

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, Urban Design and Heritage

Subject: Request to Remove Properties from the Register of Cultural
Heritage Resources by J. Fernandez for the Properties at 140
& 142 Wellington Street

Date: Wednesday August 10, 2022

Recommendation

Removal of the properties located at 140 and 142 Wellington Street from the Register of Cultural Heritage Resources is being recommended, in response to a request received by the City. As heritage listed properties, Municipal Council must decide whether the properties should continue to be included on the Register of Cultural Heritage Resources or whether they should be removed.

Executive Summary

A written request to remove the properties at 140 and 142 Wellington Street from the Register of Cultural Heritage Resources was received by the City. Pursuant to the requirements of the *Ontario Heritage Act*, when considering a request to remove a property from the Register of Cultural Heritage Resources, Municipal Council must make a decision as to whether the property should continue to be included on the register or whether it should be removed and provide notice of decision to the owner of the property within 90 days after the decision. A Cultural Heritage Evaluation Report (CHER) submitted with this request for the subject properties determined that the properties do not meet the criteria of *Ontario Regulation 9/06* and do not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the findings and conclusions of the Cultural Heritage Evaluation Report.

Analysis

1.0 Background Information

1.1 Property Location

The properties located at 140 and 142 Wellington Street are located on the east side of Wellington Street, between Grey Street and Hill Street (Appendix A).

1.2 Cultural Heritage Status

The properties at 140 and 142 Wellington Street are heritage listed properties. The properties were added to the Register of Cultural Heritage Resources by resolution of Municipal Council on March 28, 2018.

1.3 Description

1.3.1 140 Wellington Street

The dwelling on the property at 140 Wellington Street consists of a 1 ½ storey vernacular frame dwelling, clad with vinyl siding. The front elevation of the dwelling previously included a simple wood porch that appears to have been a more recent alteration based on the pressure treated posts, porch skirt, and decking. However, the porch appears to have been more recently removed and currently consists of a simple set of wood steps and small stoop leading to the front door. Much of the dwelling has been altered or replaced including the exterior cladding, front porch, doors, and windows. A single pendant remains in the gable peak.

1.3.2 142 Wellington Street

The dwelling on the property at 142 Wellington Street also consists of a 1 ½ storey vernacular frame dwelling, clad with beige vinyl siding. A single concrete step leads to the front door of the side hall plan dwelling. The first floor windows are covered with plywood, however, they appear to have been replaced with a large set of vinyl windows. A pair of windows in the gable peak appear to consist of wood sash windows, though several panes appear to be missing from the sashes.

1.4 History

The Euro-Canadian history of the properties at 140 and 142 Wellington Street begins with the original survey of the town plot of London, completed by Colonel Mahlon Burwell in 1826 under the direction of Surveyor-General Thomas Ridout. The original town site was bounded by North Street (later Queens Avenue), Wellington Street, and the Thames River.

No structure is shown on the property in the *Map of the City of London, Canada West* (1855) by Samuel Peters. The *Bird's Eye View of London, Ontario, Canada* (1872) and the *Bird's Eye View of London, Ontario Canada* (1890) show the development of the block between Grey Street and Hill Street. The former Wellington Street Methodist Church (156 Wellington Street) and the former Christ Anglican Church (138 Wellington Street) are prominently featured, with smaller residential buildings in between suggesting that the two subject buildings were constructed by this time (Appendix B).

A review of Land Registry Records and City Directories suggests that the subject dwellings were constructed in the early 1870s. Lot 1 North of Hill Street was first granted by the Crown in 1844, and was sold in its entirety numerous times until 1853, when Lewis Day began selling portions of the lot, likely for new building lots. Consistent with the *1872 Bird's Eye View of London, Ontario*, the 1873 City Directory reveals that the block had been partially developed as it includes an entry within the street directory for the Christ Church as well as an entry for Henry Stedmon, a labourer who lived adjacent to the church. By 1875, seven homes are noted on the east side of Wellington Street between Grey Street and Hill Street. In the absence of municipal street numbers, the street directory entries suggest that Andrew Yerex, a mason lived at 140 Wellington Street and James McCracken, a fruit dealer lived at 142 Wellington Street. Municipal addresses are present by the 1881 City Directory, which notes that Edward Grenfell, a travelling sales agent lived at 140 Wellington Street and Frank Chalcraft, a butcher lived at 142 Wellington Street. Both occupants are noted as tenants.

The subject dwellings are depicted on the 1881, revised 1888 *Fire Insurance Plan* and the depictions and details remain consistent through to the 1912, revised 1922 *Fire Insurance Plan*. The two churches that bookend the block are also clearly visible at this time. The two subject dwellings located at 140 and 142 Wellington Street are demonstrated as 1 ½ storey wood frame dwellings with single storey additions at the rear.

The property is located within the SoHo neighbourhood, which has been identified as an area for future study as a potential Heritage Conservation District. It is part of a historically commercial streetscape, including purpose-built commercial buildings, institutional buildings, and residential-form buildings including some that have been adapted to commercial uses. Nearby heritage landmarks include the former Wellington Street Methodist Church (156 Wellington Street, heritage listed property), former Christ Anglican Church (138 Wellington Street, heritage designated property), and the Red Antiquities Building (129-131 Wellington Street). There are numerous adjacent and nearby heritage listed properties.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *The London Plan*.

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, *Provincial Policy Statement 2020*).

“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 determining 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 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACP) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 27(8), *Ontario Heritage Act*, requires that when an objection to a property’s inclusion on the Register is received, Municipal Council must make a decision as to whether the property should continue to be included on the Register or whether it should be removed, and provide notice of Municipal Council’s decision to owner of the property within 90 day after decision.

Section 29, *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. 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).

2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Heritage Act Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. 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*. Should the property not meet the criteria for designation, the demolition request should be granted. These same criteria are in Policy 573_ of *The London Plan*.

2.1.3 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 Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Policies 575_ and 576_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

2.1.4 Register of Cultural Heritage Resources

Municipal Council may include properties on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." These properties are not designated but are considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The properties at 140 and 142 Wellington Street are included on the Register of Cultural Heritage Resources as a heritage listed properties.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1. Request to Remove Properties from the Register of Cultural Heritage Resources

A complete written request to remove the properties at 140 and 142 Wellington Street from the Register of Cultural Heritage resources was received by the City on July 15, 2022.

Pursuant to Section 27(8) of the *Ontario Heritage Act*, when considering a request to remove a property from the Register of Cultural Heritage Resources, Municipal Council must make a decision as to whether the property should continue to be included on the register or whether it should be removed and provide notice of decision to the owner of the property within 90 days after the decision.

4.2 Cultural Heritage Evaluation Report (CHER)

A Cultural Heritage Evaluation Report (Zelinka Priamo Ltd., dated June 20, 2022) was submitted as a part of the request to remove the properties from the Register of Cultural Heritage Resources. As required, the CHER included an evaluation of the properties according to the criteria of *Ontario Regulation 9/0, Criteria for Determining Cultural Heritage Value or Interest*. Through the evaluation, the applicant's heritage consultant determined that the properties do not meet the criteria of *Ontario Regulation 9/06* and

therefore do not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions of the Cultural Heritage Evaluation Report.

