

Appendix 6.1

Cultural Heritage
Evaluation Report

**Cultural Heritage Evaluation
Report: West London Dyke
Master Repair Plan**

Part of Lot 16, Concession 1 and
Part of Lot 16, Concession 2
former Township of London,
Middlesex County,
now City of London, Ontario



Prepared for:
City of London
300 Dufferin Avenue
P.O. Box 5035
London, ON N6A 4L9

and

Upper Thames River
Conservation Authority
1424 Clarke Road
London, ON N5V 5B9

Prepared by:
Stantec Consulting Ltd.
49 Frederick Street
Kitchener, ON N2H 6M7
Tel: (519) 579-4410
Fax: (519) 579-4239

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Glossary

Built Heritage Resource (BHR)	A single building, structure, monument, installation, or remains determined to be of cultural heritage value or interest following evaluation according to <i>Ontario Regulation 9/06</i> , protected under the <i>Ontario Heritage Act</i> , or listed by local, provincial or federal jurisdictions. This may include residences, barns, bridges, and similar features (based on definition provided in the 2014 <i>Provincial Policy Statement</i> (PPS) (Government of Ontario 2014)).
Cultural Heritage Landscape (CHL)	A defined geographical area modified by human activities and determined to be of cultural heritage value or interest (CHVI) following evaluation according to <i>Ontario Regulation 9/06</i> , protected under the <i>Ontario Heritage Act</i> , or listed by local, provincial or federal jurisdictions. This may include grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form an important type of heritage form, distinctive from that of its constituent elements or parts (based on definition provided in the PPS).
Cultural Heritage Evaluation Report (CHER)	The present study.
Heritage attributes	The component(s) of a Heritage Resource that define its CHVI. These may include, but are not limited to, principal features, characteristics, context, and appearance of a Heritage Resource (based on definition provided in the PPS).
Cultural Heritage Resource	Built or cultural resources where CHVI has been determined according to <i>Ontario Regulation 9/06</i> . Prior to evaluation, resources identified to be 40 years of age or older are considered to be <i>potential</i> heritage resources. There are two categories of Heritage Resources: Built Heritage Resources and Cultural Heritage Landscapes. The term Heritage Resource is used exclusively unless assessing the CHVI of a potential heritage resource.
Protected Heritage Property	As used herein refers to properties which are designated under, or subject to an easement made under, the <i>Ontario Heritage Act</i> , as well as properties identified by provincial authorities and proscribed public bodies as a provincial heritage property. In

addition, protected heritage property includes those identified as such by federal or international authorities including, but not limited to, Parks Canada or UNESCO (based on definition provided in the PPS).

Protected Property

Protected Heritage Properties as well as any property previously identified by municipal staff or provincial agencies as containing, or having the potential to contain, cultural heritage value or interest. This includes properties identified on municipal registers, lists, or inventories of potential heritage resources.

Introduction
July 24, 2015

1.0 INTRODUCTION

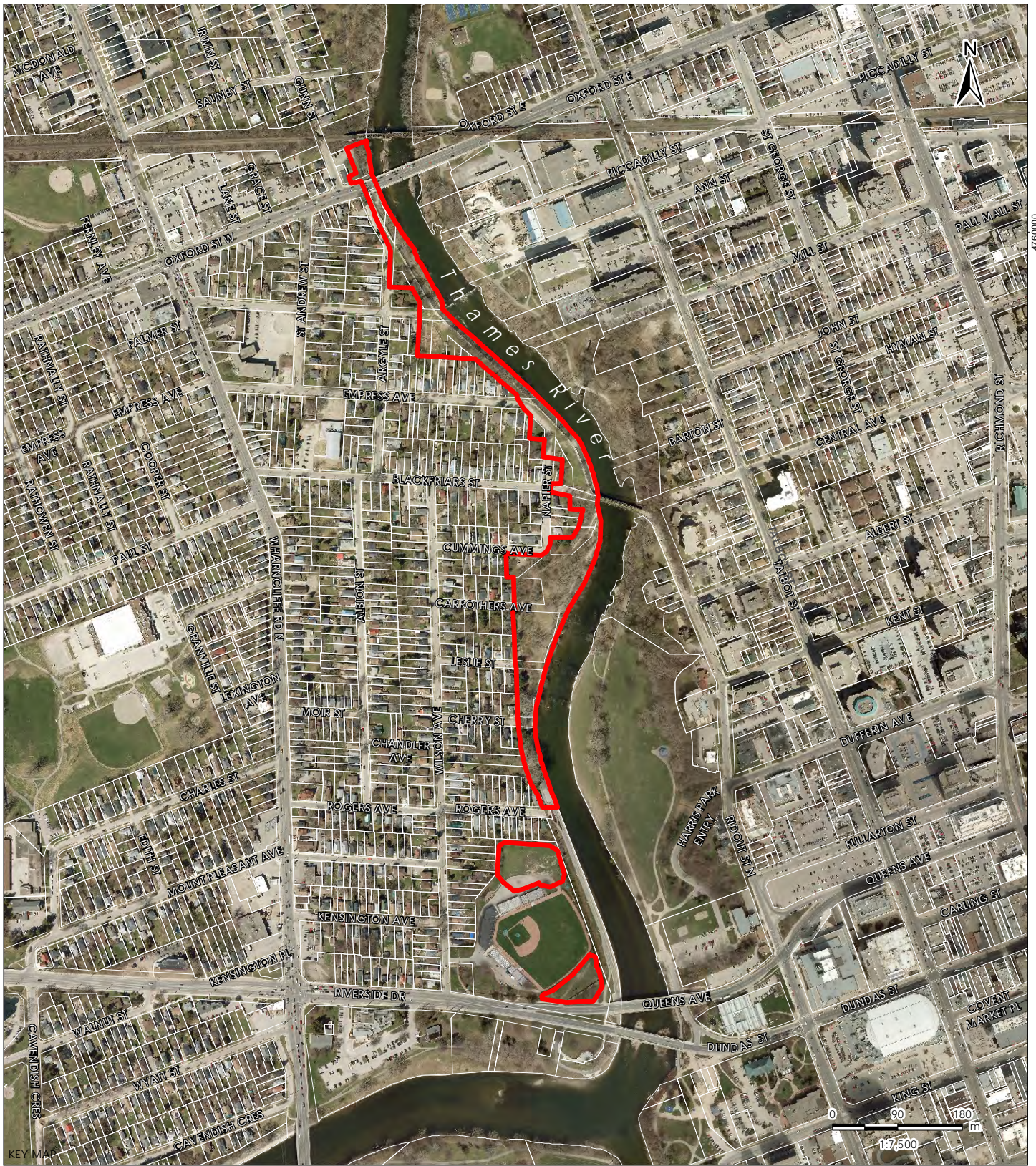
1.1 STUDY PURPOSE AND OBJECTIVES

Stantec Consulting Ltd. (Stantec) was retained by the Upper Thames River Conservation Authority (UTRCA) in partnership with the City of London (the City) to produce a Cultural Heritage Evaluation Report (CHER) for the proposed West London Dyke (WLD) Master Repair Plan in the City of London, Ontario. The CHER forms part of the preliminary planning and design process for a Schedule B Municipal Class Environmental Assessment (Class EA). The UTRCA and City have initiated the Class EA to develop and refine an approach to dyke repairs along the north branch of the Thames River between approximately Oxford Street and Queens Avenue (the Project).

The focus of the Class EA is the dyke which forms the western boundary of the Thames River between Oxford Street and Queens Avenue. Situated adjacent to the downtown core of the City, the study area forms a linear boundary along the Thames River and includes properties immediately adjacent to the river. In order to undertake the appropriate repairs to the dyke, a study area has been developed within which all Project activities are anticipated to take place (Figure 2).

As part of the Class EA this CHER has been completed to identify heritage resources, including built heritage and cultural heritage landscapes, present within the study area. Potential heritage resources were identified through consultation and a pedestrian survey, inventoried, and evaluated according to *Ontario Regulation (O. Reg.) 9/06*, the criteria for determining cultural heritage value or interest (CHVI). A land use history was completed to provide a cultural context for the study area and to provide a background upon which to base evaluations. Where CHVI was identified, the resource was mapped and recommendations made for further study, where relevant, as the Class EA studies progress. The objectives of the CHER are summarized below:

- Prepare a land use history of the study area for use in the identification and evaluation of heritage resources;
- Identify potential heritage resources within the study area through a preliminary property inspection from accessible roadways;
- Evaluate the CHVI of the potential heritage resources to determine the number of heritage resources present; and
- Prepare recommendations for future work where heritage resources were identified.



Legend

- Study Area
- Parcel

Client/Project

Upper Thames River Conservation
 Authority - West London Dyke
 Heritage Impact Assessment

Notes

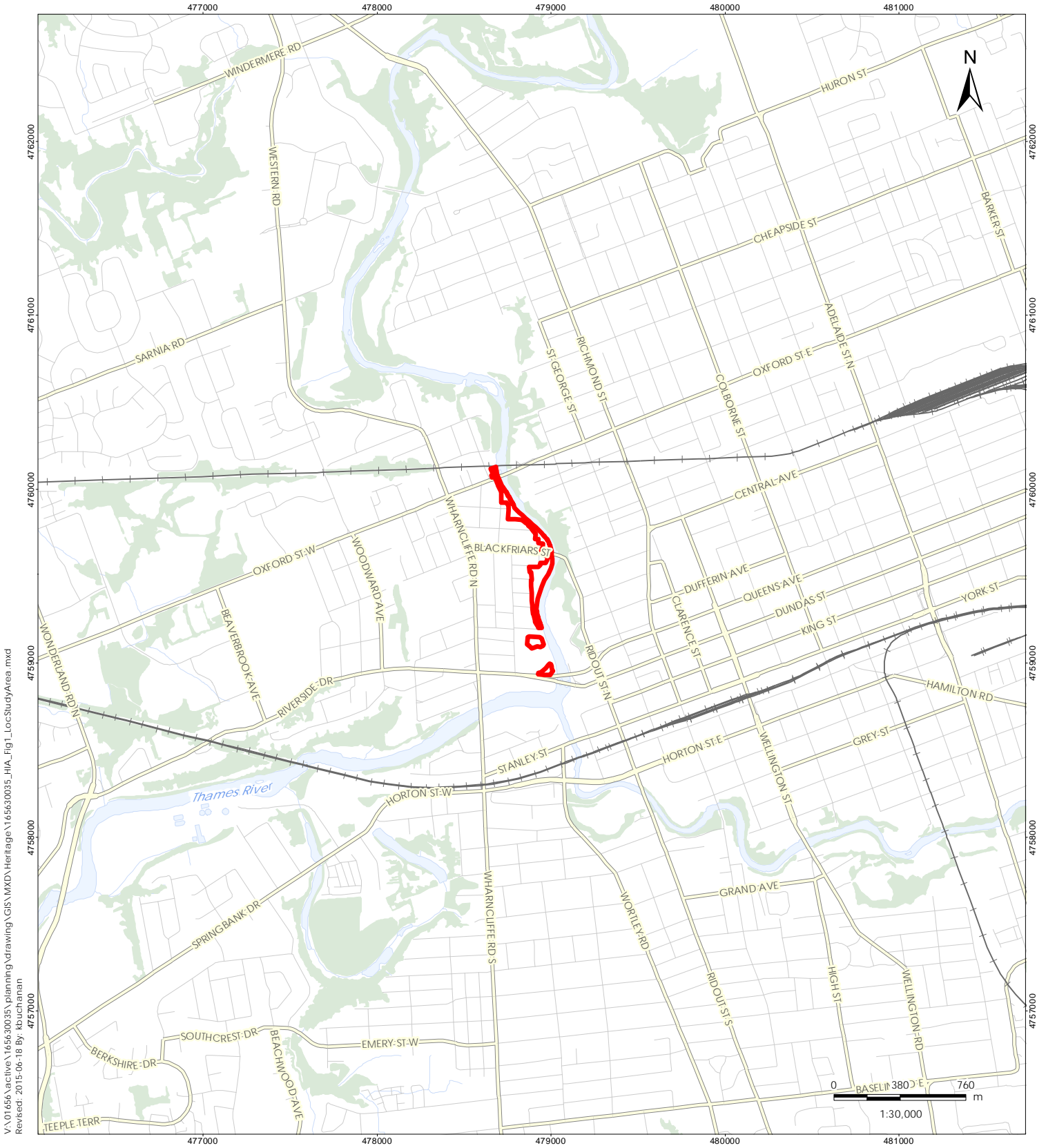
1. Coordinate System: NAD 1983 UTM Zone 17N
2. Imagery and base features used under license with the City of London, © 2014.

Figure No.

2




Title

Study Area



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 Revised: 2015-06-18 By: kbuchanan

June 2015
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	Legend	 Study Area  Parcel	<p>Client/Project</p> <p>Upper Thames River Conservation Authority - West London Dyke Heritage Impact Assessment</p> <hr/> <p>Figure No.</p> <p style="text-align: center; font-size: 24px;">1</p> <hr/> <p>Title</p> <p style="text-align: center; font-size: 24px;">Location of Study Area</p>
	<p>Notes</p> <ol style="list-style-type: none"> 1. Coordinate System: NAD 1983 UTM Zone 17N 2. Imagery and base features used under license with the City of London, © 2014. 		

