent early settlers in Westminster Township and became extensive landowners. From the mid-1800s to the 1970s, the Dale family and decedents have owned property at 6092 Pack Road and the surrounding land parcels. Several Dale family members are also buried at Brick Street Cemetery on Commissioners Road (see Stantec 2002; Find-A-Grave 2021a, 2021b). Part of the township at the intersection of present-day Southdale Road and Wharncliffe Road is known as Dale's Corners (present-day Glendale) (see Stantec, 2022; WTHS 2006b:144).

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial*

¹ This section is excerpted from Stantec, 2022 (p15-16).

Policy Statement (2020), the *Ontario Heritage Act*, *The London Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determine cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

2.1.2 Ontario Heritage Act

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to object to a Notice of Intention to Designate (NOID) and to appeal the passing of a by-law to designate a property pursuant to Section 29 of the *Ontario Heritage Act*. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

2.1.2.1 Ontario Regulation 9/06

The criteria of *Ontario Heritage Act* Regulation 9/06 establish criteria for determining the cultural heritage value or interest of individual properties. These criteria are reinforced by Policy 573_ of *The London Plan*. These criteria are:

1. Physical or design value:
 - 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. Historical or associative value:
 - 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. Contextual value:
 - 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.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.1.2.2 Ontario Regulation 385/21

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. The following information is a prescribed requirement of a heritage designating by-law, per Section 3(1), O. Reg. 385/21:

1. The by-law must identify the property by,

- i. The municipal address of the property, if it exists;
 - ii. The legal description of the property, including the property identifier number that relates to the property; and,
 - iii. A general description of where the property is located within the municipality, for example, the name of the neighbourhood in which the property is located and the nearest major intersection to the property.
2. The by-law must contain one or more of the following that identifies each area of the property that has cultural heritage value or interest:
 - i. A site plan.
 - ii. A scale drawing.
 - iii. A description in writing.
3. The statement explaining the cultural heritage value or interest of the property must identify which of the criteria set out in subsection 1(2) of Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) made under the Act are met and must explain how each criterion is met.
4. The description of the heritage attributes of the property must explain how each heritage attribute contributes to the cultural heritage value or interest of the property.

2.2 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Section 29 of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1 Current Proposal and Cultural Heritage Evaluation

A development is proposed on the property at 6092 Pack Road which includes a mix of housing forms with retention of an existing 20th-century farmhouse on the property; long term conservation of the farmhouse is being sought (Appendix C). Notices of Application were circulated April 20, 2022, and May 6, 2022. As a component of a complete zoning application (Z-9493), per *The London Plan* policy 565, a heritage impact assessment was prepared by the applicant's representative and a cultural heritage evaluation was completed using the criteria of O. Reg 9/06 (Appendix E).

These criteria are:

- i. Physical or design value;
- ii. Historical or associative value; and,
- iii. Contextual value (see Section 2.1.2.1)

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. A summary of the evaluation of the property at 6092 Pack Road is highlighted in the table below:

Criteria of O. Reg. 9/06		Yes/ No
Physical/ Design	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	<u>YES</u>
	Displays a high degree of craftsmanship or artistic merit	no
	Demonstrates a high degree of technical or scientific achievement	no
Historical/ Associative	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<u>YES</u>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<u>YES</u>
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	no
Contextual	Is important in defining, maintaining or supporting the character of an area	no
	Is physically, functionally, visually or historically linked to its surroundings	no
	Is a landmark	no

Table 1: Summary of the evaluation of the property at 6092 Pack Road using the criteria of Ontario Regulation 9/06

The Heritage Planner concurs with the evaluation of the property at 6092 Pack Road by Stantec Consulting Ltd. as being a significant cultural heritage resource (Appendix E). As the property at 6092 Pack Road has met the criteria for designation, a Statement of Cultural Heritage Value or Interest and heritage attributes have been identified (Appendix D).

4.1.1 Physical or Design Values

The house at 6092 Pack Road has design value as a representative example of an early 20th- century Ontario vernacular farmhouse with the use with Queen Anne design elements that were popular in the late 19th and early 20th-centuries. Vernacular elements include the use of buff brick and rusticated concrete block for the foundation and porch surround. Design elements specific to the Queen Anne style found on the farmhouse include: a 2 ½ -story structure with compound plan, hip roof, front facing gable, wrap around porch, and use of details such as voussoirs, bargeboard, fish scale shingling, stained-glass, and unique shaped window openings (i.e. oval shaped window near main entrance).