4.3 Consultation

Pursuant to the Council Policy Manual, notification of the request to remove the subject properties from the Register of Cultural Heritage Resources has been sent to property owners within 120m of the subject property on August 4, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice was published in the London on August 4, 2022.

A Public Participation Meeting (PPM) will be held at the Planning and Environment Committee (PEC) at their meeting to be held on August 22, 2022.

Conclusion

A complete request to remove the properties at 140 and 142 Wellington Street was received by the City. A Cultural Heritage Evaluation Report was submitted with the written request, and included an evaluation of the properties according to the criteria of *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*. The evaluation determined that the properties did not meet the criteria, and therefore do not warrant designation pursuant to the *Ontario Heritage Act*. Staff agree with the findings and conclusions of the Cultural Heritage Evaluation Report. The properties should be removed from the Register of Cultural Heritage Resources.

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Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Historical Documentation and Research Materials
Appendix D	Cultural Heritage Evaluation Report

Sources

Corporation of the City of London. *2019-2023 Strategic Plan*.
Corporation of the City of London. *Heritage Places 2.0*. 2019.
Corporation of the City of London. Property file.
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2020.
Corporation of the City of London. *The London Plan*. 2021 (consolidated).
Land Registry Records.
Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.
Ontario Heritage Act. 2019, c. 9. Sched. 11.
Zelinka Priamo Ltd. Heritage Impact Assessment, 140-142 Wellington Street, June 20, 2022.

Appendix A – Property Location

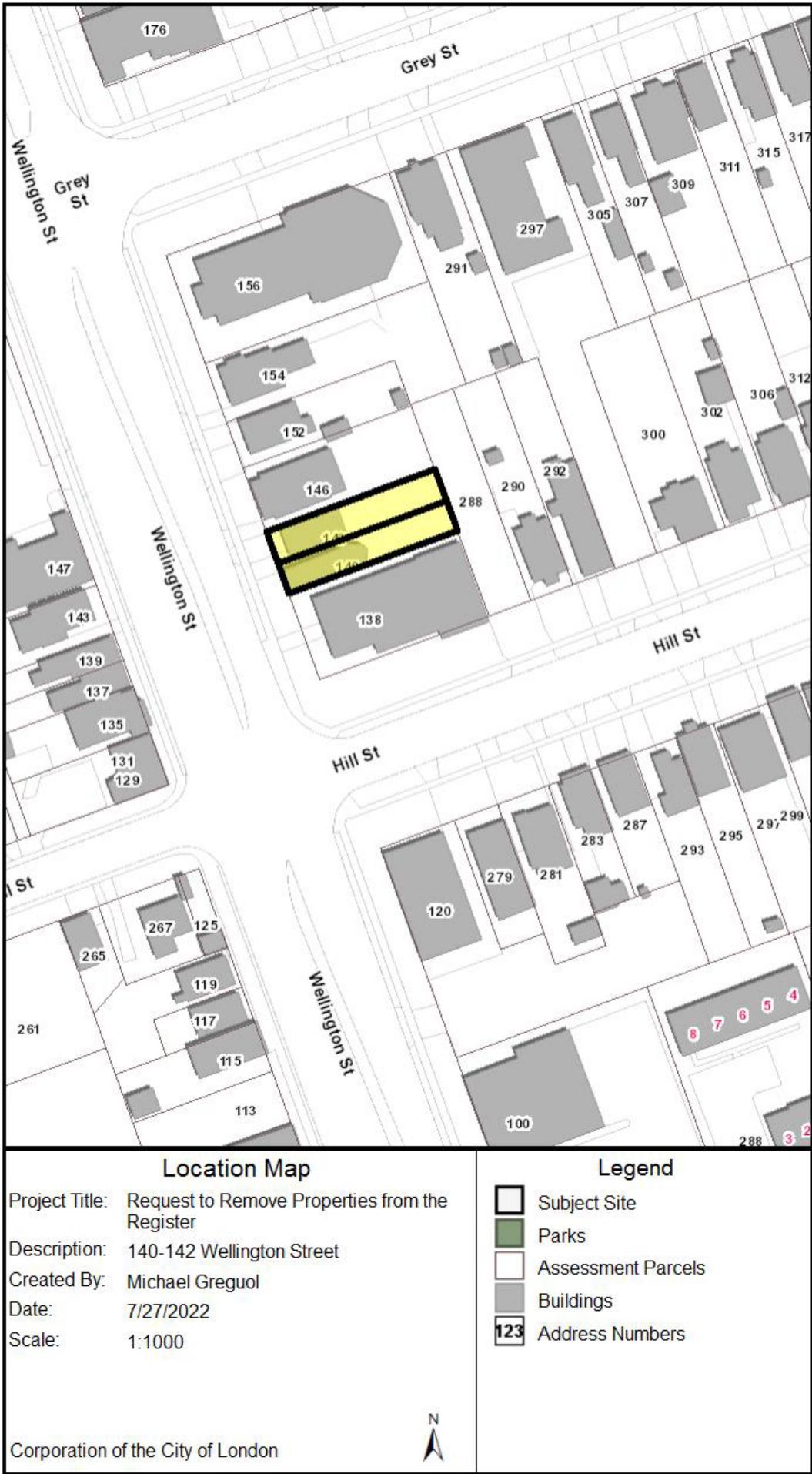


Figure 1: Location of the subject properties at 140 and 142 Wellington Street.

Appendix B – Images



Image 1: Photograph of the dwellings located on the subject properties at 140 and 142 Wellington Street, January 2022.



Image 2: Photograph of the dwellings located on the subject properties at 140 and 142 Wellington Street, March 2022.