Methodology
July 24, 2015

2.0 METHODOLOGY

2.1 REGULATORY REQUIREMENTS

The requirement to consider cultural heritage in Municipal Class EAs is discussed in the Municipal Class Environmental Assessment Manual (MCEA Manual) and the 2014 Provincial Policy Statement (PPS). The MCEA Manual considers the cultural environment, 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 as such 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.

(PPS 2014:29)

In accordance with PPS requirements, the presence of a protected property situated within or adjacent to lands where change is proposed requires consideration of the effects of the Project to the heritage property and, where necessary, demonstration that the heritage attributes of that protected heritage property will be conserved. Where a property was identified as protected through listing or registration on a municipal list, registry, or inventory, an evaluation of CHVI is required to determine whether it meets the criteria of significance as described within the PPS. Properties which are designated under the *Ontario Heritage Act* are considered

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significant. Where a Heritage Conservation District (HCD) is identified, a review was undertaken to identify properties situated within, and adjacent to, the study area. These properties were included in the CHER to address Project related impacts on the significant properties.

2.2 MUNICIPAL AND AGENCY CONSULTATION

Listings of provincially and locally designated properties, districts and easements for each municipality were collected from the City, the Ontario Heritage Trust (OHT), and the Ministry of Tourism, Culture and Sport (MTCSS). Consultation with these interested agencies and municipalities was undertaken to determine the presence of designated, listed, or registered heritage properties within the study area.

Recognition of protected properties varies greatly and is dependent on the level of CHVI identified or, in some cases, the level of investigation undertaken. For the purpose of this study, any property previously identified by municipal staff or provincial agencies as containing, or having the potential to contain, cultural heritage value or interest was determined to be a protected property.

2.3 FIELD PROGRAM

Pedestrian surveys were conducted on April 15, 2015 and June 9, 2015 from publicly accessible roadways, sidewalks, and pedestrian trails. At that time the study area was surveyed for potential and protected heritage resources, including both potential built heritage resources and components of cultural heritage landscapes. Where identified, these were photographed and their locations recorded. Characteristics of each potential and protected heritage resource were noted while in the field and recorded.

In general, buildings and structures of more than 40 years of age were evaluated during the surveys for their potential to satisfy 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 buildings and structures 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 significant cultural heritage value.

2.4 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 within **Appendix A**.

CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN

Methodology
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2.4.1 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:
 - 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.

3.0 HISTORICAL DEVELOPMENT

3.1 INTRODUCTION

The study area is historically linked to Middlesex County and the former London Township in an area once known as Petersville, located presently in the City of London, Ontario. The study area is comprised of an approximately two kilometre (km) north-south corridor of land beginning near the intersection of Oxford Street and Gunn Street and ending approximately at Queens Avenue and Riverside Drive (Figure 1). The following sections outline the historical development of the study area from the time of settlement to the 20th century.

3.2 PHYSIOGRAPHY

The southern half of the study area is located within the physiographic region known as the London Annex of the Caradoc Sand Plain. The region is surrounded by the Stratford Till Plain to the north, the Mount Elgin Ridges to the east and the Ekfrid clay plain to the south and west. In its entirety, the region comprises approximately 482 square kilometres in the heart of southwestern Ontario. This region is characterized by fine sandy loam which appears on the finer sands that are deep and well drained while the main soil type is Berrien sandy loam which has very wet subsoil. Along the terraces of the Thames River is the Burford gravelly loam, which can be a productive soil if properly drained (Chapman and Putnam 1984:146).

The northern half of the study area is located within the physiographic region known as the Stratford Till Plain. The region is surrounded by the Dundalk Till Plain to the north, the Waterloo Hills to the east, the London Annex of the Caradoc Sand Plain to the south and the Horseshoe Moraines to the west. The region is comprised of 2,200 square kilometres in the centre of southwestern Ontario. The region is characterized by brown calcareous silty clay with the soil having a Grey Brown Luvisolic profile resulting in surface soils either of silt or clay loam. The soils of the region are naturally fertile and are considered fit for agricultural purposes (Chapman and Putnam 1984:133-134).

The physiographic and soil characteristics of the study area have influenced subsequent land use throughout its history. In the southern half the study area in the London Annex physiographic region, the gravelly terraces along the Thames River from Delaware to London were characterized by orchards and market gardens (Chapman and Putnam 1984:146). In the northern half of the study area in the Stratford Till Plain physiographic region, 81% of the land was used for crop growing with an output focus on grain corn, hay and wheat (Chapman and Putnam 1984:135).

The closest water source to the study area is the Thames River, located on its eastern border. The Thames River is a natural divide between the historic City of London and the old neighbourhoods west of the river including those of the study area. Use of the Thames River has evolved over time from being a transportation route used by early settlers, to an industrial power

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source to support the early mills of the area, and finally to becoming used for recreational purposes throughout the 20th and 21st centuries.

3.3 SURVEY AND EARLY SETTLEMENT

The study area is historically located in the former London Township, which was one of the 10 original townships of Middlesex County established in 1793. Provincial Land Surveyor Mahlon Burwell began the survey of London Township in 1810. The survey progressed slowly and was put on hold due to the War of 1812. The survey resumed in 1818 and concluded in the spring of 1819. London Township was surveyed based on the double front survey system, popular between 1815 and 1829 (Dean 1969) (Plate 1). Lots were divided into 200 acre parcels and arranged in 16 concessions and three additional concessions that are broken due to the Thames River.

It was in 1818 that Colonel Talbot began assigning lots to immigrants in London Township. Often, settlers were given 100 acres, half of a surveyed lot. Colonel Talbot knew it was difficult for these first settlers in the township to obtain money. Therefore, it was often 10 to 15 years after they settled on land that Colonel Talbot collected fees and obtained a deed. In 1819 the assessment returns shows the population of London Township as 170 people, mainly of British descent, jumping in 1820 to 464 people, and by 1851 it jumped to 6,735 with over half having been born in the township (Rosser 1975).

With its strategic location at the forks of the Thames River, the township saw an influx of immigrants around the settlement area known as London which was located on the township's southern boundary, east of the river. After initial settlement in 1826, the population of London grew to 1,816 in 1840, becoming an incorporated village the same year. In 1847, London became a town and later an incorporated city in 1855 with a population over 10,000 (Page and Co. 1878:8). By 1878, the city core was roughly bounded by Thames River to the west and south, Huron Street to the north, and Adelaide Street North to the east (Figure 2).

3.4 19TH CENTURY LAND USE

Land use of the study area underwent a significant change throughout the 19th century from largely agriculture in nature to a developed residential neighbourhood by the end of the century. At the time of settlement in the 1820s to mid-century, land of the study area was used primarily for agriculture purposes. The presence of the Thames River enriched the soil of the study area, making it one of the most nutritious soils found in London Township. In particular, along the western bank of the Thames River, the land was optimal for fruit growing as evidenced by the market garden that was once located at 81 Wilson Avenue (Grainger 2002:321). As a whole, 70% of the land in London Township was considered first class for agricultural purposes with an output focus of wheat and oats (Ontario Agricultural Commission 1880:353).

Land use of the study area began to change in 1854 when Samuel Peters bought land from farmers and subdivided the area into lots. The area was first known as "Bridge Town" after the steel truss bridge over the Thames River. The bridge would become known as Blackfriars Bridge,



CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN

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a local landmark and National Historic Site. Bridge Town would later be re-named to Petersville, after its founder (Grainger 2002:319). Residential homes soon appeared in and around the study area east of Wharncliffe Road North between the late 1850s and 1870s. By the early 1870s, Petersville had grown into a bustling hamlet with residential neighbourhoods and a commercial area located northwest of the study area that included 26 businesses, a hotel, two grocery stores, a school, a post office, and the North Branch Flour Mills of Hilliard and Saunby (Grainger 2002:319). In 1875, Petersville became an incorporated village. In 1881, Petersville combined with the small village of Kensington to the west to form the Village of London West. London West and its residential dwellings became working class neighbourhoods with residents working in nearby cement, broom, shoe and steel factories as well as at the nearby brewery, mill and courthouse (Grainger 2002:320). The majority of these places of businesses were located east of London West across the Thames River in the City of London.

Throughout the 19th century, London, which became an incorporated city in 1855, became one of the largest administrative and industrial centres of southwestern Ontario which resulted in an urban landscape with an increasingly industrial character. With London being the administrative centre of Middlesex County, a Court House was built in 1829 on Ridout Street North at the east of the Thames River. The Court House brought many officials and officers to take up residence in the area (Page and Co. 1878:8), resulting in the building of many 19th century homes, including the Eldon House which still stands today on Ridout Street North along the eastern bank of the Thames River.

By the mid-19th century, London had become a large industrial centre. This is evident by the presence of distilleries and manufacturing shops and plants in and around London. To help support the industries of the city to ship goods, railways were constructed in 1854 and 1858 by the Great Western Railway Company and the Port Sarnia Railway Company, respectively. The two railways greatly stimulated London's growth by giving the city rail access to markets in Sarnia, Toronto and Niagara Falls while also giving the city its industrial character. Another railway was constructed in 1889 by the Ontario and Quebec Railway Company. This railway was built north of the city and provided rail access to Chatham and Windsor (ArcGIS 2014:online).

As the population of the city grew and spread outward, the boundaries of the City of London extended as it began to annex surrounding neighbourhoods. London East, primarily an industrial centre, was annexed to the city in 1885. London South was annexed to the city in 1890 and London West was annexed in 1897 (Grainger 2002:281). The communities of London South and West consisted of small commercial cores and residential neighbourhoods, the first of the kind in the township. The annexation of these communities initiated a shift of land use and character of the city as a whole as the City of London adopted low-density residential neighbourhoods, a stark contrast to the high-rise administrative buildings and large manufacturing plants already established around the city.

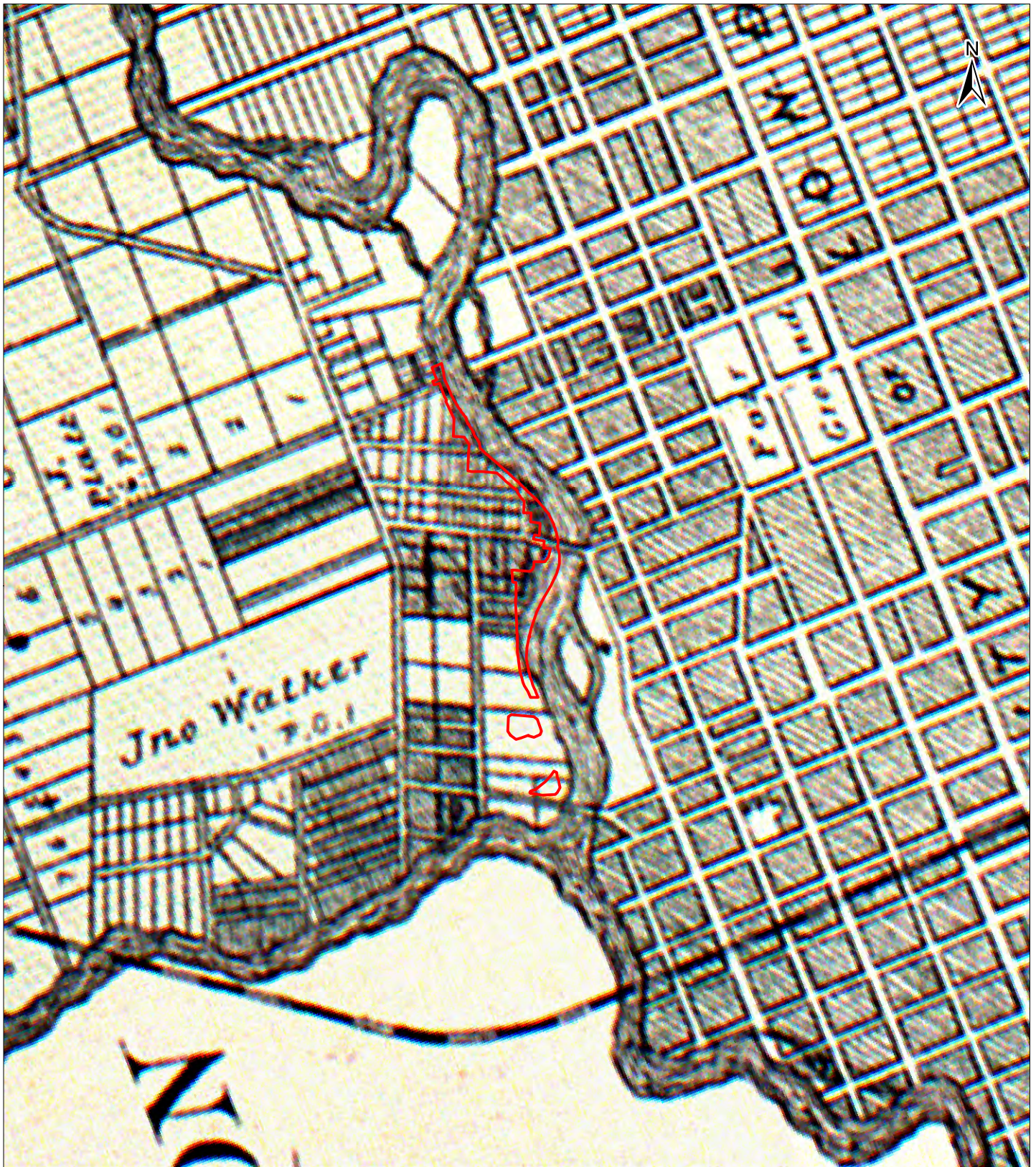
3.5 20TH CENTURY LAND USE

Land use of the study area throughout the 20th century remained largely unchanged as it remained urban in nature. Urban development, both residential and commercial, continued to grow in the former London West area in the first half of the 20th century.

