



**Heritage Impact Assessment:  
1350 Wharncliffe Road South,  
London, Ontario**

Final Report

March 16, 2023

Prepared for:  
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(c/o Royal Premier Homes)  
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Project Number:  
160940919

## **Limitations and Sign-off**

The conclusions in the Report titled Heritage Impact Assessment: 1350 Wharncliffe Road South, London, Ontario are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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**Colin Varley, MA, RPA**



## **Executive Summary**

Stantec Consulting Ltd. (Stantec) was retained by 2847012 Ontario Inc. (c/o Royal Premier Homes) (the Client) to prepare a Heritage Impact Assessment (HIA) for the property located at 1350 Wharncliffe Road South in the City of London, Ontario (the Study Area). The property at 1350 Wharncliffe Road South is a listed resource on the *City of London Register of Cultural Heritage Resources* under the address 1352 Wharncliffe Road South. The property is described as containing a *circa* 1915 vernacular residence under the property name “Weldwood Farm.” The property was added to the register on March 26, 2007. The property consists of a main residence, secondary residence, windbreak, barn, and outbuildings. The Client is proposing to retain the main residence *in situ* and construct three to four storey back-to-back townhomes, cluster townhomes, and detached homes on the property. The existing secondary residence, windbreak, barn, and outbuildings would be removed.

Following an evaluation of the Study Area according to *Ontario Regulation (O. Reg.) 9/06* (amended by O. Reg. 569/22), the property was found to have cultural heritage value or interest (CHVI). Specifically, the Study Area was found to meet three criteria of O. Reg. 9/06, criteria 1, 4, and 8. The property meets criterion 1 as it contains a representative Ontario vernacular structure with Colonial Revival and Craftsman design elements. The property meets criterion 4 for its association with John Weld, *Farmer’s Advocate*, Weldwood Farm, and I.B. Whale, all significant contributors to the agricultural community. The property meets criterion 8 as the spruce and cedar windbreak is functionally, visually, and historically linked to the property.

An assessment of impacts resulting from the proposed undertaking will result in direct impacts to the windbreak through proposed removal. In addition, indirect impacts are anticipated through a change in land use to residential development. While the existing main residence will be conserved *in situ*, the undertaking may possibly result in indirect impacts from land disturbance due to temporary vibrations during the construction phase of the project. In addition, materials have not yet been selected to clad the proposed residences adjacent to the main residence. Based on the impacts identified, the following mitigation measures are recommended:

- Clad new residential buildings with materials that harmonize with the existing main residence which will be conserved *in situ*. Sympathetic materials include brick. These recommended materials are elements of the existing residence and therefore will be compatible with its overall character and heritage attributes. While the original colour of the brick exterior of the main residence is unknown, if possible non-invasive testing should be carried out to determine the original brick colour. The use of these materials and designs is not intended to recreate or mimic the architectural character and heritage attributes of the existing residence. These materials should be used in a manner that creates a distinct, yet sympathetic design.



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- Retain qualified personnel to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones).
- Prepare a Commemoration Plan to recognize the identified CHVI within the Study Area. The Commemoration Plan should include site-specific history, a landscaping component through plantings, and possible commemoration through the naming of roadways and amenity spaces. Any planting program or commemorative activity should be developed in conjunction with the City of London and follow adherence to crime prevention through environmental design approaches.
- To assist in the retention of historic information, copies of this report should be deposited with the London Public Library as well as with municipal and regional planning staff.

*The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.*





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## **Abbreviations**

CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural heritage value or interest
HIA	Heritage Impact Assessment
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
N/A	Not Applicable
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement



## 1 Introduction

Stantec Consulting Ltd. (Stantec) was retained by 2847012 Ontario Inc. (c/o Royal Premier Homes) (the Client) to prepare a Heritage Impact Assessment (HIA) for the property located at 1350 Wharncliffe Road South in the City of London, Ontario (Figure 1 and Figure 2). The property also includes the municipal addresses 1330 and 1352 Wharncliffe Road South. The property at 1350 Wharncliffe Road South is a listed resource on the *City of London Register of Cultural Heritage Resources* under the address 1352 Wharncliffe Road South. The property is described as containing a *circa* 1915 vernacular residence under the property name “Weldwood Farm.” The property was added to the register on March 26, 2007 (City of London 2019).