Appendix C – Historical Documentation and Research Materials

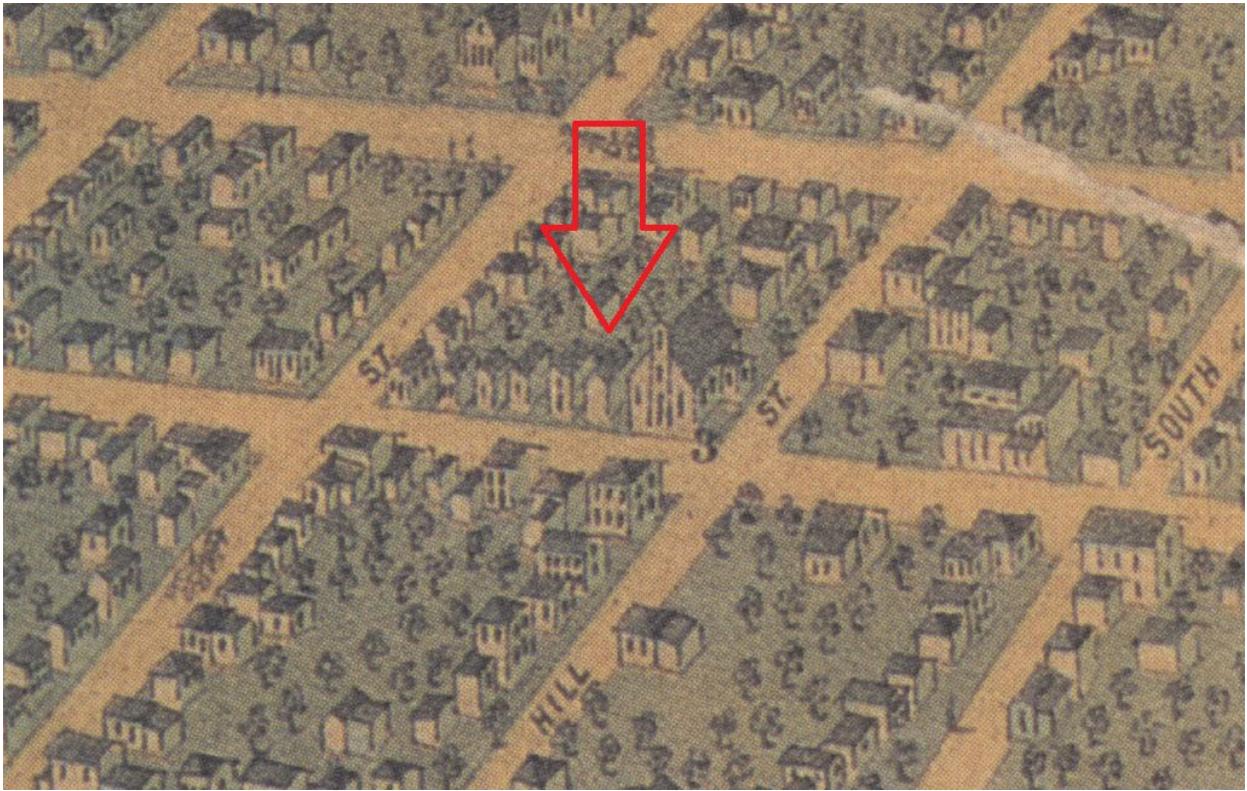


Figure 2: Bird's Eye View of London, Ontario (1872) showing the location of the dwellings located on the properties at 140-142 Wellington Street. Note, the Christ Anglican Church appears to have been constructed by the time this graphic was prepared, but the rest of the block appears to be residential in form.

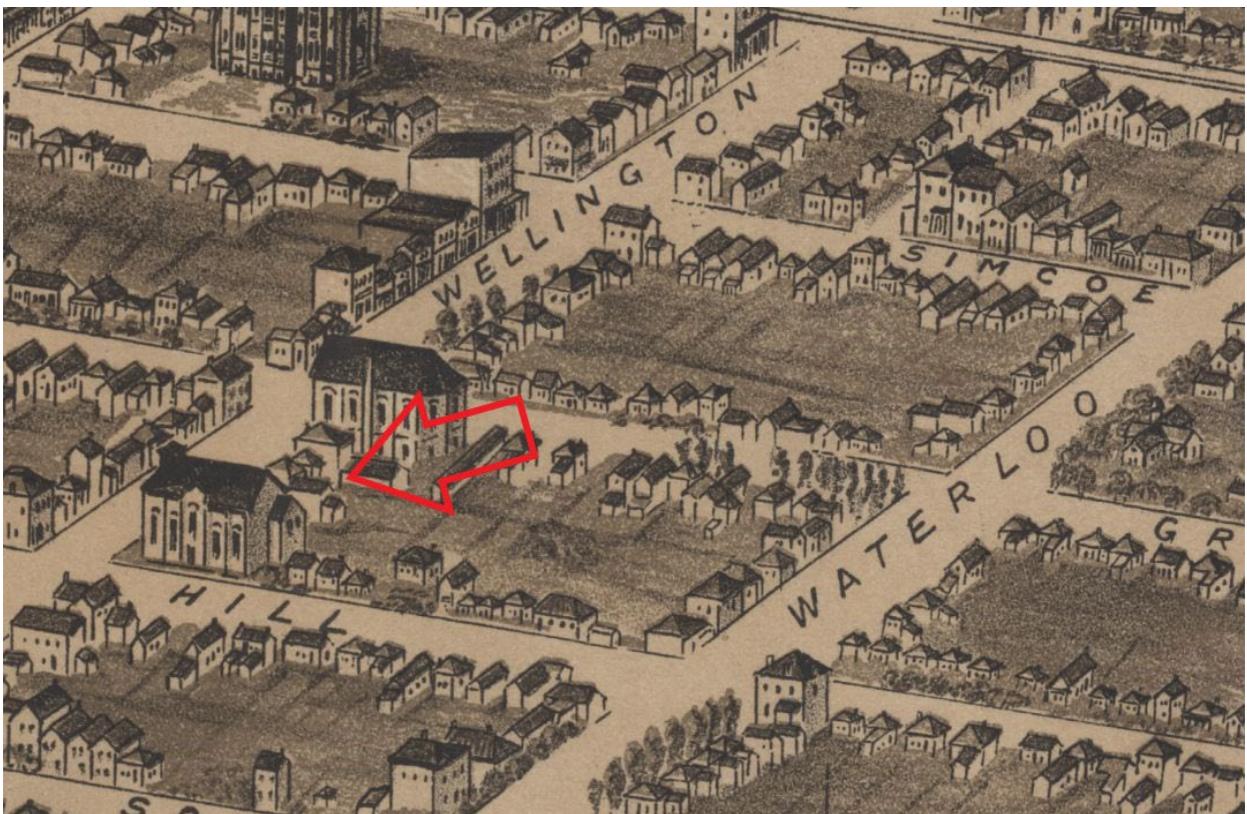


Figure 3: Bird's Eye View of London, Ontario (1890) showing the location of the dwellings on the properties at 140-142 Wellington Street. Note, the angle of this view obscures the subject properties as a result of the artistic portrayal of the churches. Nonetheless, the buildings in between the two churches appear to be drawn as residential in form.