Between 1900 and 1915, many residential houses were built by local builders in the old London West area. West of the study area in the former village of Kensington, Victory Houses were built for returning soldiers and their families in the late 1940s and early 1950s (Heritage Resources Centre 2009:25). Population of the former London West area fluctuated throughout the 20th century, once reaching a total population of 5,490 in 1991 (City of London 1993:26). By 1957, much of the study area and immediate surroundings was developed with residential units.

Along with an increase in residential development, the urban nature around the study area saw an increase in commercial land use. The existing commercial corridor northwest of the study area established in the latter half of the 19th century had continued to grow and develop into the 20th century, making the area along Oxford Street West and Wharnccliffe Road a more defined commercial corridor. Other commercial land use is concentrated at the intersection of Wharnccliffe Road and Riverside Drive where a range of services are located (City of London 1993:41).

Throughout the second half of the 20th century, land use in the City of London evolved with more land devoted to residential uses (in the form of high-rise apartments and condominiums) to accommodate a growing population and to institutional uses (post-secondary schools). This is in stark contrast to the study area and its immediate surroundings where a stable population and minimal changes in land use is evident. As a result, the London West area provides a present day insight to residential neighbourhoods of the late 19th and early 20th centuries.



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 Revised: 2015-06-18 By: kbuchanan

June 2015
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Legend

Approximate Location of Study Area

Client/Project

Upper Thames River Conservation Authority - West London Dyke Heritage Impact Assessment

Notes

1. Historical information not to scale.
2. London Township map from Page, H.R. and Co. 1878. *Illustrated Historical Atlas of the County of Middlesex, Ont.* Toronto.

Figure No.

4

Title

Study Area, 1878

Results
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4.0 RESULTS

4.1 AGENCY AND MUNICIPAL CONSULTATION

In order to identify protected properties the OHT, MTCS, and City were consulted. Michael Sawchuck, Manager, Acquisitions and Conservation Services with the OHT, reported that there are no conservation easement properties in the vicinity of the study area. Deborah Hossack, Registrar, Register Developer, Heritage Advisor with MTCS reported that there are no properties on the List of Provincial Heritage Properties within the vicinity of the study area (Table 1).

Table 1 Identified and Protected Heritage Resources with the Study Area

Location/Municipal Address	Level of Recognition
2 Oxford Street West	Designated under Part V of the <i>Ontario Heritage Act</i>
64 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
62 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
60 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
56 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
54 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
52 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
48 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
46 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
44 Argyle Street	Designated under Part V of the <i>Ontario Heritage Act</i>
9 St. Patrick Street	Designated under Part V of the <i>Ontario Heritage Act</i>
6 St. Patrick Street	Designated under Part V of the <i>Ontario Heritage Act</i>
2 St. Patrick Street	Designated under Part V of the <i>Ontario Heritage Act</i>
37 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
35 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
33 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
31 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
29 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
27 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
25 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
23 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
21 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
19 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
17 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>

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Location/Municipal Address	Level of Recognition
15 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
13 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
6 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
8 Empress Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
28 Napier Street	Designated under Part V of the <i>Ontario Heritage Act</i>
13 Blackfriars Street	Designated under Part V of the <i>Ontario Heritage Act</i>
9 Blackfriars Street	Designated under Part V of the <i>Ontario Heritage Act</i>
10 Blackfriars Street	Designated under Part V of the <i>Ontario Heritage Act</i>
14 Napier Street	Designated under Part V of the <i>Ontario Heritage Act</i>
13 Napier Street	Designated under Part V of the <i>Ontario Heritage Act</i>
11 Napier Street	Designated under Part V of the <i>Ontario Heritage Act</i>
9 Napier Street	Designated under Part V of the <i>Ontario Heritage Act</i>
6 Napier Street	Designated under Part V of the <i>Ontario Heritage Act</i>
2 Cummings Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
10 Cummings Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
1 Carrothers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
2 Carrothers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
3 Leslie Street	Designated under Part V of the <i>Ontario Heritage Act</i>
2 Leslie Street	Designated under Part V of the <i>Ontario Heritage Act</i>
3 Cherry Street	Designated under Part V of the <i>Ontario Heritage Act</i>
2 Cherry Street	Designated under Part V of the <i>Ontario Heritage Act</i>
6 Cherry Street	Designated under Part V of the <i>Ontario Heritage Act</i>
81 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
79 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
5 Rogers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
1 Rogers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
2 Rogers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
4 Rogers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
6 Rogers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
8 Rogers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
10 Rogers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
12 Rogers Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
57 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
51 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
49 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
47 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>



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Location/Municipal Address	Level of Recognition
45 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
43 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
41 Wilson Avenue	Designated under Part V of the <i>Ontario Heritage Act</i>
25 Wilson Avenue (Labatt Park)	Designated under Part IV and V of the <i>Ontario Heritage Act</i>
St. Patrick Street Viewshed	Heritage attribute of the Blackfriars-Petersville HCD
Empress Avenue Viewshed	Heritage attribute of the Blackfriars-Petersville HCD
Blackfriars Street Viewshed	Heritage attribute of the Blackfriars-Petersville HCD
Carrothers Avenue Viewshed	Heritage attribute of the Blackfriars-Petersville HCD
Leslie Street Viewshed	Heritage attribute of the Blackfriars-Petersville HCD
Cherry Street Viewshed	Heritage attribute of the Blackfriars-Petersville HCD
Rogers Avenue Viewshed	Heritage attribute of the Blackfriars-Petersville HCD
Blackfriars Street Bridge	Designated under Part IV of the <i>Ontario Heritage Act</i>

As a result of the consultation one HCD designated under Part V of the *Ontario Heritage Act* was identified. Kyle Gonyou, Heritage Planner, with the City, identified the Blackfriars/Petersville HCD to be situated within and adjacent to the study area. Two documents are available related to the HCD including *Blackfriars/Petersville Heritage Conservation District Study Report* (Golder 2014) and *Blackfriars-Petersville Heritage Conservation District Plan and Guidelines* (Golder 2014). Following review, a total of 64 properties within the HCD were identified for inclusion in the CHER (Figure 4). In addition to properties identified for review, seven viewsheds were identified as heritage attributes which contribute to the heritage character of the HCD, as was Blackfriars Bridge, a municipally designated and nationally significant structure (Golder 2014). A summary of previously identified properties is provided in Table 1 and the heritage attributes identified in the HCD are provided below:

- Various renditions of Ontario Cottage dwellings and similar styles;
- Dwellings that have survived the 1883 and 1937 floods, respectively;
- Modest, economical home building styles and techniques that are representative of the area's early working-class settlers;
- Building characteristics common to the district including form, massing, type, scale, roof pitches, and setbacks;
- Architectural details including buff brick materials, keyhole windows and historic fenestration, coloured and stained glass transoms, fanlights, London doors, porches, and bargeboard and gable detailing;
- Early historic suburban development patterns represented by the narrow internal streets, grids, walkable nature of the area, and survey types;
- Proximity and historical relationship with the Thames River;
- Long viewsheds along the narrow streets that terminate with views of the Thames River dyke system;



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- Associated greenways along the Thames River dyke system;
- Enclosure provided by street trees and mature trees within the front and back yards of residential properties;
- Public greenspaces and parks;
- Blackfriars Bridge;
- Labatt Park;
- Jeanne-Sauvé Public School (former Empress Avenue School); and
- St. Georges Anglican Church. (Golder 2014)

4.2 FIELD PROGRAM

As described in Section 2.3, a pedestrian survey of the study area was undertaken to identify potential heritage resources situated within the study area and confirm the presence of previously identified protected properties. Where identified, the site was photographically documented from publicly accessible roadways. Detailed property descriptions can be found in Appendix A.

During the course of the survey, a total of 74 sites, including 65 individual sites, seven viewsheds and two cultural landscapes, were identified as containing potential heritage resources (Figure 5). The vast majority of individual potential heritage resources identified were residential (60), with two recreation sites, two transportation sites, and one vacant lot also identified. Of 74 sites identified, 64 had been previously identified as part of the Blackfriars/Petersville HCD. The 10 potential resources not previously identified include two transportation resources both of which are bridges, one cultural landscape, and seven viewsheds.

At the outset of the study, the Blackfriars/Petersville HCD was determined to be situated within and adjacent to the study area. The HCD is generally bounded by the Thames River to the east and south, Oxford Street West to the north, and Wharncliffe Road North to the west while selected properties on the western side of Wharncliffe Road North are also included (Golder 2014). The properties contained within the HCD are designated under Part V of the *Ontario Heritage Act*.

Following identification in the field, a review of the *Blackfriars-Petersville Heritage Conservation District Plan and Guidelines* was undertaken to determine the status of each property identified in relation to the HCD. In order to distinguish between properties which define the district and those who are included simply as a result of a position within the district, the *Blackfriars-Petersville Heritage Conservation District Plan and Guidelines* provides a distinction between contributing and non-contributing resources. A summary of the status of each property within the HCD is provided in Table 2 and each type of resource is described below:

Contributing Resource: *a property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the HCD. Contributing resources*

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are subject to the polices and guidelines for conservation, alteration, and demolition.

Non-Contributing Resource: *a property, structure, landscape element, or other feature of an HCD that does not support the overall cultural heritage value, character, and/or integrity of the HCD; Noncontributing resources are subject to policies to alterations and new construction; Guidelines for noncontributing resources are intended to ensure that those properties do not compromise the cultural heritage values of the HCD as a whole by adding further inappropriate changes to a property, structure, landscape element, or other feature; relevant guidelines emphasize compatibility, sympathy, and respect.*

(Golder 2015)

Table 2 Contributing and Non-Contributing Resources

Location/Municipal Address	HCD Property Status
2 Oxford Street West	Contributing
64 Argyle Street	Contributing
62 Argyle Street	Contributing
60 Argyle Street	Contributing
56 Argyle Street	Contributing
54 Argyle Street	Contributing
52 Argyle Street	Non-Contributing
48 Argyle Street	Contributing
46 Argyle Street	Contributing
44 Argyle Street	Non-Contributing
9 St. Patrick Street	Contributing
6 St. Patrick Street	Contributing
2 St. Patrick Street	Contributing
37 Empress Avenue	Contributing
35 Empress Avenue	Contributing
33 Empress Avenue	Contributing
31 Empress Avenue	Contributing
29 Empress Avenue	Non-Contributing
27 Empress Avenue	Non-Contributing
25 Empress Avenue	Contributing
23 Empress Avenue	Contributing
21 Empress Avenue	Contributing
19 Empress Avenue	Contributing



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Location/Municipal Address	HCD Property Status
17 Empress Avenue	Contributing
15 Empress Avenue	Contributing
13 Empress Avenue	Contributing
6 Empress Avenue	Contributing
8 Empress Avenue	Contributing
28 Napier Street	Contributing
13 Blackfriars Street	Contributing
14 Blackfriars Street	Contributing
9 Blackfriars Street	Contributing
10 Blackfriars Street	Contributing
13 Napier Street	Contributing
11 Napier Street	Contributing
9 Napier Street	Contributing
6 Napier Street	Non-Contributing
2 Cummings Avenue	Contributing
10 Cummings Avenue	Contributing
1 Carrothers Avenue	Contributing
2 Carrothers Avenue	Contributing
3 Leslie Street	Contributing
2 Leslie Street	Contributing
3 Cherry Street	Contributing
2 Cherry Street	Contributing
6 Cherry Street	Contributing
81 Wilson Avenue	Contributing
79 Wilson Avenue	Non-Contributing
5 Rogers Avenue	Contributing
1 Rogers Avenue	Contributing
2 Rogers Avenue	Contributing
4 Rogers Avenue	Contributing
6 Rogers Avenue	Contributing
8 Rogers Avenue	Contributing
10 Rogers Avenue	Contributing
12 Rogers Avenue	Contributing
57 Wilson Avenue	Contributing
51 Wilson Avenue	Contributing
49 Wilson Avenue	Contributing