As a vernacular structure, the building materials, construction methods, and quality of craftsmanship were typical of the time. By its very nature, the house does not demonstrate a high degree of craftsmanship or a high degree of technical or scientific achievement. As well, the house is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

4.1.2 Historical or Associate Values

The property at 6092 Pack Road is directly associated with the Dale family and was occupied by members of the Dale family from 1842 until at least the early 1970s. The Dale family in the former Westminster Township traces its origins to Jacob Dale, an early settler to Westminster Township originally from Pennsylvania. Dale and descendent became extensive landholders in Westminster Township, particularly around the intersection of present-day Southdale Road and Wharnccliffe Road. The Dale family, through their extensive landholdings have made a notable contribution to the pattern of settlement of the former Westminster Township. This area is still referred to as Glendale in recognition of the family.

The property at 6092 Pack Road is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

4.1.3 Contextual Values

The property at 6092 Pack Road is set in a landscape that remains largely rural and agricultural but is in the process of transitioning to a suburban landscape. The property consists of a house and outbuildings set on a large lot that has been severed from agricultural fields; little tangible signs remain of the former agricultural use of the property. The property at 6092 Pack Road is one of many rural properties located on the southern outskirts of London. It is not believed to be a landmark in the community.

4.2 Comparative Analysis

The house at 6092 Pack Road is an Ontario vernacular farmhouse which exhibits Queen Anne design elements. A comparative analysis of other properties LISTED on the City's *Register of Cultural Heritage Resources*, based on form and style, found many properties identified as "vernacular" (n=470; 7½ %) or having "Queen Anne" (n=538; 9%) styling. Although not conclusive, the house isn't considered rare or unique as many examples of Ontario vernacular farmhouses and Queen Anne houses remain in the City of London and were a common design style throughout Ontario in the late 19th to early 20th centuries.

4.3. Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (Ministry of Culture, 2006).

The house at 6092 Pack Road demonstrates a high degree of integrity. Many of the original physical features representative of the Queen Anne style have been retained. This can be found in the retention of the wrap-around porch, exterior woodworking details on the front facing gable, and countless stained-glass transoms exhibiting a similar motif. Aside from the replacement of windows and the addition of an attached garage, the house remains relatively unmodified.

4.4 Consultation

In compliance with Section 29(2) of the *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACCP) is required before Municipal Council may issue its notice of intent to designate the property at 6092 Pack Road pursuant to the *Ontario Heritage Act*. The CACCP will be consulted at its meeting on June 15, 2022.

Conclusion

The evaluation of the property at 6092 Pack Road found that the property met the criteria for designation under Section 29 the *Ontario Heritage Act*. The house at 6092 Pack Road is a significant cultural heritage resource that is valued for its physical or design values and its historical or associative values. The property at 6092 Pack Road should be designated pursuant to Section 29 of the *Ontario Heritage Act* to protect and conserve its cultural heritage value for future generations.

Notice of intent to designate the property located at 6092 Pack Road to be of cultural heritage value or interest pursuant to Section 29(3) of the Ontario Heritage Act, RSO 1990, c. O. 18 is being recommended to the Planning and Environment Committee at its meeting on June 20, 2022.

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Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Proposal Rendering
Appendix D	Statement of Cultural Heritage Value or Interest – 6092 Pack Road
Appendix E	Heritage Impact Assessment 6092 Pack Road, London, ON (Stantec, February 17, 2022)

Sources

2022, May 6 – Notice of Planning Application, Zoning By-Law Amendment – 6092 Pack Road (Z-9493). London, ON: Corporation of the City of London.

2022, April 20 – Notice of Planning Application, Zoning By-Law Amendment – 6092 Pack Road (Z-9493). London, ON: Corporation of the City of London.

2021, October 7 – E-mail Correspondence to Barb Debbert, Senior Planner, from Laura E. Dent, Heritage Planner. re: Pre-Application Consultation (ZBA) – 6092 Pack Road – Heritage Commenting.

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Stantec Consulting Ltd. (2022, Feb 17). *Heritage Impact Assessment 6092 Pack Road, London, Ontario – (final report)*. London, ON: Author. [Where applicable, see additional sources referenced in report].