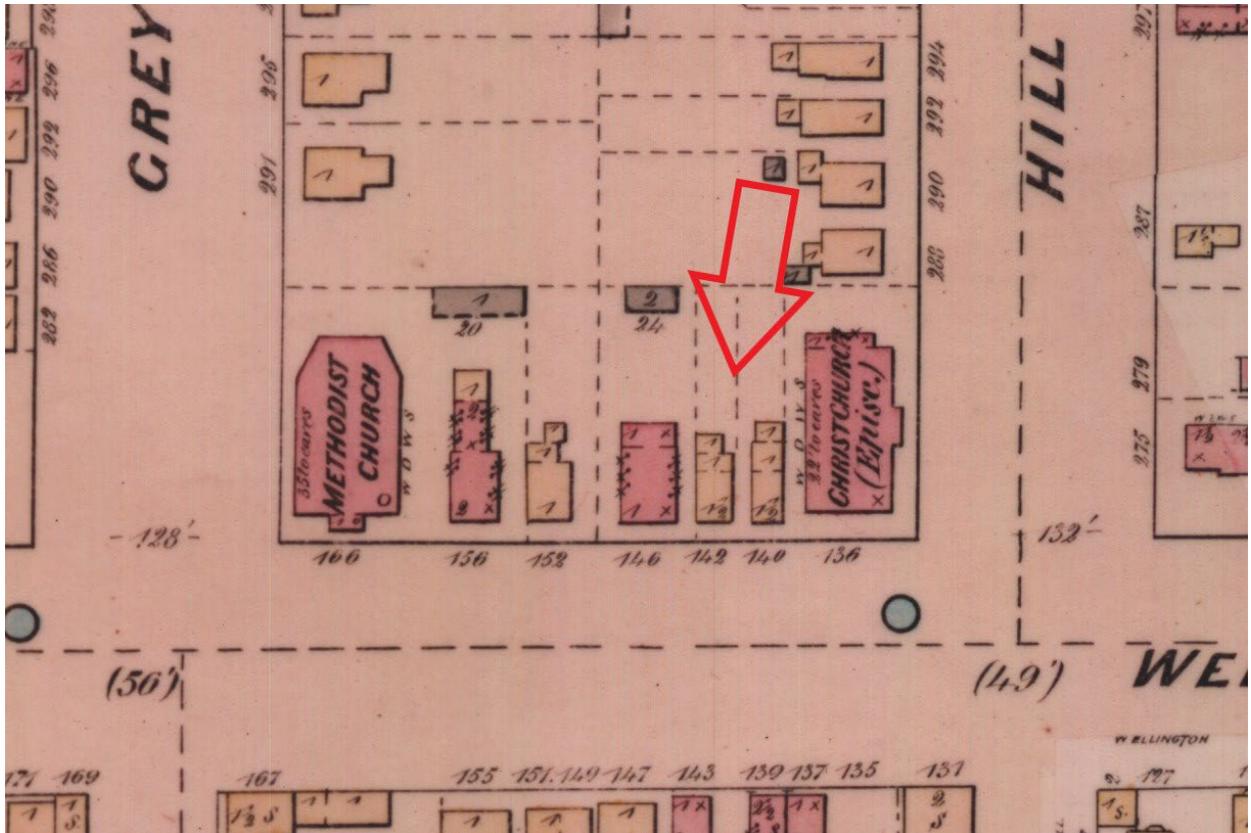


Figure 4: 1881 Revised 1888 Fire Insurance Plan showing the block on the east side of Wellington Street, between Grey Street and Hill Street. The two subject properties are shown as 1 1/2 storey wood frame dwellings with single storey additions.

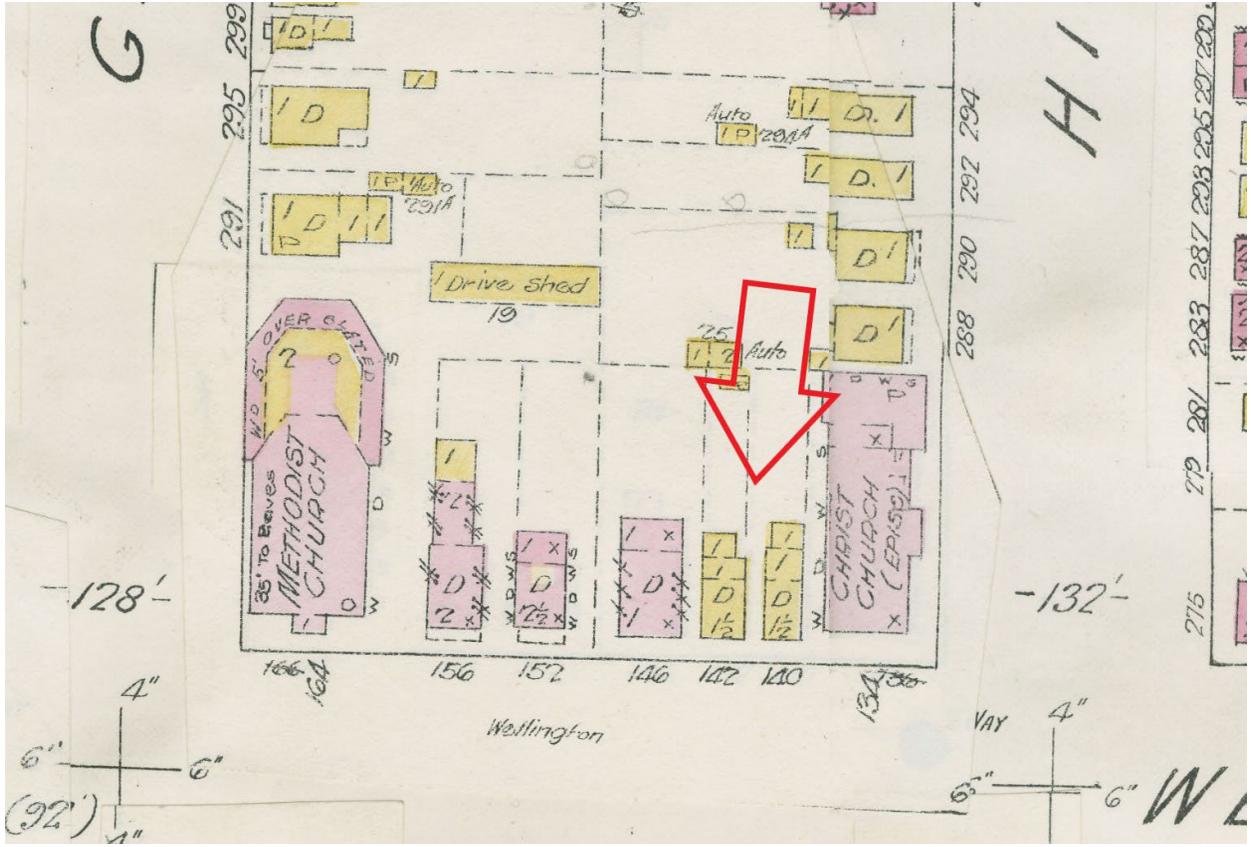


Figure 5: 1912 Revised 1922 Fire Insurance Plan showing the block on the east side of Wellington Street, between Grey Street and Hill Street. The two subject properties are shown as 1 1/2 storey wood frame dwellings with single storey additions, and appear to be unchanged from earlier iterations of the Fire Insurance Plans.

Appendix D – Cultural Heritage Evaluation Report

Cultural Heritage Evaluation Report (Zelinka Priamo Ltd., dated June 20, 2022) –
attached separately

Cultural Heritage Evaluation Report

James Fernandez

140-142 Wellington Street
City of London



June 20, 2022



ZELINKA PRIAMO LTD
A Professional Planning Practice

EXECUTIVE SUMMARY

Zelinka Priamo Ltd. was retained by the client, James Fernandez, to prepare a Cultural Heritage Evaluation Report (CHER) as a background document for the request of the removal of the lands known municipally as 140 Wellington Street and 142 Wellington Street (hereinafter referred to as the “study area”) from the *City of London Register of Cultural Heritage Resources*. This CHER involves a built heritage assessment to assist the City of London (the City) with its decision-making process regarding approval of the request to remove from the register.

The purpose of this CHER is to determine if the identified built heritage resources hold significant cultural value within the City by responding to provincial and municipal policy requirements and evaluation criteria regarding the conservation of built heritage resources in the land use planning process.