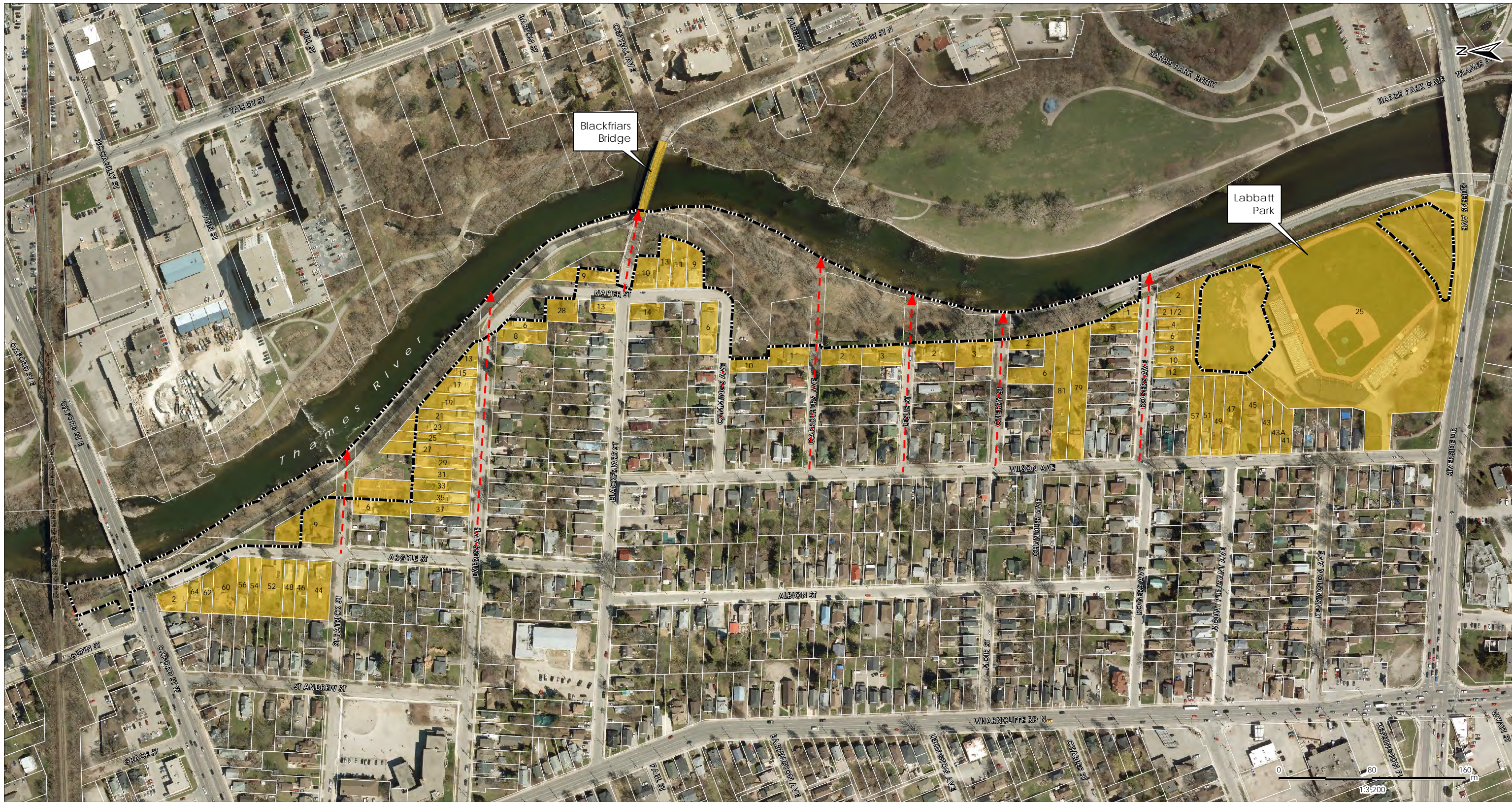


CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN

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Location/Municipal Address	HCD Property Status
47 Wilson Avenue	Contributing
45 Wilson Avenue	Contributing
43 Wilson Avenue	Contributing
41 Wilson Avenue	Contributing
25 Wilson Avenue (Labatt Park)	Contributing







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 Revised: 2015-06-23 By: kbuchanan

June 2015
 165630035



Legend

-  Study Area
-  Parcel

-  Viewsheds Identified with Heritage Attributes
-  Properties Identified with Heritage Attributes (with street address)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Imagery and base features used under license with the City of London, 2014.

Client/Project

Upper Thames River Conservation Authority
 West London Dyke
 Heritage Impact Assessment

Figure No.

4

Title

Identified Heritage Attributes
 Within or Abutting Study Area
 According to HCD Plan



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 Revised: 2015-06-23 By: kbuchanan



- Legend
- Study Area
 - Potential Heritage Resource
 - Parcel

- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Imagery and base features used under license with the City of London, 2014.

Client/Project
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Figure No.
 5
 Title
**Potential Heritage Resources
 Within or Abutting Study Area**




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4.3 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

Where a potential heritage resource was identified within the study area, an evaluation of the CHVI of the property was undertaken. As described in Section 2.4, each potential heritage resource was evaluated according to O. Reg. 9/06, the criteria for determining CHVI. In addition, each potential heritage resource was considered both as an individual structure and as part of a landscape. Where CHVI was identified, a structure or landscape was assigned a heritage resource number and the property was determined to contain a heritage resource. Detailed evaluations for each property are contained within Appendix A.

Following evaluation, 65 heritage resources were identified on properties within the study area (Figure 5). A summary of all properties assessed and corresponding CHR number, where appropriate, is provided in Table 3. The majority of heritage resources identified are built heritage resources categorized as residential structures.

Table 3 Determination of Cultural Heritage Value or Interest, According to Ontario Regulation 9/06

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
Railway Bridge north of Gunn Street and Oxford Street	Yes	1	Bridge: steel truss, abutments, earth embankment.	
Thames River from Oxford Street to approximately Blackfriars Street	Yes	2	River: association with the historical development of London and historically linked to its surroundings.	
2 Oxford Street West	Yes	3	Residence: cross gable, central gable window, yellow brick exterior, symmetrical in design.	

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
St. Patrick Street Viewshed	Yes	4	Viewshed: Clear unobstructed view of Thames River embankment, Thames River pedestrian pathway and east side of the Thames River in the distance.	
9 St. Patrick Street	Yes	5	Residence: one and one half storey, brick exterior, hipped roof, hipped dormer window. Relationship of residence to road and surrounding residences.	
6 St. Patrick Street	Yes	6	Residence: relationship of residence to road and surrounding residences.	
2 St. Patrick Street	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	
Empress Avenue Viewshed	Yes	7	Viewshed: Clear unobstructed view of Thames River embankment, Thames River pedestrian pathway and east side of the Thames River in the distance.	
37 Empress Avenue	Yes	8	Residence: one storey, front gable, hipped roof, front decorated gable. Relationship of residence to road and surrounding residences.	

CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
35 Empress Avenue	Yes	9	Residence: one and one half storey, hipped roof, brick exterior, hipped dormer window. Relationship of residence to road and surrounding residences.	
33 Empress Avenue	Yes	10	Residence: one storey, hipped pyramidal low pitched roof. Relationship of residence to road and surrounding residences.	
31 Empress Avenue	Yes	11	Residence: one storey, hipped roof, steeply pitched centre gable. Relationship of residence to road and surrounding residences.	
29 Empress Avenue	Yes	12	Residence: one and one half storey, steeply pitched gable window. Relationship of residence to road and surrounding residences.	
27 Empress Avenue	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	
25 Empress Avenue	Yes	13	Residence: one and one half storey, front gable, yellow brick exterior. Relationship of residence to road and surrounding residences.	

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
23 Empress Avenue	Yes	14	Residence: setback of the building is contextually linked with the road its surroundings. Relationship of residence to road and surrounding residences.	
21 Empress Avenue	Yes	15	Residence: one storey, hipped roof. Relationship of residence to road and surrounding residences.	
19 Empress Avenue	Yes	16	Residence: one storey, side gable roof, centre gable. Relationship of residence to road and surrounding residences.	
17 Empress Avenue	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	
15 Empress Avenue	Yes	17	Residence: setback of the residence is contextually linked with the road its surroundings. Relationship of residence to road and surrounding residences.	
13 Empress Avenue	Yes	18	Residence: one storey, hipped pyramidal roof. Relationship of residence to road and surrounding residences.	

CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN

Results





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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
8 Empress Avenue	Yes	19	Residence: one storey, hipped roof, symmetrical design. Relationship of residence to road and surrounding residences.	
6 Empress Avenue	Yes	20	Residence: one and one half storey, front gable, medium pitched roof. Relationship of residence to road and surrounding residences.	
28 Napier Street	Yes	21	Residence: one and one half storey, side gable, steep pitched centre gable window.	
9 Blackfriars Street	Yes	22	Residence: two storey, timber siding, front gable. Relationship of residence to road.	
Blackfirars Street Viewshed	Yes	23	Viewshed: Clear unobstructed view of the Blackfriars Street Bridge, as well as Thames River embankment on either side and the pedestrian pathway and east side of the Thames River in the distance.	
10 Blackfriars Street	Yes	24	Residence: one and one half storey, cross gable, brick exterior, pyramidal roof, centre gable window.	

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
13 Napier Street	Yes	25	Residence: two storey, hipped roof, three bay, centre gable window, paired roof brackets. Relationship of residence to road and surrounding residences.	
11 Napier Street	Yes	26	Residence: one storey, hipped roof, small centre gable. Relationship of residence to road and surrounding residences.	
9 Napier Street	Yes	27	Residence: one storey, cross gable, centre steep gable. Relationship of residence to road and surrounding residences.	
Blackfriars Street Bridge	Yes	28	<p>Bridge:</p> <ul style="list-style-type: none"> - prominent location spanning the Thames River providing a gateway between the downtown and former London West areas, of the City of London; - orientation to Ridout Street; - gentle curve that augments the bridge's narrow width, texture of the wooden deck and streamlined elegance of its bowed profile; - reinforced bowstring bridge construction, based on an 1870 prototype by the Wrought Iron Bridge Company; - wrought-iron construction including the low parabolic chord that tops the bridge; - unsupported length of 212 feet; - pin connections and lattice girders; and - timber deck beams. 	

CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
6 Napier Street	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	
2 Cummings Avenue	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	
10 Cummings Avenue	Yes	29	Residence: contextually linked to the road and its surroundings. Relationship of residence to road and surrounding residences.	
Carrothers Avenue Viewshed	Yes	30	Viewshed: View of dead-end street overlooking Thames River embankment and Thames River pedestrian pathway.	
1 Carrothers Avenue	Yes	31	Residence: one storey, side gable. Relationship of residence to road and surrounding residences.	
2 Carrothers Avenue	Yes	32	Residence: one and one half storey, side gable, brick exterior, gothic gable window. Relationship of residence to road and surrounding residences.	

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
Leslie Street Viewshed	Yes	33	Viewshed: View of dead-end street overlooking Thames River embankment and Thames River pedestrian pathway.	
3 Leslie Street	Yes	34	Residence: one and one half storey, front gable, pyramidal roof, fish scaling shingles, decorative gable. Relationship of residence to road and surrounding residences.	
2 Leslie Street	Yes	35	Residence: one and one half storey, side gable, yellow brick, projecting centre bay, front door with arched sidelights and half circled transom light. Relationship of residence to road and surrounding residences.	
Cherry Street Viewshed	Yes	36	Viewshed: View of dead-end street overlooking Thames River embankment and Thames River pedestrian pathway.	
3 Cherry Avenue	Yes	37	Residence: one and one half storey, yellow brick siding, decorative shingle siding, decorative gable. Relationship of residence to road and surrounding residences.	
2 Cherry Street	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
6 Cherry Street	Yes	38	Residence: one and one half storey, yellow brick, two gables, steep pitched roof. Relationship of residence to road and surrounding residences.	
81 Wilson Avenue	Yes	39	Residence: one and one half storey, side gable, brick structure, centre gable window, stone foundation.	
79 Wilson Avenue	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	
Rogers Avenue Viewshed	Yes	40	Viewshed: Clear unobstructed view of Thames River embankment, Thames River pedestrian pathway and east side of the Thames River with the downtown visible in the distance.	
1 Rogers Avenue	Yes	41	Residence: one and one half storey, front gable, brick structure, steep pitched roof. Relationship of residence to road and surrounding residences.	
2 Rogers Avenue	Yes	42	Residence: One and one half storey, brick structure, pyramidal roof. Relationship of residence to road and surrounding residences.	

CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN





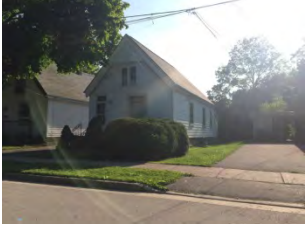

Results
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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
25 Wilson Avenue (Labatt Park)	Yes	43	Park: Placement of the field and clubhouse in relation to each other. Historical value in the continual use of the diamond in current position. Landmark along the Thames River corridor.	 
13 Blackfirars Street	Yes	44	Residence: setback of the building is contextually linked with the road its surroundings. Relationship of residence to road and surrounding residences.	
14 Napier Street	Yes	45	Residence: one storey, cross gable, steeply pitched centre gable. Relationship of residence to road and surrounding residences.	
64 Argyle Street	Yes	46	Residence: relationship of residence to road and surrounding residences.	
62 Argyle Street	Yes	47	Residence: one and one half storey, steep pitched gambrel roof. Relationship of residence to road and surrounding residences.	

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
60 Argyle Street	Yes	48	Residence: relationship of residence to road and surrounding residences.	
56 Argyle Street	Yes	49	Residence: relationship of residence to road and surrounding residences.	
54 Argyle Street	Yes	50	Residence: relationship of residence to road and surrounding residences.	
52 Argyle Street	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	
48 Argyle Street	Yes	51	Residence: one and one half storey, decorative wood shingles, decorative gable detailing.	
46 Argyle Street	Yes	52	Residence: one and one half storey, front gable, steep pitched roof, shed dormer window.	