Appendix A – Property Location

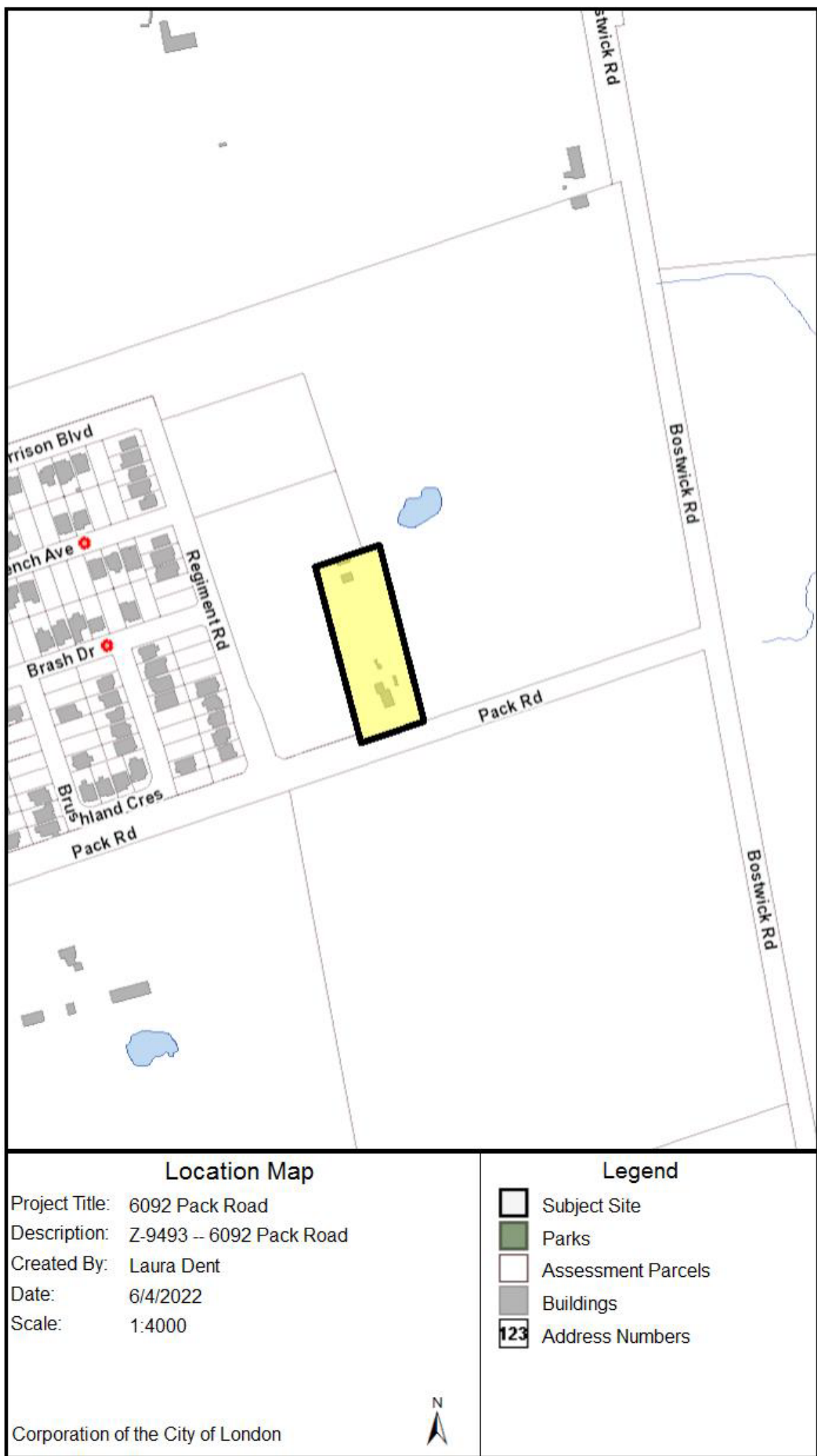
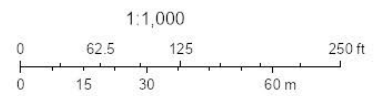


Figure 1: Property Location for 6092 Pack Rd

Corporate City Map



6/5/2022, 3:06:45 PM



Corporation of the City of London | Produced For: Environmental & Engineering Services – Transportation Planning & Design | Produced by: Environmental & Engineering Services - Geomatics | Corporation of the City of London