A Cultural Heritage Evaluation Report examines a property as a whole, its relationship to its surroundings, as well as its individual elements – engineering works, landscape etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, an analysis of its social context, and mapping.

The buildings occupying the lands at 140-142 Wellington Street are 1.5-storey homes circa pre-1881. Based on the background historical research, field review, description of integrity, and application of Ontario Regulation 9/06 criteria, the properties were not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The properties at 140-142 Wellington Street were not determined to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the properties at this time.

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1.0 INTRODUCTION

Zelinka Priamo Ltd. was retained by the client, James Fernandez, to prepare a Cultural Heritage Evaluation Report (CHER) as a background document for the request of the removal of the lands known municipally as 140 Wellington Street and 142 Wellington Street (hereinafter referred to as the “study area”) from the *City of London Register of Cultural Heritage Resources*. This CHER involves a built heritage assessment to assist the City of London (the City) with its decision-making process regarding approval of the request to remove from the register.

The properties located at 140-142 Wellington Street were identified in the *City of London Cultural Heritage Screening Report (CHSR)* (October 2018) as being a directly impacted, listed cultural heritage property. The CHSR was completed as part of the *Transit Project Assessment Process (TPAP)* for the London Bus Rapid Transit project.

1.1 Purpose

The purpose of this CHER is to determine if the identified built heritage resources hold significant cultural value within the City by responding to provincial and municipal policy requirements and evaluation criteria regarding the conservation of built heritage resources in the land use planning process. Consideration must be given to the conservation of heritage resources where a development or site alteration is proposed within or adjacent to a protected heritage property.

A Cultural Heritage Evaluation Report examines a property as a whole, its relationship to its surroundings, as well as its individual elements – engineering works, landscape etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, an analysis of its social context, and mapping.

1.2 Study Area

The study area includes the lands known municipally as 140 Wellington Street and 142 Wellington Street. These lands are listed on the *City of London Register of Cultural Heritage Resources* as of March 27, 2018.



Figure 1: Study Area

2.0 BUILT HERITAGE RESOURCE EVALUATION CONTEXT

2.1 Policy Framework

2.1.1 The Planning Act

The *Planning Act* is provincial legislation that provides a framework for land use planning in Ontario. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Ontario Land Tribunal shall have regard to matters of provincial interest, such as:

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest

2.1.2 The Provincial Policy Statement, 2020

The *Provincial Policy Statement (PPS)*, issued under the authority of Section 3 of the *Planning Act* and updated in 2020, provides policy direction on matters of provincial interest related to land use planning in order to ensure efficient development and protection of natural resources. All planning applications required to be consistent with these policies. The PPS has several provisions relating to heritage conservation.

The relevant policies for the conservation of cultural heritage features are contained in Section 2 – Wise Use and Management of Resources, wherein Subsection 2.6 – Cultural Heritage and Archaeological Resources, states the following provisions:

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.

Under the PPS definition, ‘built heritage resource’ means:

A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Under the PPS definition, ‘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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, 'significant' in regards to cultural heritage and archaeology means:

Resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

2.1.3 The London Plan

The properties at 140 Wellington Street and 142 Wellington Street are heritage listed properties on the *City of London Register of Cultural Heritage Resources*. The City's Official Plan, *The London Plan*, sets out the following policy with regard to development within or adjacent to designated and listed heritage properties:

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

The following general objectives from *The London Plan* regarding cultural heritage resources also apply:

554_In all of the planning and development we do, and the initiatives we take as a municipality we will:

1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
2. Conserve London's cultural heritage resources so they can be passed on to our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.

Under *The London Plan* definition, 'cultural heritage resource' means:

A human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes,

archaeological resources, paleontological resources and both documentary and material heritage.

The following design objective from *The London Plan* is applicable:

565_ New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

2.1.4 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act. This regulation was created to ensure a consistent approach to the designation of heritage properties within Ontario under the act. All designations under the Ontario Heritage Act after 2006 must meet the minimum criteria outlined in the regulation.

Criteria

A property may be designated under section 29 of the Ontario Heritage Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, 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 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. O. Reg. 9/06, s. 1 (2).

3.0 HISTORICAL CONTEXT

3.1 Local Context and Settlement History

3.1.1 City of London

Prior to European settlement, the present site of London was occupied by several Neutral, Odawa, and Ojibwe villages, which were driven out by the Iroquois by circa 1654 in the Beaver Wars. Archaeological investigations in the region show that indigenous people have resided in the area for at least 10,000 years (City of London, n.d.).

The current location of London was selected as the site of the future capital of Upper Canada in 1793 by Lieutenant Governor John Graves Simcoe, who also named the village which was founded in 1796. The original town plot for London was laid out in 1826, and over time, the town plot and the surrounding downtown core have become a densely built-up area containing structures and streetscapes that date to the 1840s (Tourism London, 2021). The continuous redevelopment of the downtown core has resulted in a variety of building types and uses from every period of the core's development. Many of the surviving buildings and properties within the downtown core represent industrial, wholesaling, retailing, and financial firms that have been important in the development of the City of London, and the broader region. Specific to Wellington Street, the east and west sides are historically lined with private residences.

London has a diverse and extensive inventory of heritage structures. The cultural value of London's extensive built heritage is one of Canada's most significant, with over 6,000 buildings (about 3% of buildings in London) listed on the *City of London Register of Cultural Heritage Resources* (City of London, n.d.).

3.1.2 Soho Neighbourhood

The study area is located within the Soho neighbourhood of the City of London; the neighbourhood derives its present name from "South of Horton Street". SoHo has a long history as a community in the City of London from its early days as a place of refuge on the Underground Railroad, to housing one of the City's major medical facilities, to being located along the edges of the Downtown and the Thames River. These factors have given this neighbourhood a prominent role in the development of the City (City of London, 2019).

Originally named St. David's Ward, it was originally one of four wards within the boundaries of the Village of London in 1844. In the 1840s, a bridge was constructed on Wellington Road across the Thames River to connect the Village of London to Westminster Township on the south side of Thames. Construction of this bridge was petitioned by Reverend William Clarke, who resided on the south bank of the Thames, opposite his church, which was located on the north bank along Wellington Street (WSP, 2019). In the 1870s, the General Hospital was established on South Street, between Waterloo Street and Colborne Street (City of London, 2019). At this time, most of the surrounding streets were lined with modest homes, occupied by a working-class

community. Today, the Soho neighbourhood is bound by the CN rail tracks to the north; Adelaide Street to the East; and, the Thames River to the south and west.

3.1.3 Wellington Street

Running north to south from Huron Street to the City of St. Thomas with brief interruptions by the Grand Trunk Railway (now Canadian Pacific Railway) line, Wellington Road was named for Arthur Wellesley, 1st Duke of Wellington, and personal friend of Colonel Talbot (Priddis, 1909). A major figure in British military history, Wellington was famous for his victory over Napoleon at the Battle of Waterloo in 1815. From 1818 to 1827, he served Master General of the Ordnance, commanding military officers and artillery in Upper Canada (London Street Names, 2003). Within London, Wellington Road is identified by various official names, at varying points within the City. Between Huron Street and the Thames River, the road runs relatively parallel with Richmond Street and is identified in this section as Wellington Street. South of the Thames River, the road changes names to Wellington Road, and is identified as such between the River and the road's intersection with Exeter Road, just north of Highway 401. Lastly, the road is identified as Wellington Road South southwards from Exeter Road to south of the municipal city limits.