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
44 Argyle Street	No	N/A	CHVI was not identified; therefore heritage attributes were not identified.	
5 Rogers Avenue	Yes	53	Residence: one and one half storey, multiple front gables, gabled dormer window. Relationship of residence to road and surrounding residences.	
4 Rogers Avenue	Yes	54	Residence: one and one half storey, front gable, hipped roof, yellow brick exterior, decorative wood shingles, gable detailing. Relationship of residence to road and surrounding residences.	
6 Rogers Avenue	Yes	55	Residence: Relationship of residence to road and surrounding residences.	
8 Rogers Avenue	Yes	56	Residence: one storey, brick exterior, gable window. Relationship of residence to road and surrounding residences.	
10 Rogers Avenue	Yes	57	Residence: one storey, hipped roof, front gable with detail, brick exterior. Relationship of residence to road and surrounding residences.	

CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN



Results

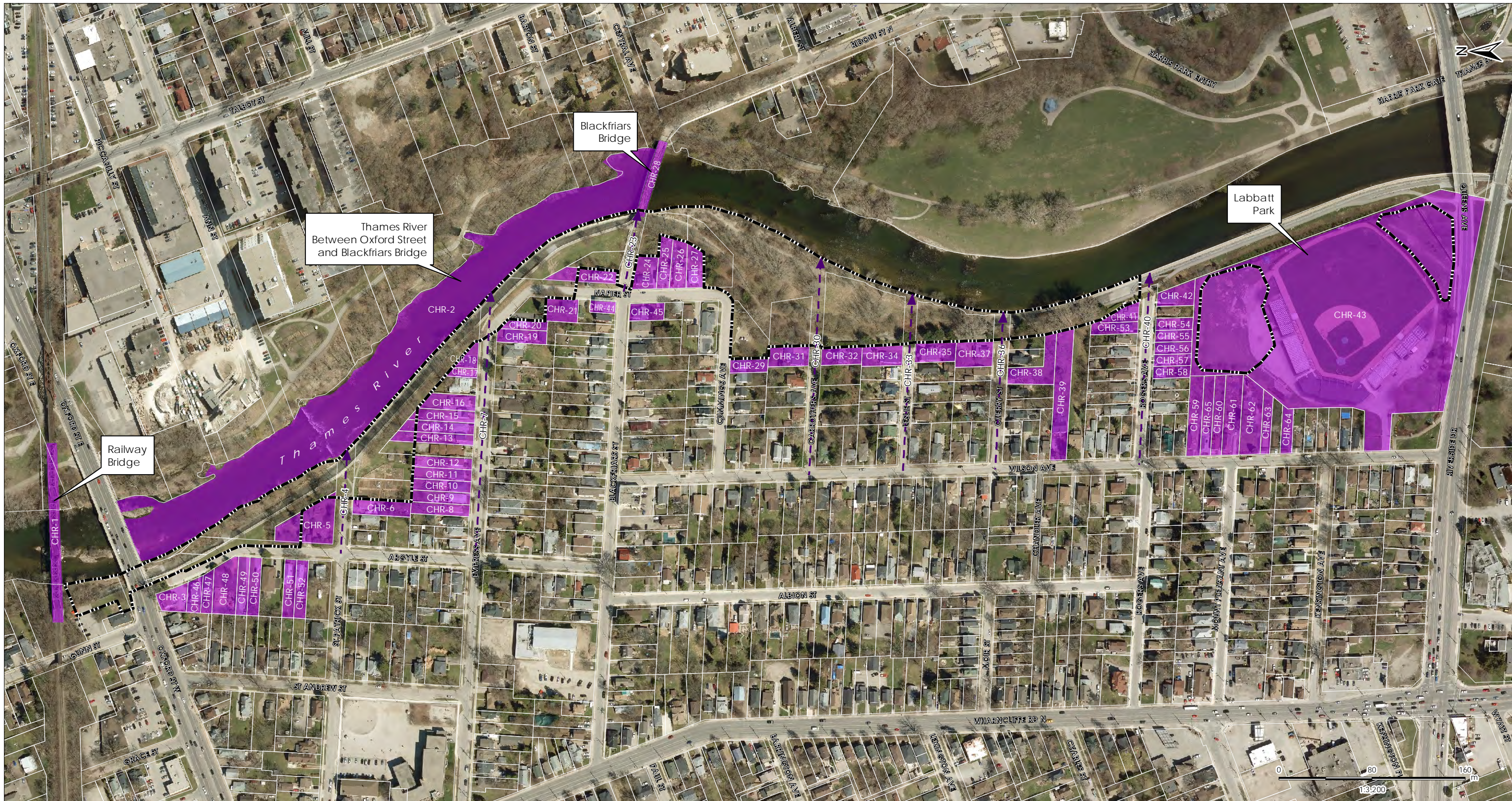
July 24, 2015

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
12 Rogers Avenue	Yes	58	Residence: Relationship of residence to road and surrounding residences.	
57 Wilson Avenue	Yes	59	Residence: one and one half storey, brick exterior, front gable, hipped roof, fish scaling shingles, decorative gable. Relationship of residence to road and surrounding residences.	
49 Wilson Avenue	Yes	60	Residence: one and one half storey, front gable, decorative gable and roof trim. Relationship of residence to road and surrounding residences.	
47 Wilson Avenue	Yes	61	Residence: one and one half storey, hipped roof, front gable window. Relationship of residence to road and surrounding residences.	
45 Wilson Avenue	Yes	62	Residence: one and one half storey, side gable, centre gable window, yellow brick exterior, symmetrical design.	
43 Wilson Avenue	Yes	63	Residence: one and one half storey, front gable, gambrel roof. Relationship of residence to road and surrounding residences.	

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Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
41 Wilson Avenue	Yes	64	Residence: two storey, brick exterior, low pitched hipped roof, shed dormer. Relationship of residence to road and surrounding residences.	
51 Wilson Avenue	Yes	65	Residence: one and one half storey, front gable, decorative gable and roof trim. Relationship of residence to road and surrounding residences.	



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- Legend**
- Study Area
 - Parcel
 - Identified Heritage Resource (with ID number)

Client/Project
 Upper Thames River Conservation Authority
 West London Dyke
 Heritage Impact Assessment

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Imagery and base features used under license with the City of London, 2014.

Figure No.
6

Title
Identified Heritage Resources

Recommendations
July 24, 2015

5.0 RECOMMENDATIONS

5.1 EVALUTION OF PREFERRED ALTERNATIVES

The information contained within this Report should be incorporated into the Environmental Study Report and the subsequent evaluation of design alternatives. The preferred approach selection and detailed design should consider heritage resources identified within this CHER and depicted in Figure 5.

5.2 ISOLATION AND BUFFER ZONES

Generally, heritage resources identified within this Report should be avoided during the proposed upgrades and extensions of municipal services. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, negative effects have been demonstrated on buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). Given the heritage attributes identified and the vicinity of potential Project activities, a 50 metre buffer should be established surrounding each of the heritage resources and all construction activity should be avoided within that area to prevent indirect impacts associated with vibrations, where feasible. Where this is not feasible, additional assessment is required as described in Section 5.3.

5.3 HERITAGE IMPACT ASSESSMENT

Where CHVI has been identified and proposed construction activity is positioned within the 50 metre buffer zone, additional assessment is required to determine the impacts of the upgrades and extension of municipal services on the heritage resources identified and the heritage attributes described. In addition, where viewsheds may be altered as a result of the Project, further assessment of the impacts to the heritage attributes identified for each viewshed is required. This analysis should be contained within a Heritage Impact Assessment (HIA). Where potential negative impacts to heritage attributes are identified, strategies should be prepared to mitigate the impacts on heritage resources.

The HIA represents the second phase of what is typically a three phase process. The present report represents Phase 1. The execution of the recommendations contained within the HIA represents Phase 3. When completed, the process will have identified heritage resources within the study area, assessed the impacts of the Project on the heritage resources, and mitigated any anticipated negative impacts. In general, Phase 2 could be undertaken during the detailed design phase of the Project and Phase 3 would be undertaken upon receipt of regulatory approval, generally prior to the project construction phase.

Recommendations

July 24, 2015

5.4 DEPOSIT COPIES

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material as well as with municipal and regional planning staff. Therefore, it is recommended that this report be deposited at the following location:

City of London Public Library

London Room

Central Library

251 Dundas Street

London, Ontario, N6A 6H9

CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN

Closure
July 24, 2015

6.0 CLOSURE

This report has been prepared for the sole benefit of the Upper Thames River Conservation Authority and 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
Heritage Consultant
Tel: (519) 575-4114
Fax: (519) 5794239
Meaghan.Rivard@Stantec.com

Colin Varley, MA
Associate, Senior Archaeologist
Tel: (613) 738-6087
Fax: (613) 722-2799
Colin.Varley@stantec.com

CULTURAL HERITAGE EVALUATION REPORT: WEST LONDON DYKE MASTER REPAIR PLAN

Sources

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7.0 SOURCES

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**APPENDIX A CULTURAL HERITAGE
RESOURCE/LANDSCAPE RECORD FORM**

Municipal Address:

Railway Bridge north of Gunn Street and Oxford Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Transportation

Associated Dates:

Late 19th century



Description:

The resource includes a steel truss railway bridge

The steel truss railway bridge provides rail transportation across the northern branch of the Thames River, just north of Oxford Street. The bridge is three spans in length and is supported by stone abutments in earth embankments. Vegetation including trees and shrubs are visible on both landings of the bridge.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of 19th century construction and design of steel truss bridges. Once popular but increasingly rare example of steel trestle railway bridge.

Historical or Associative Value:

Associated with the railway development and 19th century development of the city.

Contextual Value:

None identified.

Identified Heritage Attributes:

Bridge: steel truss, abutments, earth embankment.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/3/2015

Heritage Resource/Landscape Number:

CHR-1

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

Thames River from Oxford Street to approximately Blackfriars Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Cultural Landscape

Associated Dates:

N/A



Description:

The stream of the Thames River flows west through southwestern Ontario, crossing into the City of London where the north and south branches of the river meet.

The Thames River runs along the eastern border of the study area, pictured here on the Oxford Street West bridge looking southward. A concrete dyke runs along the western bank of the Thames River, while a naturalized side is visible on the eastern bank. Vegetation including trees, grass, and shrubs is visible on both banks of the river.

The Thames River is designated as a Canadian Heritage River.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

Associated with the City of London’s settlement, industrial, and recreational history.

Contextual Value:

The Thames River is physically, functionally, and historically linked to its surroundings.

Identified Heritage Attributes:

River: association with the historical development of London and historically linked to its surroundings.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/3/2015

Heritage Resource/Landscape Number:

CHR-2

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

2 Oxford Street West

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1880s



Description:

The property contains a residence.

The residence is a one and one half storey cross gable structure with a centre gable window. The residence has half yellow brick/half modern siding and sits on an undetermined foundation. The residence has a centre gable window with fish scaling shingles. On the front symmetrical façade of the residence, there is a front door with a circular awning that is placed in between two windows with green shutters. There are two large windows on the east side of the residence. At the rear of the residence is a front gable wing with multiple windows.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Gothic Revival residential design.

Historical or Associative Value:

None identified.

Contextual Value:

Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: cross gable, central gable window, yellow brick exterior, symmetrical in design.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/3/2015

Heritage Resource/Landscape Number:

CHR-3

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

St. Patrick Street Viewshed

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Viewshed

Associated Dates:

N/A



Description:

East view from St. Patrick Street of the Thames River corridor.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The viewshed is important in defining and maintaining the character of the area as well as its physical, functional, and historic links to the surrounding neighbourhood.

Identified Heritage Attributes:

Viewshed: Clear unobstructed view of Thames River embankment, Thames River pedestrian pathway, and east side of the Thames River in the distance.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/3/2015

Heritage Resource/Landscape Number:

CHR-4

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

9 St. Patrick Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1854 (Golder 2014a)



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a low hipped roof. The red brick residence sits on a concrete foundation. A hipped dormer window protrudes from the roof of the residence, facing St. Patrick Street. Two windows and a door are situated underneath a full width covered porch. The porch has half-brick walls and is supported by brick piers.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Ontario Cottage residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, brick exterior, hipped roof, hipped dormer window. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/3/2015

Heritage Resource/Landscape Number:

CHR-5

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

6 St. Patrick Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid to late 20th century



Description:

The property contains a residence.

The residence is a one and one half storey multi-front gable structure with modern siding that sits on a concrete foundation. The residence has a projecting front gable that contains an entry door facing west. Multiple modern windows are visible on the front façade.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of residence is contextually linked with its surroundings.

Identified Heritage Attributes:

Residence: Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/18/2015

Heritage Resource/Landscape Number:

CHR-6

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

2 St. Patrick Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Cultural Landscape

Associated Dates:

Undetermined



Description:

The property contains a community garden. A timber fence surrounds the garden.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
 Upper Thames River Conservation Authority and City of London
 Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
 165630035

Municipal Address:

Empress Avenue Viewshed

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Viewshed

Associated Dates:

N/A



Description:

East view from Empress Avenue of the Thames River corridor.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The viewshed is important in defining and maintaining the character of the area as well as its physical, functional, and historic links to the surrounding neighbourhood.