Figure 2: Aerial view of property showing outbuildings

Appendix B – Images



Image 1: Street view of property at 6092 Pack Road, as seen from Pack Road looking northeast



Image 2: South-east elevations of house on property showing wrap-around veranda and hip roof



Image 3: Front, south elevation of house with hip roof and front facing gable with decorative bargeboard



Image 4: West, side elevation of house on property



Image 5: North-west elevations of house on property showing contemporary garage addition



Image 6: Rear, north elevation of house on property showing contemporary garage additions and added rear entrance



Image 7: North-east elevations of house on property showing rear entrance addition



Image 8: East, side elevation of house on property showing wrap-around veranda



Image 9: Stained glass transom located above first storey window on east elevation



Image 10: Oval shaped stained-glass window on east elevation



Image 11: Stained glass transom located above entrance door off veranda



Image 12: Stained glass transom located above first storey window on south elevation



Image 13: Stained glass transom located above first storey window on south elevation



Image 14: Porch details showing wood columns with concrete block surround



Image 15: Row of spruce trees along western edge of property



Image 16: Outbuildings at rear of property – metal shed, barn, and storage container



Image 17: Outbuilding at rear of property – storage container



Image 18: View of rear of property pool and cabana

Appendix C – Proposal Rendering



Appendix D – Statement of Cultural Heritage Value or Interest – 6092 Pack Road

Legal Description

PART LOT 76 ETR WESTMINSTER, PART 1 33R19090

PIN

08209-0008

Description of Property

The property at 6092 Pack Road is located in the City of London on the north side of Pack Road, approximately 280 metres west of the intersection of Bostwick Road and Pack Road. Historically, the property is part of the South Half of Lot 76, in the former Westminster Township. The property contains a house, spruce windbreak, pool with cabana, outbuilding, storage container and barn ruins. The house at 6092 Pack Road was likely built between 1900-1910 and is a two-and-a-half-storey, buff brick vernacular farmhouse exhibiting Queen Anne design elements.

Statement of Cultural Heritage Value or Interest

The property at 6092 Pack Road is of significant cultural heritage value or interest because of its physical or design values and its historical or associative values.

The house at 6092 Pack Road has design value as a representative example of an early 20th century Ontario vernacular farmhouse with the use with Queen Anne design elements that were popular in the late 19th and early 20th-centuries. Vernacular elements include the use of buff brick and rusticated concrete block for the foundation and porch surround. Design elements specific to the Queen Anne style found on the farmhouse include: a 2 ½ -story structure with compound plan, hip roof, front facing gable, wrap around porch, and use of details such as voussoirs, bargeboard, fish scale shingling, stained-glass, and unique shaped window openings (i.e. oval shaped window near main entrance).

The property at 6092 Pack Road is directly associated with the Dale family and was occupied by members of the Dale family from 1842 until at least the early 1970s. The Dale family in the former Westminster Township traces its origins to Jacob Dale, an early settler to Westminster Township originally from Pennsylvania. Dale and decedents became extensive landholders in Westminster Township, particularly around the intersection of present-day Southdale Road and Wharncliffe Road. The Dale family, through their extensive landholdings have made a notable contribution to the pattern of settlement of the former Westminster Township. This area is still referred to as Glendale in recognition of the family.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Representative example of an early 20th century Ontario vernacular farmhouse with Queen Anne design elements, including:
 - Two- and one-half storey structure with compound plan
 - Hip roof with brick chimney and gable dormer containing bargeboard and fish scales
 - Buff brick exterior
 - Segmental arch window openings with buff brick voussoirs and concrete sills
 - Stained glass transoms located above main entrance and first storey windows on the south and east elevations
 - Wrap around rusticated concrete block porch with classically inspired wood columns
 - Oval shaped stained-glass window on east elevation
 - Rusticated concrete block foundation

The contemporary garage and entrance addition at the rear, north elevation are not considered to be heritage attributes.

The outbuildings at the north, rear of portion of the property (including a metal shed, barn, and storage container) are not considered to be heritage attributes.

**Appendix E – Heritage Impact Assessment – 6092 Pack Road,
London, ON (Stantec, February 17, 2022)**

Attached separately.