3.2 Land Use History

3.2.1 1881-1981

The study area properties are located on part of Lot 1, north of Hill Street in the City of London. A review of City Directories and Land Registry records suggests that although the properties at 140 Wellington Street and 142 Wellington Street are noted in the *City of London Register of Cultural Heritage Resources* without a construction date, ownership of the properties date as far back as 1881. The 1881, revised 1888 Fire Insurance Plan; the 1892, revised 1907 Fire Insurance Plan; and, the 1912, revised 1922 Fire Insurance Plan identify a 1.5-storey frame construction and composite siding house on each property which appear to be the present houses. Aerial imagery from 1922 confirms that the present wood-frame houses had been constructed by that time.

City Directories and Land Registry records indicate that both 140 Wellington Street and 142 Wellington Street changed occupancy numerous times during this time period and appear to have been rented due to the rapid turnover of occupants.

3.2.2 1981-2011

From approximately 1966-2010, 142 Wellington Street was owned by the Weedmark family. No notable significance was found regarding this family name in the London area. The house changed ownership once more prior to 2021 when the client purchased the lands. City Directories indicate that 140 Wellington Street had a number of different tenants, suggesting it continued to be rented at this time. Around 1980, the house at 140 Wellington Street was converted to apartment dwellings, with an average of three tenants concurrently occupying the building. It appears to have been converted back to a single-family home around 2007, when only one name appears on the directory records at this address from 2007 onwards; however, Land Registry searches indicate the property changed hands several times more prior to 2020 when the client purchased the lands.

Figure 2: Fire Insurance Plan (1881, revised 1888)

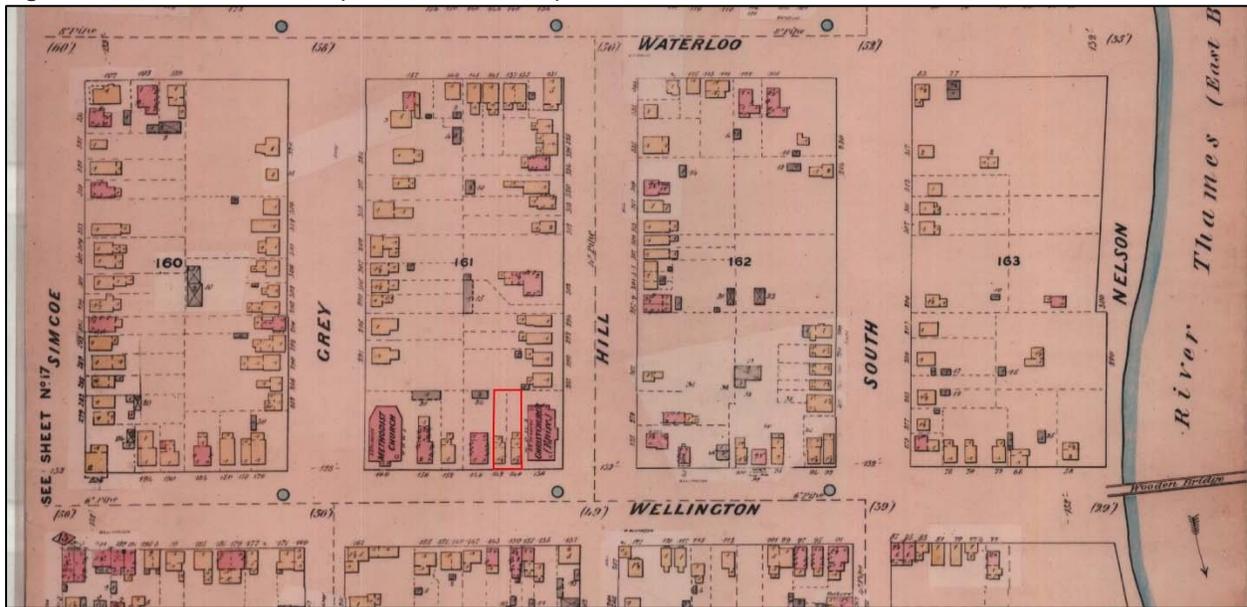


Figure 3: Fire Insurance Plan (1892, revised 1907)

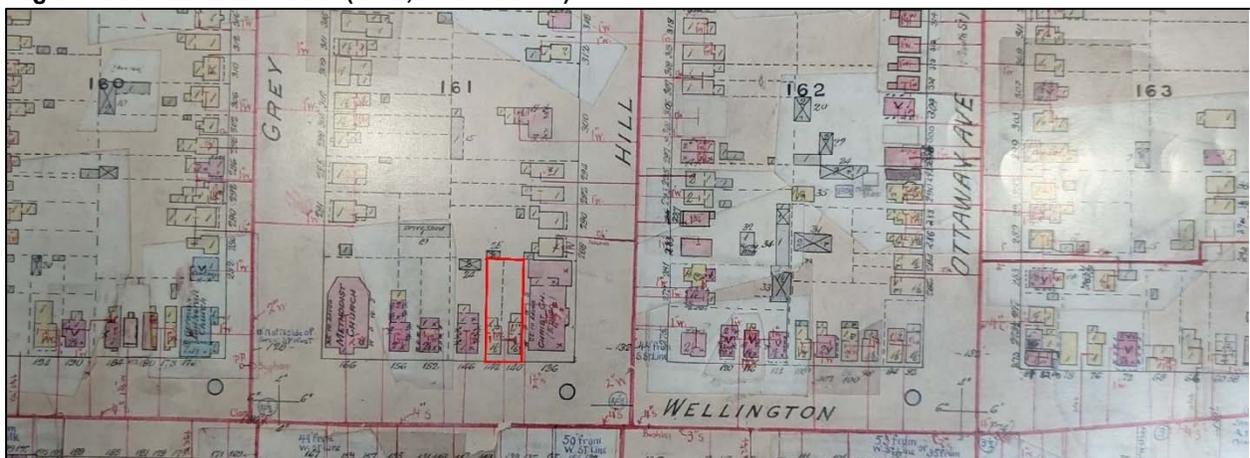


Figure 4: Fire Insurance Plan (1912, revised 1922)