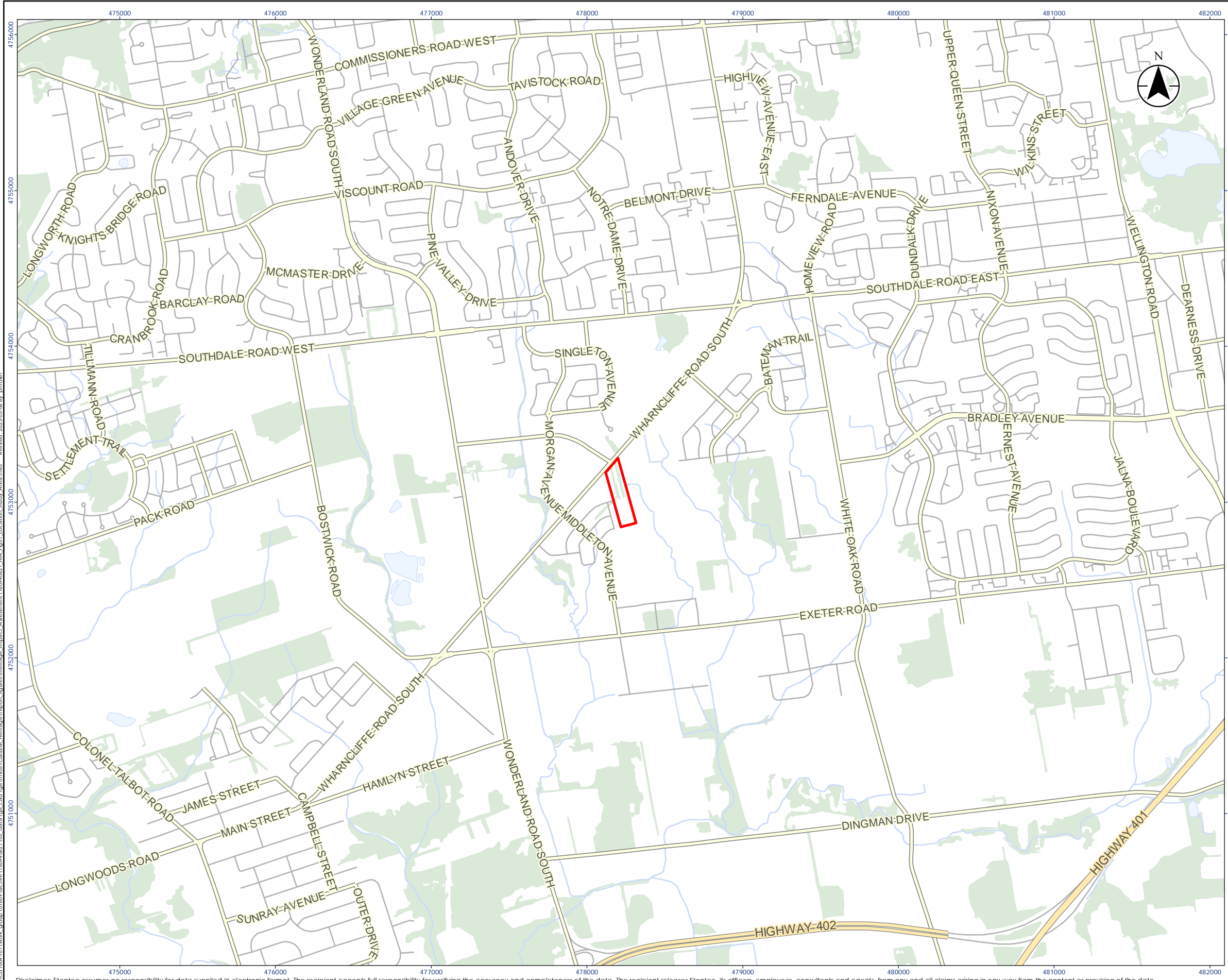
The property consists of a main residence, secondary residence, windbreak, barn, and outbuildings. The Client is proposing to retain the main residence *in situ* and construct three to four storey back-to-back townhomes, cluster townhomes, and detached homes on the property. The existing secondary residence, windbreak, barn, and outbuildings would be removed. The purpose of the HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Identify and evaluate the cultural heritage value or interest (CHVI) of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