Identified Heritage Attributes:

Viewshed: Clear unobstructed view of Thames River embankment, Thames River pedestrian pathway, and east side of the Thames River in the distance.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-7

Client/Project
 Upper Thames River Conservation Authority and City of London
 Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
 165630035

Municipal Address:

37 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1860s



Description:

The property contains a residence.

The residence is a one storey structure with a hipped roof and a front gable window. The residence has modern siding and sits on a concrete foundation. On the front façade of the residence, there is a decorated front gable, a window and front door situated within an inset porch. A brick chimney stack is visible on the west side of the building.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of residence is contextually linked with its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, front gable, hipped roof, front decorated gable. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/3/2015

Heritage Resource/Landscape Number:

CHR-8

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

35 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1860s



Description:

The property contains a residence.

The residence is a one and one half storey hipped roof structure with a hipped dormer window. The residence has brick siding and sits on a concrete foundation. A full front covered wooden porch and concrete pillars are situated on the front façade of the building along with a front door and a single pane window. A brick chimney stack is present on the building's west façade.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Ontario Cottage residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, hipped roof, brick exterior, hipped dormer window. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/3/2015

Heritage Resource/Landscape Number:

CHR-9

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

33 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1860s



Description:

The property contains a residence.

The residence is a one storey structure with a hipped pyramidal low pitched roof. The residence has modern siding and sits on a rusticated concrete block foundation. A covered full width wooden porch that contains a front door and an offset window with three panes fronts the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Ontario Cottage residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, hipped pyramidal low pitched roof. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-10

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

31 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1860s



Description:

The property contains a residence.

The residence is a one storey hipped roof residence with a low pitched roof and steeply pitched centre gable. The residence has modern siding and sits on a concrete foundation. The front façade of the residence is symmetrical in design with two equal sized windows with dark shutters on either side of the centered front door. At the rear of the residence is a front gable addition with multiple windows.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Gothic Revival Ontario Cottage residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, hipped roof, steeply pitched centre gable. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-11

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

29 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880-1890s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a steep pitched roof. The residence has modern siding and sits on a concrete foundation. On the west façade of the residence is a gable containing a steeply pitched gable window. On the front façade there are two upper storey windows, one lower storey window and a door with sidelight.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century Gothic Revival residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, steeply pitched gable window. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-12

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

27 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid-20th century



Description:

The property contains a residence.

The residence is a two storey structure with a hipped pyramidal low pitched roof. The residence has brick siding on the lower half and stucco siding on the upper half. The residence sits on a concrete foundation. The residence has an attached single door garage. On the front façade of the residence are two large upper storey windows and a door with sidelights on the lower storey.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

25 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1874 (Golder 2014b)



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a medium pitched roof. The yellow brick siding residence sits on an undetermined foundation. The gabled roof has decorative bargeboard detailing. The front façade has two upper storey windows, two lower storey windows, and a door with transom light.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Unique example of materials and style used in late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, yellow brick exterior. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-13

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

23 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1860s



Description:

The property contains a residence.

The residence is a one storey cross gable structure on a T-plan with a low pitched hipped roof. A centre gable projects to serve as a covering for the front porch. On the front façade of the residence there is a door with one window on each side. The residence has modern siding and sits on a concrete foundation. Along the eastern side of the residence a door and two windows are visible.

A separate residence is located at the rear of the property. Based on fire insurance plans, the residence was built sometime between 1915 and 1922.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: setback of the building is contextually linked with the road and its surroundings. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-14

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

21 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1860s



Description:

The property contains a residence.

The residence is a one storey structure, symmetrical in design, with a low pitched hipped roof. The residence has modern siding and sits on a modern raised concrete foundation that has multiple basement windows.

On the front façade of the residence there is a modern door with a raised entry porch. On either side of the door is one window with simple white trim.

A one storey addition is attached to the rear of the original residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Ontario Cottage design.

Historical or Associative Value:

None identified.

Contextual Value:

The building is contextually linked with the road and its surroundings. Popular Ontario Cottage design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, hipped roof, symmetrical design. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-15

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

19 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1860s



Description:

The property contains a residence.

The residence is a one storey side gable structure with a medium pitched roof and centre gable. The residence has modern siding and sits on an undetermined foundation. On the symmetrical front façade, a window with dark shutters and a door sit underneath an awning. Multiple windows surround the residence. A brick chimney stack is visible on the west façade of the building and a wooden fence stretches east from the residence to the property line.

A one storey addition is attached to the rear of the original residence. Two outbuildings are situated at the rear of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Gothic Revival Cottage design.

Historical or Associative Value:

None identified.

Contextual Value:

The building is contextually linked with the road and its surroundings. Popular Gothic Revival Cottage design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, side gable roof, centre gable. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/5/2015

Heritage Resource/Landscape Number:

CHR-16

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

17 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Undetermined



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a shed roof. The residence has modern siding and sits on a concrete foundation. A side addition is attached to the west of the original residence. A covered porch with wood railings and pillars, along with a front door and large bay window, is situated on the front façade of the residence. The residence has a west sloping roofline that contains four sunroof windows. A window is visible on the upper storey of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

15 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1860s



Description:

The property contains a residence.

The residence is a one storey front gable structure with a medium pitched roof. The residence has modern siding and sits on a rusticated concrete block foundation. On the front façade of the residence, there are two paired windows with yellow shutters that sit underneath a full width covering. The pointed gable contains decorative finial detailing.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: setback of the residence is contextually linked with the road and its surroundings. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-17

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

13 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1860s



Description:

The property contains a residence.

The residence is a one storey structure with a low pitched hipped pyramidal roof. The residence has modern siding and sits on a concrete foundation. On the front façade of the residence, there is a window with three panes and a front door. Concrete steps lead up to the front door. Two windows are on the east side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Ontario Cottage design.

Historical or Associative Value:

None identified.

Contextual Value:

The building is contextually linked with the road and its surroundings. Popular Ontario Cottage design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, hipped pyramidal roof. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-18

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

8 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850s



Description:

The property contains a residence.

The residence is a one storey structure, symmetrical in design, with a low pitched hipped roof. The residence has brick siding and sits on an undetermined foundation. A front orange door sits underneath a small modern awning. Two windows with brick voussoirs are situated on either side of the front door. A modern addition with modern siding is situated at the rear of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Ontario Cottage design.

Historical or Associative Value:

None identified.

Contextual Value:

The building is contextually linked with the road and its surroundings. Popular Ontario Cottage design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, hipped roof, symmetrical design. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-19

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

6 Empress Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850-1860s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a medium pitched roof. The residence has modern siding and sits on a concrete foundation. A covered porch with a steel railing is situated on the front façade along with a single pane window, a smaller window and a front door. On the upper storey underneath a pointed gable is a small window and another small opening that is bordered. A chimney stack is visible on the east side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, medium pitched roof. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-20

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

28 Napier Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1860s



Description:

The property contains a residence.

The residence is a one and one half storey side gable structure with a medium pitched roof and a steep pitched centre gable window. The residence has brick siding and sits on an undetermined foundation. Front porch contains 10 modern windows and covers the front façade.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Gothic Revival residential design.

Historical or Associative Value:

None identified.

Contextual Value:

Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, side gable, steep pitched centre gable window.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-21

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

9 Blackfriars Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850 -60s (Golder 2014b)



Description:

The property contains a residence.

The residence is a two storey front gable structure with medium pitched hipped roof, with cedar shake shingles, and a centre gable attic window. The residence has timber siding and sits on a rusticated concrete block foundation. The residence has numerous windows: five on the east side and four on the front façade. A front door with wooden steps and railings is present on the front façade. A side entry is visible on the east side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century residential design.

Historical or Associative Value:

The residence is associated with Daniel Collins, who owned an ice business selling ice from the Thames River and was a prominent and influential member of the community. Collins constructed a community hall and was very active in local politics (Golder 2014b).

Contextual Value:

The building is contextually linked with the road and its surroundings. Design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: two storey, timber siding, front gable. Relationship of residence to road.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/4/2015

Heritage Resource/Landscape Number:

CHR-22

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

Blackfriars Street Viewshed

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Viewshed

Associated Dates:

N/A



Description:

East view from Blackfriars Street of the Thames River and the Blackfriars Street bridge.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The viewshed is important in defining and maintaining the character of the area as well as its physical, functional, and historic links to the surrounding neighbourhood.

Identified Heritage Attributes:

Viewshed: Clear unobstructed view of the Blackfriars Street Bridge, as well as Thames River embankment on either side and the pedestrian pathway and east side of the Thames River in the distance.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-23

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

10 Blackfriars Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1890 – 1920



Description:

The property contains a residence.

The pyramidal roof residence is a one and one half storey front gable structure with red brick exterior that sits on a rusticated concrete block foundation. A front covered porch with a wooden balustrade is supported by concrete stone pillars. Under the porch is a front door and window. A window with three panes is visible on the upper storey. A one storey modern addition with modern siding is attached to the original rear of the structure.

A centre gable window is present on the south side of the residence, facing Napier Street, along with multiple modern windows on the lower storey and basement. A brick chimney stack is visible on the south façade of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, cross gable, brick exterior, pyramidal roof, centre gable window.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/8/2015

Heritage Resource/Landscape Number:

CHR-24

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

13 Napier Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1873 (Golder 2014b)



Description:

The property contains a residence.

The three bay residence is a two storey structure with a hipped roof and steep centre window gable. The residence has a yellow brick exterior and sits on a stone foundation. The residence has wide eaves that are supported by paired roof brackets. The front façade has three upper storey windows, and two lower storey windows and a front door that are underneath a porch covering with a small centre gable. The porch covering is supported by decorated piers.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century Gothic Revival residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The building is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: two storey, hipped roof, three bay, centre gable window, paired roof brackets. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/5/2015

Heritage Resource/Landscape Number:

CHR-25

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

11 Napier Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850 – 1860s



Description:

The property contains a residence.

The residence is a one storey structure with a low pitched hipped roof. The residence has brick siding and sits on a stone foundation. The front wooden porch has an extended covering with a small centre gable. On the front façade of the residence, there is a front door positioned in between two windows.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Ontario Cottage residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, hipped roof, small centre gable. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/8/2015

Heritage Resource/Landscape Number:

CHR-26

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

9 Napier Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1850 – 1860s



Description:

The property contains a residence.

The residence is a one storey cross gable structure, with low pitched roof and a steep centre gable. The side gable front portion of the residence, symmetrical in design, has a front door and a window on either side. The rear front gable portion of the house has a window on each side. The residence has modern siding and sits on a rusticated concrete block foundation.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Gothic Revival Ontario Cottage residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, cross gable, centre steep gable. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/8/2015

Heritage Resource/Landscape Number:

CHR-27

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

Blackfriars Street Bridge

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Transportation

Associated Dates:

1875



Description:

The Blackfriars Street Bridge is a single span reinforced wrought-iron bowstring bridge that connects Blackfriars Street from the western bank of the Thames River to Ridout Street north at the eastern bank of the Thames River. It is designated under Part IV of the *Ontario Heritage Act* and is the oldest remaining of its kind.

The curved bowstring bridge is undergoing review to determine future uses due to substantial structural improvements required. The bridge has a narrow wooden deck and is constructed of wrought-iron painted light green. The central structure and surrounding chain-link fence has been erected to prohibit vehicular traffic but maintain pedestrian access.

The below description is taken verbatim from the Canadian Register of Historic Places (<http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=10079>), based on the City of London By-Law L. S. P. 3140-106.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The Blackfriars Bridge is a fine example of bowstring construction and one of the few such bridges still standing, in Canada. It was designed and fabricated to an American prototype that was first patented by the Wrought Iron Bridge Company of Ohio, in 1870. Wrought iron was chosen because of its excellent qualities of strength, malleability and resistance to corrosion. A low parabolic chord tops the bridge and gives it a sense of floating above the river, as it extends over the Thames River, for an unsupported 212 feet. Other distinctive features of this style of bridge construction include; the pin connections, the timber decking and the lattice girders.

Historical or Associative Value:

Formerly the principle [sic] link between the City of London and its hinterland, the Blackfriars Bridge was the first iron bridge, in London, to span the Thames River. Constructed, in 1875, under the supervision of local contractor Isaac Crouse, it replaced the last of several wooden bridges that had spanned the river, at this location, since 1826. None of these bridges could withstand the severe spring flooding. By 1889, all wooden bridges, in London, were replaced with iron structures and only the Blackfriars Bridge remains.

Contextual Value:

The Blackfriars Bridge is a landmark, in the City of London, and has been a source of inspiration to local artists, writers, photographers, and historians for many years. The gentle curve of Ridout Street onto the east side entrance of the bridge augments the experimental qualities inherent in the structure, including its narrow width, the texture of the wooden deck and the streamlined elegance of its bowed profile. These characteristics and the steep, well-treed riverbanks and parkland create a rural feel in this downtown location.

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Title
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Identified Heritage Attributes:

- prominent location spanning the Thames River providing a gateway between the downtown and former West London areas, of the City of London
- orientation to Ridout Street
- gentle curve that augments the bridge's narrow width, texture of the wooden deck and streamlined elegance of its bowed profile
- reinforced bowstring bridge construction, based on an 1870 prototype by the Wrought Iron Bridge Company
- wrought-iron construction including the low parabolic chord that tops the bridge
- unsupported length of 212 feet
- pin connections and lattice girders
- timber deck beams

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/8/2015

Heritage Resource/Landscape Number:
CHR-28

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Title
Cultural Heritage Resource/Landscape Record Form



Municipal Address:

6 Napier Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid to late 20th century



Description:

The property contains a residence.