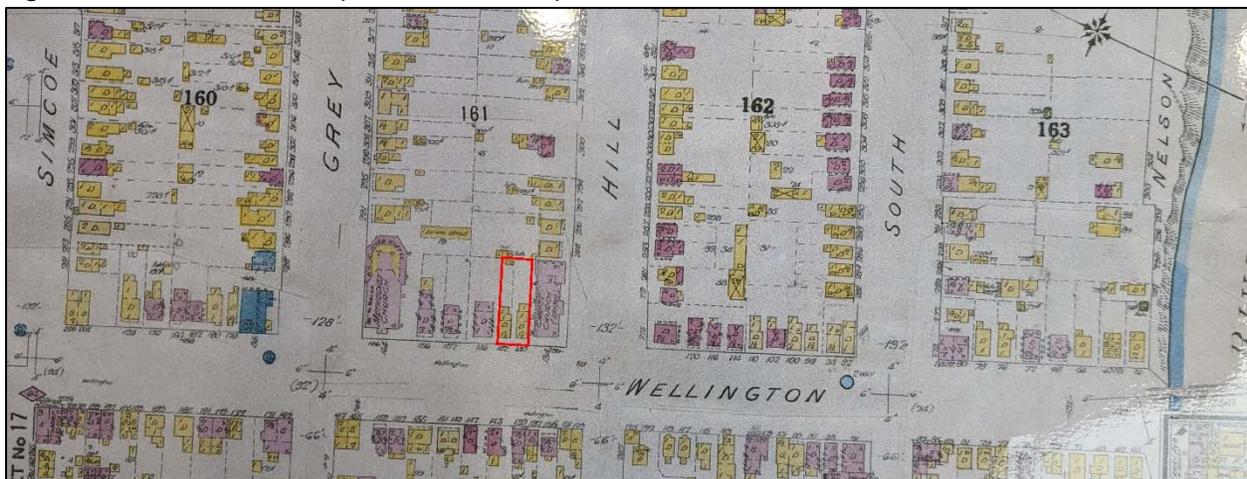
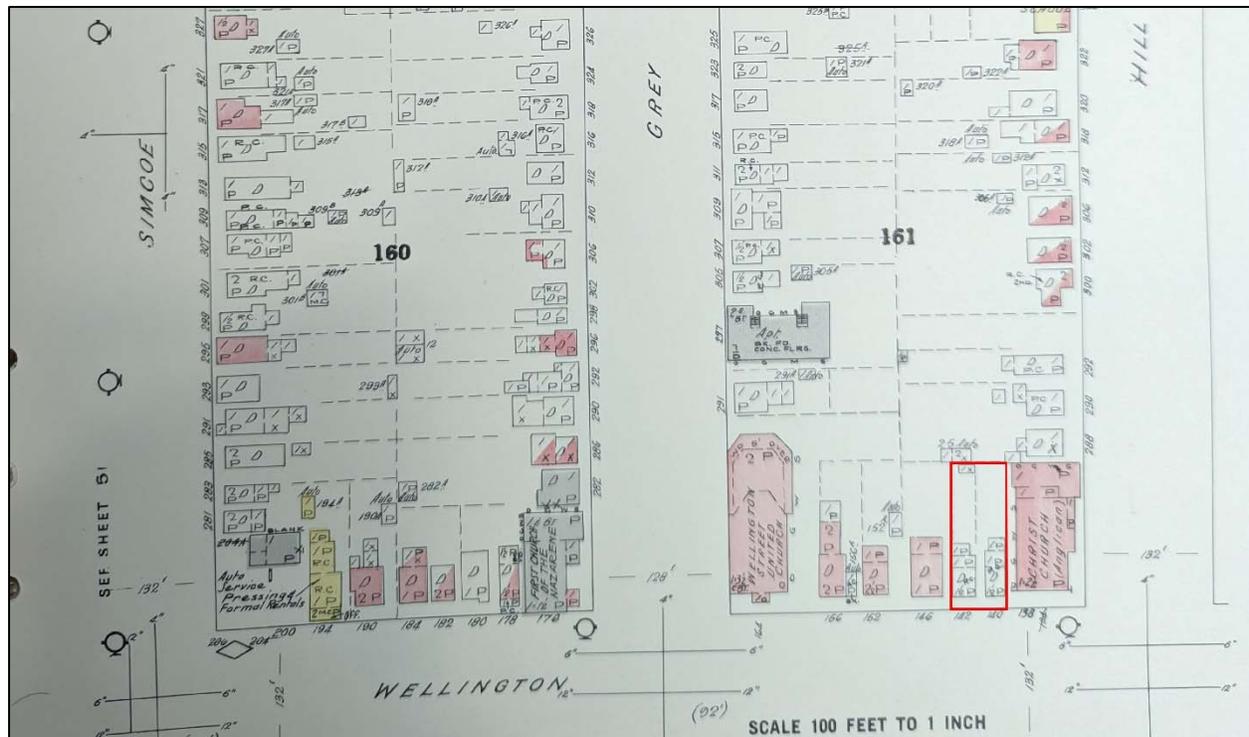


Figure 5: Aerial Photography (1922)



Figure 6: Fire Insurance Plan (1968)



4.0 EXISTING CONDITIONS

4.1 Landscape Context

The study area is located on the east side of Wellington Street between Grey Street and Hill Street. The subject properties are two of seven buildings on this segment of Wellington Street; two of the remaining buildings are churches, one of the remaining buildings is a commercial use, and the other two buildings are residential dwellings. In this area, Wellington Street is a four-lane arterial road which provides a connection between London's downtown area and Highway 401. Nearby land uses are primarily commercial and residential, with buildings generally one- to two-storeys in height. Most of the commercial properties have been converted from former residential dwellings. The study area abuts residential uses to the north and east; a church to the south; and, Wellington Street to the west.

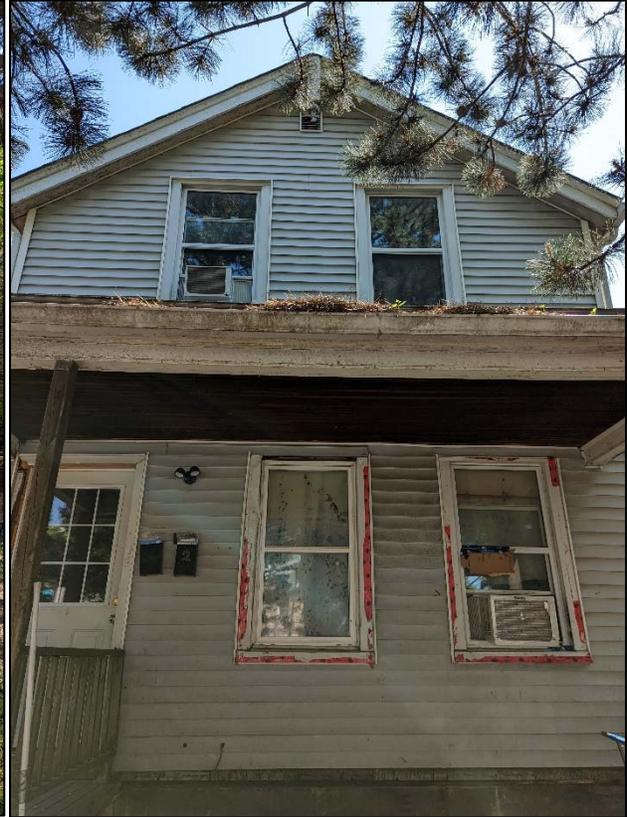
4.2 Architectural Description

The study area contains two, 1.5-storey detached houses. Although the exact construction date is unknown, evidence suggests it was pre-1881. Historically, the buildings have been used as private residences. Both houses are simple wood-framed with rectangular massing, vinyl siding, steeply pitched front gabled roofs, and off-to-side entrances. The front (west) façades of the houses face Wellington Street.