To meet these objectives, this HIA contains the following content:

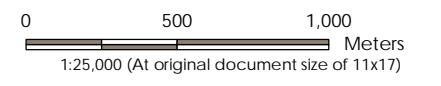
- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures



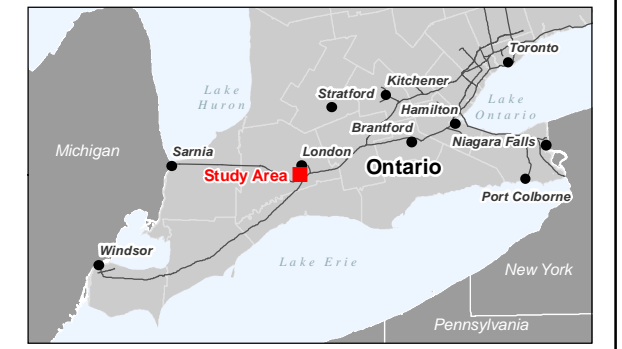


**Legend**

- Study Area
- Highway
- Major Road
- Minor Road
- Watercourse
- Waterbody
- Wooded Area
- Municipal Boundary, Lower



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.



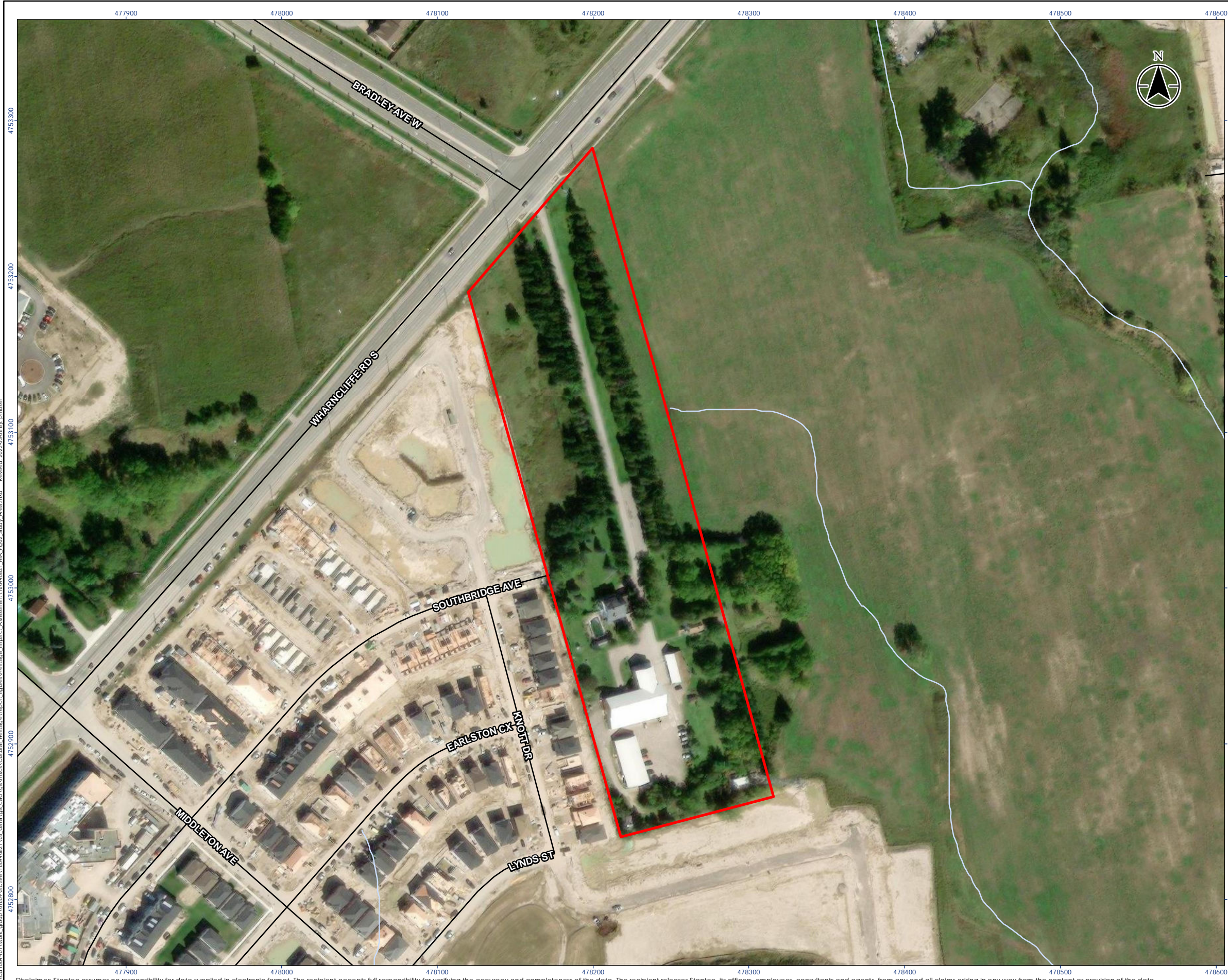
Project Location: London, ON  
 Prepared by PRM on 2023-03-08  
 Technical Review by FS on 2023-03-08  
 160940821 REVA