The residence is a modern one storey cross gable structure with modern red modern siding that sits on a concrete foundation. Modern windows, including a large bay window on the front façade, are visible on the south and east sides of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/9/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
Upper Thames River Conservation Authority and City of London
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Municipal Address:

2 Cummings Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Recreation

Associated Dates:

Mid to late 20th century



Description:

The property contains a park.

The park has a modern play structure within a circular sandpit. Two wooden benches are situated around the sandpit. There is a trail on the eastern portion of the property that runs along the western bank of the Thames River.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/11/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
 Upper Thames River Conservation Authority and City of London
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 165630035

Municipal Address:

10 Cummings Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid-20th century



Description:

The property contains a residence.

The residence is a one storey cross gable structure with a low pitched roof. The residence sits on a concrete foundation and has modern siding. On the front façade of the residence, there are two windows (one modern) and a door underneath a flat green awning. A chimney stack is visible on the east side of the residence.

A carport is situated on the west side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: contextually linked to the road and its surroundings. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/11/2015

Heritage Resource/Landscape Number:

CHR-29

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

Carrothers Avenue Viewshed

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Viewshed

Associated Dates:

N/A



Description:

East view from Carrothers Avenue of the Thames River corridor.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The viewshed is important in defining and maintaining the character of the area as well as its physical, functional, and historic links to the surrounding neighbourhood.

Identified Heritage Attributes:

Viewshed: view of dead-end street overlooking Thames River embankment and Thames River pedestrian pathway.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 7/6/2015

Heritage Resource/Landscape Number:

CHR-30

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

1 Carrothers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1870 – 1890s



Description:

The property contains a residence.

The residence is a one storey side gabled structure with modern siding that sits on a concrete foundation. The side gable residence faces away from the road towards the west. A small covered porch with door is situated between two bay windows. On the front façade, facing the road, there are two windows with black shutters and a smaller window underneath a simple decorative gable.

An attached double car garage with a single door entrance is situated at the rear of the residence. The garage addition forms an L-shape with the original residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings.

Identified Heritage Attributes:

Residence: one storey, side gable. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-31

Client/Project
Upper Thames River Conservation Authority and City of London
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165630035

Municipal Address:

2 Carrothers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1870s (Golder 2014b)



Description:

The property contains a residence.

The residence is a one and one half storey, side gable, three bay structure with brick exterior that sits on a concrete foundation. On the front façade, there is a pointed window underneath a gothic style gable with decorative bargeboard on the upper storey. On the lower storey, there is a front door with sidelights underneath a small covered gable with one window on each side. On the east façade of the residence, there is a lower storey bay window with paired decorative brackets and two windows on the upper storey. All windows have red trim and simple decorative brick voussoirs.

A modern two storey addition is situated at the rear of the residence. West of the residence, a wooden fence runs along the property.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century Georgian residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, side gable, brick exterior, gothic gable window. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-32

Client/Project
Upper Thames River Conservation Authority and City of London
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July 2015
165630035

Municipal Address:

Leslie Street Viewshed

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Viewshed

Associated Dates:

N/A



Description:

East view from Leslie Street of Thames River corridor.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The view from the street is contextually linked to the Thames River corridor.

Identified Heritage Attributes:

Viewshed: view of dead-end street overlooking Thames River embankment and Thames River pedestrian pathway.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-33

Client/Project
 Upper Thames River Conservation Authority and City of London
 Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
 165630035

Municipal Address:

3 Leslie Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1870 – 1880s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a medium pitched pyramidal roof. The residence has modern siding and sits on a rusticated concrete block foundation. On the front façade, there is a small inset porch with front door, a lower storey window with dark shutters and a small upper storey window surrounded by fish scaling shingles that sits underneath a detailed gable. On the east façade are situated two windows with dark shutters as well as a modern sunroom addition that sits on a concrete foundation. On the west façade, there are two windows with dark shutters. A brick chimney stack is visible and appears to be in the centre of the residence.

A detached two bay door garage is situated at the rear of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, pyramidal roof, fish scaling shingles, decorative gable.
Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-34

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

2 Leslie Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1870s (Golder 2014b)



Description:

The property contains a residence

The residence is a one and one half storey, symmetrical in design, side gable, three bay yellow brick structure that sits on an undetermined foundation. The residence has a projecting centre bay with an upper storey arched window underneath a gothic style gable and a front door. The front door has arched sidelights and transom light. On the front façade, there are two windows with green shutters. On each end of the residence, there is a window on the upper storey. All windows have simple decorative brick voussoirs. The steep pitched roof has two added sun roofs.

A front gable addition is attached to the rear of the original residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century Italianate residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, side gable, yellow brick, projecting centre bay, front door with arched sidelights and half circled transom light. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-35

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

Cherry Street Viewshed

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Viewshed

Associated Dates:

N/A



Description:

East view from Cherry Street of the Thames River corridor.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The viewshed is important in defining and maintaining the character of the area as well as its physical, functional, and historic links to the surrounding neighbourhood.

Identified Heritage Attributes:

Viewshed: view of dead-end street overlooking Thames River embankment and Thames River pedestrian pathway.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-36

Client/Project
 Upper Thames River Conservation Authority and City of London
 Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
 165630035

Municipal Address:

3 Cherry Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a steep pitched roof. The residence has yellow brick siding on the lower storey and textured decorative shingles on the upper storey. The residence sits on an undetermined foundation.

On the front façade on the lower storey, there is a red door in the middle of two windows with brick voussoirs. On the upper storey, there is a window with decorative brackets that sits underneath a pointed detailed gable with decorative trim.

A modern one and one half storey addition with modern siding is attached to the rear of the original residence. A large wooden deck, with access from the second storey of the modern addition, is situated on the east side of the residence. A detached garage with one bay door and one side door is situated at the rear of the modern addition.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of materials used in late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of residence is contextually linked with its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, yellow brick siding, decorative shingle siding, decorative gable. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-37

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

2 Cherry Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

N/A

Associated Dates:

N/A



Description:

The property contains an empty lot.

The pictured outbuilding is not within the property boundary.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
 Upper Thames River Conservation Authority and City of
 London
 Cultural Heritage Evaluation Report: West London Dyke
 Master Repair Plan

July 2015
 165630035

Municipal Address:

6 Cherry Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey front gable yellow brick structure with a steep pitched roof that sits on a rusticated concrete block foundation. A covered front porch wraps around the southwest corner of the residence. The porch is supported by columns that sit on rusticated concrete blocks. On the front façade of the lower storey there is one window, a front door and a small window. On the upper storey there is one window and a small attic window. All of the windows have brick voussoirs. On the east side of the residence, there is a small hipped dormer window while on the west side of the residence, there is a projecting two storey gable with three windows.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative example of materials and style used in late 19th century residential design

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, yellow brick, two gables, steep pitched roof. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-38

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

81 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1860s



Description:

The property contains a residence.

The residence is a one and one half storey, symmetrical in design, side gable, three bay residence. The residence has brick exterior and a steep pitched roof and sits on a stone foundation. On the front façade, there is a steep pitched centre gable window. On the lower storey, there is a front door with transom and sidelights. All windows have simple brick voussoirs.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Gothic Revival residential design.

Historical or Associative Value:

The house was built by Alexander Leslie, who purchased 20 acres of land from John Kent in 1863 which he later subdivided to form Leslie Street, Cherry Street, and Rogers Avenue. Alexander Leslie was a prominent nursery and market gardener (Golder 2014b).

Contextual Value:

Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, side gable, brick structure, centre gable window, stone foundation.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-39

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

79 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid to late 20th century



Description:

The property contains a residence.

The residence is a two storey, side gable structure with a hipped roof. The residence has both brick and modern siding and sits on a concrete foundation. On the lower storey of the front façade, there are multiple windows varying in size. The front door is placed within an inset porch. On the upper storey, there is a separate gable with numerous windows. A chimney stack is situated roughly in the centre of the residence. A modern addition to the original appears to be attached at the rear.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

Rogers Avenue Viewshed

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Viewshed

Associated Dates:

N/A



Description:

East view from Rogers Avenue of the Thames River corridor.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The viewshed is important in defining and maintaining the character of the area as well as its physical, functional, and historic links to the surrounding neighbourhood.

Identified Heritage Attributes:

Viewshed: Clear unobstructed view of Thames River embankment, Thames River pedestrian pathway and east side of the Thames River with the downtown visible in the distance.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-40

Client/Project
 Upper Thames River Conservation Authority and City of London
 Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
 165630035

Municipal Address:

1 Rogers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a steep pitched roof and white painted brick siding. The residence sits on a brick foundation. On the front façade, there is an upper floor window under the pointed gable, two lower storey windows, and a front door. The windows have dark coloured trim and shutters. The residence has a small front porch with aluminum railings and concrete steps. There is a modern one storey addition with a window attached to the west side of the residence. A fence with concrete supports and iron railings is situated on the front of the property.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, brick structure, steep pitched roof. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-41

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

2 Rogers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey structure with a pyramidal hipped roof with a hipped dormer. The brick residence sits on a rusticated concrete block foundation. A front covered porch with white wooden railings and wooden steps, two windows, and a front door are situated along the front façade of the residence. On the west side of the residence, there are two windows along with three basement windows. A chimney stack is visible on the east side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century Ontario Cottage residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, brick structure, pyramidal roof. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-42

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

25 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Recreational

Associated Dates:

Late 19th century

Description:

The property contains a baseball diamond and multiple outbuildings including a clubhouse and a multi-purpose storage facility. The park contains 8.7 acres of land and includes an all-natural grass field surrounded by 5,200 seats of stadium seating.

The clubhouse is a one storey side gable lumber building with a low pitched hipped roof. On the front façade, there are two doors and two rectangular windows.

The park is designated under Part IV of the *Ontario Heritage Act*. The below description is taken verbatim from the City of London By-Law L. S. P. 3237 (a)-319.



Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The existing white-frame, cottage-style clubhouse (*circa*1937) is one of the few clubhouses of its type, remaining in the region. Its exterior remains largely unaltered. Originally, both the teams and umpires used it as a changeroom.

Historical or Associative Value:

Labatt Park is London’s oldest sporting facility and is believed to be the oldest baseball grounds in continuous use (*in situ*) in North America, and hence, the world. In 1877, W. J. Reid bought a swampy river flat in London West, drained and laid out a baseball diamond and grandstand, and named it Tecumseh Park. London’s earliest professional baseball team, the Tecumsehs, were founding members of the International League and won the championship in 1877. Oil baron J. J. Englehart was the primary financial backer of the Tecumsehs and also owned a hotel of the same name. In 1892, W. J. Reid constructed a third of a mile brick dust bicycle track and many professional and amateur bicycle races were held. Former Mayor George Wenige frequently raced on the bicycle track. London’s first moving picture was shown at Tecumseh Park in 1895. In 1932, it was the site of a huge civic reception for “Silent Sandy” Sommerville, the first Canadian golfer to win the U.S. amateur title. Over the years, the park has been used for football games, university and collegiate sports meets, political rallies, boxing programs and winter ice-skating. London won the pennant of the Michigan-Ontario Baseball League in 1920, 1921 and 1922. The Labatt family bought the park in 1936 and donated it and \$10,000 for improvements to the City of London resulting in the name change to Labatt Park.

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Upper Thames River Conservation Authority and City of London
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The flood of 1937 swept away the original grandstand and outbuildings, which were replaced with the existing frame team clubhouse. The London Army team won the Canadian Sandlot Congress title in 1943 and 1944. On September 29, 1948, the London Majors won the World Sandlot title over the Fort Wayne Generals, with the fielder Russ Evon ("Ruthless Russell" or "Russell the Muscle") and catcher Jack Fairs. The London Majors continue on in the Inter-County League as the longest-serving tenant of Labatt Park. The Class AA London Tigers, an affiliate of the Detroit Tigers, played here from 1989 to 1993 and won the Eastern League championship in 1990. In 1990, the park won the "Beam Clay Award" as the best natural grass ballpark in North America.

Over the years, many famous sports personalities have changed there, including Connic Mack in 1943, Hall of Famer Fergie Jenkins in 1984/85 and Oscar "Lefty" Judd. The current London Majors continue to use the old team clubhouse and it remains a significant landmark structure to London's rich sports history.

Contextual Value:

None identified.

Note: When Labatt Park was designated under the *Ontario Heritage Act*, contextual value was not considered in the evaluation of significance. Therefore, the reasons for designation provided verbatim from the City's by-law do not address contextual value as it was not a requirement at the time. However, it should be noted that Labatt Park is physically, functionally, visually and historically linked to its surrounds. In addition, it is a local and national landmark.

Identified Heritage Attributes:

Park: placement of the field and clubhouse in relation to each other. Historical value in the continual use of the diamond in current position. Landmark along the Thames River corridor.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-43

Client/Project
Upper Thames River Conservation Authority and City of
London
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Title
Cultural Heritage Resource/Landscape Record Form

Municipal Address:

13 Blackfirars Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Early 21st century



Description:

The property contains a multi-residential building.

The multi-residential building is a modern two storey, hipped roof, red brick structure that sits on a concrete foundation. Two modern doors and multiple windows surround the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings.