The building at 140 Wellington Street has a blue face and beige sides with a concrete stone foundation and a covered wooden porch leading to the first-storey entrance; however, a majority of the porch was recently removed according to discrepancies in Google Earth imagery and the field visit conducted. The aluminum door and window frames at the building's entrance and the upper and side windows and frames appear to be modern replacements. There is an original wooden architectural feature at the point of the gable; however, it is damaged and all other woodworking that would generally be found associated with this type of feature (i.e., finial and bargeboard/vergeboard) was either removed or not initially constructed. As such, the feature is stand-alone and does not contribute to the architectural value of the property. The rear of the property was not accessible during the field visit.

The building at 142 Wellington Street is beige all-around with a concrete stone foundation and concrete steps leading to the front entrance. The aluminum door and window frames on the building's façade, and the side windows and frames are modern replacements. The ground floor windows at the building's entrance have been covered with plywood. There are no distinctive architectural features. The rear of the property was not accessible during the field visit.

Figures 7-10: 140 Wellington Street



Figures 11-14: 140 Wellington Street



Figures 15-18: 142 Wellington Street

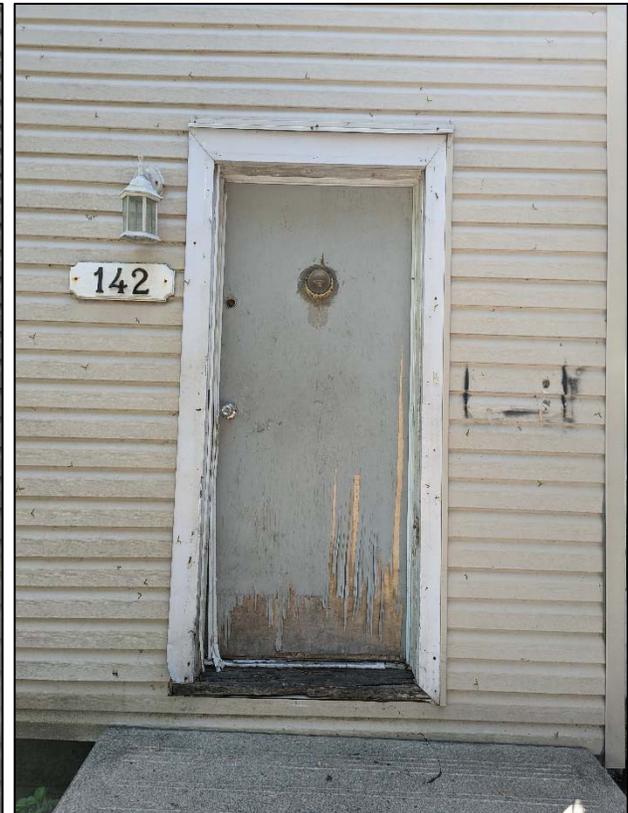


Figure 19: 142 Wellington Street (left), 140 Wellington Street (right)



5.0 CULTURAL HERITAGE EVALUATION

5.1 Ontario Regulation 9/06 Evaluation

Table 1: Ontario Regulation 9/06 Evaluation – 140 Wellington

CRITERIA	Y/N	EVALUATION
Design/ Physical Value	N	The property does not hold any design or architectural value as it is simple with no distinctive features and was constructed out of normal materials for that time period. Therefore, it does not meet this criterion.
	N	The property does not have any distinctive design elements and does not display a high degree of craftsmanship or artistic merit. Therefore, it does not meet this criterion.
	N	No evidence was found to suggest that the property demonstrates a high degree of technical merit or scientific achievement. Therefore, it does not meet this criterion.
Historical/ Associate Value	N	No notable individuals, associations, institutions, or themes were discovered associated with this property. Therefore, it does not meet this criterion.
	N	The property has not been associated with any notable communities or cultures, and is not known to potentially yield information regarding their neighbourhood community context. Therefore, it does not meet this criterion.
	N	The property is not associated with a known architect, artist, builder, designer, or theorist, and therefore does not meet this criterion.

Contextual Value	Is important in defining, maintaining or supporting the character of an area	N	While the property reflects the residential characteristic of the Soho neighbourhood, it does not play an important role in defining, maintaining or supporting the character of the area.
	Is physically, functionally, visually or historically linked to its surroundings	N	The property has been used continuously as a residential dwelling since its construction, but this connection is not of importance to its surroundings; and, the property does not reflect the architectural detail of those surrounding it. Therefore, it does not meet this criterion.
	Is a landmark	N	The property is not considered to be a landmark in this area. Therefore, it does not meet this criterion.

Table 2: Ontario Regulation 9/06 Evaluation – 142 Wellington

CRITERIA	Y/N	EVALUATION
Design/ Physical Value	N	The property displays an original architectural feature; however, it is damaged and unassociated with any other distinctive features. As such, the feature is not rare nor unique and does not hold any architectural or design value. The property was constructed out of normal materials for that time period. Therefore, it does not meet this criterion.
	N	While the property has an original architectural feature, it does not display a high degree of craftsmanship or artistic merit. Therefore, it does not meet this criterion.

	Demonstrates a high degree of technical or scientific achievement	N	No evidence was found to suggest that the property demonstrates a high degree of technical merit or scientific achievement. Therefore, it does not meet this criterion.
Historical/ Associate Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N	No notable individuals, associations, institutions, or themes were discovered associated with this property. Therefore, it does not meet this criterion.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The property has not been associated with any notable communities or cultures, and is not known to potentially yield information regarding their neighbourhood community context. Therefore, it does not meet this criterion.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	The property is not associated with a known architect, artist, builder, designer, or theorist, and therefore does not meet this criterion.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	N	While the property reflects the residential characteristic of the Soho neighbourhood, it does not play an important role in defining, maintaining or supporting the character of the area.
	Is physically, functionally, visually or historically linked to its surroundings	N	The property has been used continuously as a residential dwelling since its construction, but this connection is not of importance to its surroundings; and, the property does not reflect the architectural detail of those surrounding it. Therefore, it does not meet this criterion.
	Is a landmark	N	The property is not considered to be a landmark in this area.

5.2 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), “*Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*” The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building, or the overall condition of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by a qualified heritage engineer, building scientist, or architect.

The study area contains two, 1.5-storey detached residential dwellings. The buildings appear to have originally been constructed prior to 1881. Although no historic drawings or photographs were located, the buildings do not appear to have undergone any significant modifications since their construction. The visible windows appear to be modern replacements, while the remaining features are either in disarray or have their view obstructed. The houses do not appear to be in good condition and show signs of wear and/or damage. Overall, the houses have few noteworthy design elements that would contribute to their identification of a significant architectural style.

6.0 CONCLUSION

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject properties at 140 and 142 Wellington Street were not determined to be of significant cultural heritage value or interest and should be removed from the City of London Register of Cultural Heritage Resources.

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