Client/Project:  
 2847012 ONTARIO INC. (C/O ROYAL PREMIER HOMES)  
 HERITAGE IMPACT ASSESSMENT  
 1350 WHARNCLIFFE ROAD SOUTH, LONDON, ONTARIO

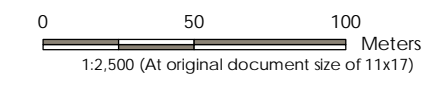
Figure No.: 1  
 Title: Location of Study Area

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- Legend**
- Study Area
  - Road
  - Watercourse



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.
  3. Orthoimagery © Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Project Location: London, ON  
 Prepared by PRM on 2023-03-08  
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 HERITAGE IMPACT ASSESSMENT  
 1350 WHARNCLIFFE ROAD SOUTH, LONDON, ONTARIO

Figure No.  
 2

Title  
 Study Area

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## 2 Methodology

### 2.1 Policy Framework

#### 2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

*(d) The conservation of features of significant architectural, cultural, historical or scientific interest*

(Government of Ontario 1990)

#### 2.1.2 The Provincial Policy Statement

The Provincial Policy Statement (PPS) is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that “significant built heritage resources and cultural heritage landscapes shall be conserved.”

(Government of Ontario 2020)

Under the PPS definition, conserved means:

*The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

Under the PPS definition, significant means:

*In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*





Under the PPS, “protected heritage property” is defined as follows:

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

(Government of Ontario 2020)

### **2.1.3 Ontario Heritage Act and Ontario Regulation 9/06**

The OHA provides the primary statutory framework for the conservation of cultural heritage resources in Ontario. Conservation of cultural heritage resources is a matter of provincial interest, as reflected in the OHA policies. Under Part IV and V of the OHA, a municipal council may designate individual properties containing CHVI (Part IV) or properties within a heritage conservation district (Part V) as containing CHVI. In accordance with Section 27(1) of the OHA, a municipality maintains a register of properties that are of cultural heritage value or interest CHVI. A municipality may also include a list of properties that have not been designated but may contain CHVI, these are often referred to as “listed properties.”

The criteria for determining cultural heritage value or interest (CHVI) is defined by *Ontario Regulation (O. Reg.) 9/06*. In 2023, O. Reg. 9/06 was amended by O. Reg. 569/22. In order to establish CHVI, at least one of the following criteria must be met:

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*



## **2 Methodology**

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6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

9. *The property has contextual value because it is a landmark*

(Government of Ontario 2023)

### **2.1.4 City of London Official Plan**

The City of London's Official Plan, *The London Plan*, contains the following policy regarding development within or adjacent to designated and listed heritage properties:

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

The London Plan also contains the following general objectives regarding cultural heritage resources:

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

(City of London 2016)

## **2.2 Background History**

To understand the historical context of the property, resources such as primary sources, secondary sources, archival resources, digital databases, and land registry records were consulted. Research was also undertaken at the London Public Library. To familiarize the study team with the Study Area, historical mapping and aerial photography from 1862, 1878, 1913, 1942, 1967, and 1972 was reviewed.