Identified Heritage Attributes:

Residence: setback of the building is contextually linked with the road and its surroundings. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/18/2015

Heritage Resource/Landscape Number:

CHR-44

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

14 Napier Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

c1869 (Golder 2014b)



Description:

The property contains a residence.

The residence is a one storey cross gable structure with a low pitched hipped roof with a steeply pitched centre gable. The residence has modern siding and sits on a concrete foundation. The facade that faces Blackfriars Street has two windows with dark shutters and a visible outline of where a door was once located, but is now bordered in siding.

On the cross side gable, facing Napier Street, is an inset porch with a door and two windows. At the rear of the residence is a detached single door garage with a side door and two windows. A wooden fence encircles the backyard of the property.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of mid-19th century Gothic Revival Ontario Cottage residential design.

Historical or Associative Value:

The house was built for William Donoughy c. 1869. Donoughy was likely responsible for the construction of numerous residences throughout the neighbourhood during the mid-19th century (Golder 2014b).

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, cross gable, steeply pitched centre gable. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/15/2015

Heritage Resource/Landscape Number:

CHR-45

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

64 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid-20th century



Description:

The property contains a residence.

The residence is a one and one half storey side gable structure with a medium pitched roof. A shed dormer window with three panes protrudes from the roof, facing Argyle Street. The residence has modern siding and sits on a rusticated concrete block foundation. On the front façade, there is a four pane bay window and an inset porch with a door and two small windows. A brick chimney stack is visible on the north side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings.

Identified Heritage Attributes:

Residence: Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 7/15/2015

Heritage Resource/Landscape Number:

CHR-46

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035



Municipal Address:

62 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Early 20th century



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a steep pitched gambrel roof. The residence sits on a rusticated concrete block foundation and has brick exterior on the lower storey and modern siding on the upper storey. On the front façade of the upper storey are two windows and one small attic window. On the lower storey underneath a covered porch that is supported by brick columns is a three pane window and a front door.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of early 20th century Edwardian residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings.

Identified Heritage Attributes:

Residence: one and one half storey, steep pitched gambrel roof. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 7/16/2015

Heritage Resource/Landscape Number:

CHR-47

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

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165630035

Municipal Address:

60 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid-20th century



Description:

The property contains a residence.

The residence is a one storey cross gable structure with a low pitched red shingle hipped roof. The residence has timber siding and sits on an undetermined foundation. On the front façade of the front gable, there are multiple modern windows.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The residence is contextually linked with its surroundings.

Identified Heritage Attributes:

Residence: Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-48

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

56 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Undetermined



Description:

The property contains a residence.

The residence is a one storey side gable structure with a low pitched roof, light blue and white modern siding that sits on an undetermined foundation. There is a lower projecting separate gable with three large pane windows with white shutters at the front of the residence. A cement chimney stack is on the south side of the residence. A deck with wooden railings and steps is attached to the south side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The residence is contextually linked with its surroundings.

Identified Heritage Attributes:

Residence: Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-49

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

54 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Undetermined



Description:

The property contains a residence.

The residence is a one storey front gable structure with a low pitched roof and modern siding that sits on an undetermined foundation. On the front façade, there is a door and a large pane window that sits underneath a covered front gable porch that has wood railings and concrete steps. A wall dormer is visible on the north side of the residence. A small steel chimney stack can be seen at the rear of the residence. Attached to the south of the residence is a tall wooden fence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The residence is contextually linked with its surroundings.

Identified Heritage Attributes:

Residence: Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-50

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

52 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid to late 20th century



Description:

The property contains a residence.

The residence is a one and one half storey structure with a hipped roof and a front gable that sits on a concrete foundation. The majority of the house has brick exterior, with some portions with modern siding. On the front façade there is a bay window with three panes with modern trim and base. Modern siding also appears around the front door of the residence. A small carport is attached to the south side of the residence where a brick chimney stack is also visible.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
Upper Thames River Conservation Authority and City of London
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July 2015
165630035

Municipal Address:

48 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Early 20th century



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a steep pitched roof and modern siding that sits on a rusticated concrete block foundation. On the front façade of the upper storey, decorative wooden shingles are visible around a large window along with intricate gable detailing supported by heavy brackets. On the lower storey, there is a door with a transom light and a large window. The windows and door have green trim. A concrete block chimney stack is visible on the south side of the residence. On the north side of the residence are three windows. At the rear of the residence there is a modern one storey addition with modern siding.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of early 20th century residential design characteristic of Edwardian Classicism.

Historical or Associative Value:

None identified.

Contextual Value:

Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, decorative wood shingles, decorative gable detailing.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-51

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

46 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Early 20th century



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a steep pitched roof and modern siding that sits on a concrete foundation. On the front façade there is one upper storey window and one window and door on the lower storey. A shed dormer window is present on the south side of the residence along with two windows on the lower storey and two small basement windows. The front porch has wood railings and concrete steps. A brick chimney stack is visible near the rear of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Early 20th century residential design characteristic of Edwardian Classicism.

Historical or Associative Value:

None identified.

Contextual Value:

Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, steep pitched roof, shed dormer window.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-52

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

44 Argyle Street

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Mid-20th century



Description:

The property contains a residence.

The residence is a one and one half storey front gable residence with modern siding that sits on a concrete foundation. On the upper storey of the front façade, a window sits underneath the gable, while a door with windows on either side are underneath a covered porch. Hipped dormers extend the full length of the residence, along both sides of the front gable roof. On the north side, the residence has a side door with a covered porch.

A detached single bay garage is situated north of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

None identified.

Identified Heritage Attributes:

None identified.

Identification of CHVI: No

Completed by (name): JS

Date Completed: 6/18/2015

Heritage Resource/Landscape Number:

N/A

Client/Project
Upper Thames River Conservation Authority and City of London
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July 2015
165630035

Municipal Address:

5 Rogers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a steep pitched roof and modern siding that sits on a rusticated concrete block foundation. A projecting front gable acts as a covering for the front porch. A three pane bay window is visible on the front façade on the lower storey. On the west side of the residence there is a projecting bay window with white shutters, two lower storey windows and a gabled dormer window.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Good example of style used in late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, multiple front gables, gabled dormer window. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 7/16/2015

Heritage Resource/Landscape Number:

CHR-53

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

4 Rogers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a low pitched hipped roof and a front gable. The residence has yellow brick siding and sits on a rusticated concrete block foundation.

On the front façade of the upper storey, decorative wooden shingles are visible around paired windows along with intricate gable detailing. The front porch with wooden railings sits underneath a covering that is supported by wooden piers. A window with a segmental half circle with green shutters and a door with a transom light are on the front façade of the residence. A brick chimney stack is visible near the rear of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Unique example of materials and decorative details used in late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, hipped roof, yellow brick exterior, decorative wood shingles, gable detailing. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-54

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

6 Rogers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a two and one half storey front gable structure with a steep pitched roof with brick siding on the lower half and modern siding on the upper half. The residence sits on a rusticated concrete block foundation. On the front façade, there are two upper storey windows and one window with three panes on the lower storey. The residence has an inset porch with intricate detailing and rounded spindle work. A front door with transom light and a separate small window sit within the porch.

The upper storey of the residence appears to be an addition to the original residence. On the upper storey addition, two shed dormers with windows protrude from the roof, facing west.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings.

Identified Heritage Attributes:

Residence: Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-55

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

8 Rogers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one storey front gable structure with a medium pitched roof with modern and white painted brick siding. The residence sits on a rusticated concrete block foundation. On the front façade, there is a small upper storey window surrounded by modern siding within a pediment gable. There is a bay window with three panes with a simple decorative brick voussoir. An inset porch with wooden steps and railings leads to a front door which has a transom light. On the east side of the residence, there are two large windows and one small window. On the west side of the residence, there are three large windows. A modern one storey addition is attached at the rear of the original residence. A chimney stack is visible near the middle of the residence on the west side.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, brick exterior, gable window. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-56

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

10 Rogers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one storey front gable structure with a medium pitched hipped roof and a front gable. The residence has modern and white painted brick siding and sits on a rusticated concrete block foundation. The residence has a front gable that is surrounded by modern siding. On the front façade, there are two windows and a front door. A wooden deck is situated in front of the residence. On the west side of the residence, there are two windows while on the east side there are two smaller windows. A modern one storey addition is attached to the rear of the original residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one storey, hipped roof, front gable with detail, brick exterior. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/18/2015

Heritage Resource/Landscape Number:

CHR-57

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

12 Rogers Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey side gable structure with a steep pitched roof that sits on a rusticated concrete block foundation. The residence has both modern and brick siding.

On the front façade, there is a window, front door and a projecting bay window with three panes. A large shed centre dormer with a window, with an extension on the west end, faces the street. A brick chimney stack is visible on the west side of the residence while three windows are visible on the east side.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-58

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

57 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a medium pitched hipped roof. The residence sits on a rusticated concrete block foundation.

On the front façade, there is a small upper storey window surrounded by fish scaling shingles that sits underneath a decorative gable. On the front façade, there is a window with a segmental half circle and a front door positioned within an inset porch.

Modern additional double shed dormers with two windows protrude from the south side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, brick exterior, front gable, hipped roof, fish scaling shingles, decorative gable.
Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-59

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

49 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Early 20th century



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a steep pitched roof and modern siding that sits on a concrete foundation.

The front façade has one upper storey window, one lower storey window, and a door with transom light. A simple decorative gable with decorative trim is visible along the gabled roof. A modern addition shed dormer window protrudes from the roof, facing north. The residence has two windows on each of its north and south sides. A simple wooden porch leads to the front door.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative example of materials and style used in early 20th century residential design characteristic of Edwardian Classicism.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, decorative gable and roof trim. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-60

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

47 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a moderate pitched hipped roof with a steep front gable window. The stucco cladding residence sits on a rusticated concrete block foundation.

On the front façade of the residence, a window and door are situated underneath a covered porch that is supported by concrete piers. A shed dormer with windows, that is nearly the length of the entire residence, protrudes from the south roof side of the building. Near the rear of the residence stands a brick chimney stack. A modern one storey addition is attached at the rear of the original residence. A detached single car garage is situated at the rear of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of materials and style used in late 19th century residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the residence is contextually linked with the road and its surroundings. Design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, hipped roof, front gable window. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-61

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

45 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

1880s



Description:

The property contains a residence.

The residence is a one and one half storey side gable structure with a low pitched hipped roof. The yellow brick residence sits on an undetermined foundation. The residence has a centre gable window with decorative finial detail. On the front façade with symmetrical design there is a door and one window on either side. Shed dormers, presumably with windows, are visible.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of late 19th century Gothic Revival Ontario Cottage residential design.

Historical or Associative Value:

None identified.

Contextual Value: Popular design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, side gable, centre gable window, yellow brick exterior, symmetrical design.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-62

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

43 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Early 20th century



Description:

The property contains a residence.

The residence is a one and one half storey front gable structure with a gambrel steep pitched overhanging roof. The residence has brick siding along the sides and modern siding on the front façade. On the front façade of the upper storey, there are two windows with red shutters. A covered and enclosed porch with multiple windows and front door with sidelights is situated at the front of the residence. A brick chimney stack is visible near the rear of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of early 20th century Edwardian residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road. Design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, gambrel roof. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-63

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

41 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Early 20th century



Description:

The property contains a residence.

The residence is a two storey front gable structure with a low pitched hipped roof with wide eaves. The brick residence sits on a concrete foundation. A hipped dormer is visible on the roof of the residence. On the front façade there are two upper storey windows. A large window and door sit underneath a full width covered porch that is supported by brick columns. On the south side of the residence is a door, one upper storey window and two lower storey windows. A brick chimney stack is visible on the north side of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative of early 20th century Edwardian residential design.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of the building is contextually linked with the road and its surroundings. Design and date of construction support the urban character of the area.

Identified Heritage Attributes:

Residence: two storey, brick exterior, low pitched hipped roof, shed dormer. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 6/16/2015

Heritage Resource/Landscape Number:

CHR-64

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035

Municipal Address:

51 Wilson Avenue

Former Township or County:

London Township

Municipality:

City of London

Resource Type:

Residence

Associated Dates:

Early 20th century



Description:

The property contains a residence and an outbuilding.

The residence is a one and one half storey front gable structure with a steep pitched roof and modern siding that sits on a concrete foundation. An upper storey window with white trim sits underneath the pointed front gable. A window and door are visible underneath a full width covered porch that has half-timber walls and is supported by wooden piers. On the south side of the residence, there are three windows and one small window. Two windows are present on the north side of the residence. Attached to the rear of the residence is a one storey addition with a sloped roof.

A small outbuilding is situated at the rear of the residence.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

Representative example of materials and style used in early 20th century residential design characteristic of Edwardian Classicism.

Historical or Associative Value:

None identified.

Contextual Value:

The setback of building is contextually linked with the road and its surroundings. Date of construction supports the urban character of the area.

Identified Heritage Attributes:

Residence: one and one half storey, front gable, decorative gable and roof trim. Relationship of residence to road and surrounding residences.

Identification of CHVI: Yes

Completed by (name): JS

Date Completed: 7/16/2015

Heritage Resource/Landscape Number:

CHR-65

Client/Project
Upper Thames River Conservation Authority and City of London
Cultural Heritage Evaluation Report: West London Dyke Master Repair Plan

July 2015
165630035