## **2 Methodology**

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### **2.3 Field Program**

A site assessment was undertaken on July 19, 2021, by Frank Smith, Cultural Heritage Specialist and Lashia Jones, Senior Cultural Heritage Specialist. The weather conditions were seasonably warm and sunny. The site visit consisted of a pedestrian survey of the exterior of the property.

### **2.4 Assessment of Impacts**

The assessment of impacts is based on the impacts defined in the Ministry of Citizenship and Multiculturalism (MCM) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

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

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

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

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts due to vibrations resulting from construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis



1987; Rainer 1982; Wiss 1981; National Park Service 2001). For this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.

## **2.5 Mitigation Options**

In addition to providing a framework to assess the impacts of a proposed undertaking, the MCM Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006)



### **3 Historical Overview**

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## **3 Historical Overview**

### **3.1 Introduction**

The Study Area is located at 1350 Wharncliffe Road South, south of the intersection of Bradley Avenue West and Wharncliffe Road South. The Study Area also includes the municipal addresses 1330 and 1352 Wharncliffe Road South. The legal description of the property is “CON 2 PT LOT 34 REG 10.00AC 400.00FR D.” Historically, the Study Area is located on part of Lot 34, Concession 2 in the former Township of Westminster. To understand the historical context of the property, resources such as primary and secondary sources, archival resources, digital databases, and land registry records were consulted.

The former Township of Westminster and City of London are located on the traditional territory of the Attawandaron (Neutral), Anishinaabeg, Haudenosaunee (Iroquois), and Lunaapeewak Indigenous peoples (City of London 2022). The Study Area falls within the limits of Treaty 2, also known as the McKee Purchase. This treaty was signed between the Crown and various Indigenous peoples on May 19, 1790. Land included within Treaty 2 stretches from Essex County in the west to Middlesex County and Elgin County in the east (Ministry of Indigenous Affairs 2022).

### **3.2 Physiography**

The study area is situated within the “Mount Elgin Ridges” physiographic region (Chapman and Putnam 1984: 144-146). The region is located between the Thames Valley and Norfolk Sand Plain and consists of a succession of ridges and valleys. The Study Area is located in the northwest part of the Mount Elgin Ridges and is located within the Dingman Creek Watershed, which drains into the Thames River (Upper Thames River Conservation Authority 2021). The Study Area is located approximately 274 metres above sea level in an area of till plains and slopes downward towards the south.

### **3.3 Township of Westminster**

#### **3.3.1 Survey and Settlement**

From the 17<sup>th</sup> century until 1763, southwestern Ontario was part of the sprawling colony of New France. The French colony was ceded to the British and Spanish following their victory in the Seven Years War in 1763. Much of this new British territory was administered as the Province of Quebec. In 1783, Great Britain recognized the independence of the United States and about 50,000 Loyalists left the fledgling republic for British lands, including Canada (Craig 1963: 3). To accommodate the Loyalists, the British parliament passed the *Constitutional Act of 1791*, which divided Quebec into



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Upper and Lower Canada. The division was both geographic and cultural: French laws would be preserved in Lower Canada, while the British constitution and laws would be implemented in Upper Canada (Craig 1963: 17).

John Graves Simcoe was selected as Lieutenant Governor of the newly created province. Simcoe was a veteran of the American Revolution, having served in the Queens Rangers, and eagerly planned to build a model British society in Upper Canada. He desired to “inculcate British customs, manners, and principles in the most trivial as well as serious matters” in the new colony (Craig 1963: 20-21). Simcoe intended to populate the new colony with Loyalists and new immigrants from the United States (Taylor 2007: 4-5).

The survey of the Township of Westminster started in 1810 under the direction of Deputy Surveyor Simon Zelotes Watson. He began a preliminary survey of the township on May 27, 1810. The first line across the township that Watson surveyed was referred to as the baseline and roughly follows the present-day alignment of Baseline Road East (Baker and Neary 2003: 12). Watson was authorized to place settlers along the road and recruited about 300 Americans for settlement. However, Watson’s plans were blocked by Colonel Thomas Talbot, causing considerable acrimony between the two men (Paddon 1976: 45).

The overall settlement of Westminster Township during the first half of the 19<sup>th</sup> century was under the superintendence of Colonel Thomas Talbot. He was responsible for the settlement of 26 townships in southwestern Ontario. Talbot had the reputation as a strict superintendent and vigorously enforced the requirement which stipulated that all settlers clear and open at least half of the roadway along their lot. Settlers who ignored the requirement often had their right to settle on their land revoked (Westminster Township Historical Society [WTHS] 2006: 395).

In 1811, Provincial Land Surveyor Mahlon Burwell, a close associate of Colonel Talbot, began to survey additional sections of Westminster Township. He laid out the north branch of Talbot Road (present-day Colonel Talbot Road) to just north of present-day Lambeth, southeast of the Study Area. Shortly before the war of War of 1812, the former Indigenous trail now called Commissioner’s Road, located about three kilometres north of the Study Area, was widened and improved. Burwell’s survey of the remainder of Westminster Township was put on hold during the War of 1812 (Baker and Neary 2003: 28).

The War of 1812 caused considerable disruption to the settlement of southwestern Ontario and Westminster Township. Until the War of 1812, the majority of immigrants to Upper Canada, including Westminster Township, were from the United States. Many of these immigrants arrived from New England and New York. Other early settlers to Westminster Township included Scottish immigrants (Miller 1992: 5). Many colonial officials expressed their wariness towards American settlers, with Colonel Talbot writing in 1800 that American immigrants were largely “enticed by a gratuitous offer of land,



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without any predilection on their part, to the British constitution” (Taylor 2007: 28). During the War of 1812, American settlers were perceived by Loyalists and the British military as disloyal or apathetic towards the war effort. There was some truth to this perception in Westminster Township, and several prominent settlers defected to American forces, including Simon Zelotes Watson (Hamil 1955: 76). Following the end of the war, the policy of encouraging immigration from the United States was largely abandoned and British administrators clamped down on granting land to American settlers (Taylor 2007: 31).

The survey of Westminster Township resumed in August 1816 with Burwell laying out a northern extension of the Talbot Road between Lots 42 and 43, Concession 1. The Talbot Road served as a direct link between the Township of Westminster and the main Talbot Road to the south. The last portion of the survey, Concessions 3 to 9, was completed between 1819 and 1821 by Deputy Land Surveyor John Bostwick (St. Denis 1985: 19-20). The township was surveyed using the double-front system, with most lots being 200 acres in size (Plate 1). Properties north of Baseline Road on the Broken Front concession were irregularly sized due to the meandering path of the Thames River. The Township was named for the City of Westminster, the site of the British Parliament. The name was likely chosen because the township was bordered on the north by London Township (Gardiner 1899: 314).



**Plate 1: Double Front Survey System (Dean 1969)**

**3.3.2 19<sup>th</sup> Century Development**

The first administrative meeting for the United Townships of Westminster, Delaware, and Dorchester was held on March 4, 1817, in Archibald McMillan’s tavern. In 1817, the township had a population of 428 people in 107 houses. The township had two schools and two mills. The average price of land in 1817 was 20 shillings per acre (Brock and Moon 1972:568). An article published in the Montreal Gazette in June 1831 described the first concession of the Township of Westminster as being settled primarily by Americans and that “many of the farms are extensive and tolerably well cultivated,



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having good framed barns, fine promising young orchards, and comfortable dwellings” (Brock 1975:65).

The first post offices were established in Westminster Township in 1840. One was located in present-day Lambeth and another in present-day Byron (WTHS 2006:393). The fertile soil of the township made it agriculturally very productive. In 1849, the township’s farmers produced 57,600 bushels of wheat, 54,000 bushels of oats, 12,000 bushels of peas, 22,000 pounds of wool, and 36,000 pounds of butter (WTHS 2006a: 69). The value of cleared land in the township had increased to 60 shillings an acre. Many farmers in the township also produced maple syrup if the wood lots on their farm had maple trees (WTHS 2006:114). Between 1851 and 1861 the population of Westminster Township increased from 5,069 to 6,285. By this time the population of the township consisted primarily of people born in Canada, British immigrants, and a small but notable American population (Board of Registrations and Statistics 1853; Board of Registration and Statistics 1863). Railway service entered the township in 1853 when the London and Port Stanley Railway was constructed through the township. The railway linked to the Great Western Railway in London (Port Stanley Terminal Rail 2021).

Hamlets developed throughout the township, including Hall’s Mills (later Byron), Lambeth, Belmont, Nilestown, Pond Mills, and Glanworth. Lambeth, located southwest of the Study Area, became a major village in Westminster Township (WTHS 2006a: 88-89). Lambeth developed at the intersection of Colonel Talbot Road and Longwoods Road (WTHS 2006a: 143-144). By the 1880s, Lambeth had several stores, taverns, and a steam spoke factory, with a population of about 200 (Page 1878: vi). The Study Area was also located in a part of the township historically referred to as Dale’s Corners (present-day Glendale). The area was named after the Dale family, major landowners of the lands adjacent to the Study Area (WTHS 2006b: 144).

To the north of Westminster Township, the City of London (the City) was incorporated in 1855, with a population of 10,000 (Armstrong 1986:68). The development of London and Westminster Township would become increasingly intertwined during the late 19<sup>th</sup> century as suburban development and the City’s infrastructure began to encroach upon Westminster Township. The City constructed a waterworks in the township in 1878, which eventually became part of the popular Springbank Park (McTaggart and Merrifield 2010:17-18). Suburban development also began in an area known as London South, which was eventually annexed by the City in 1890 (Flanders 1977:3). As a result of the annexation, the population of Westminster Township decreased from 7,892 in 1881 to 6,335 in 1891 (Dominion Bureau of Statistics 1953).





### **3.3.3 20<sup>th</sup> Century Development**

Westminster Township remained predominantly agricultural during the first half of the 20<sup>th</sup> century and the community of Lambeth remained clustered along the intersection of Colonel Talbot Road and Longwoods Road. By 1901, the population of the township had further declined to 4,730. This was not the result of annexations but rather part of a broader trend of urbanization in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Sampson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario (Drummond 1987: 30).

In 1920, Colonel Talbot Road was incorporated into King's Highway 4. This north-south road ran through much of Southwestern Ontario and was eventually expanded to run from Elgin County to Bruce County (Bever 2021a). The population of Westminster Township began to increase after 1911 and in 1921 was 5,687, an increase of 668 people since 1911 (Dominion Bureau of Statistics 1953). In 1921, a total of 31,254 acres of land were under cultivation in the township, the second highest total in Middlesex County (Dominion Bureau of Statistics 1925 :408).

While the First World War and Great Depression curtailed major growth of the City of London, the postwar building boom led to the suburbanization of swaths of Westminster Township during the 1950s. Between 1951 and 1956, the population of Westminster Township increased by 45%. In 1951, 1954, and 1959, the township allowed several parts of the township east of the Study Area to be annexed by the City to improve municipal services to the newly suburbanized areas (Meligrana 2000:14; Miller 1992: 212-213).

However, the City soon proposed a more ambitious plan for annexation that would more than double its size by incorporating additional lands from Westminster and London Townships. The townships opposed this plan and the Township of Westminster argued that much of the proposed land to be annexed was rural. Representatives of Westminster Township explained they had amicably agreed with the City about ceding suburbanized lands but expressed the belief that rural land did not belong in a City (Meligrana 2000:14). In May 1960, the Ontario Municipal Board ruled in favour of the City and, in 1961, portions of Westminster Township and London Township were annexed. The Study Area remained outside the newly annexed lands.

Another major postwar development in the township was the construction of King's Highway 401 and King's Highway 402. Highway 401, which runs from Windsor to the Quebec/Ontario border was constructed in phases through Southwestern Ontario in the 1960s (Bever 2021b). Highway 402, which runs from Sarnia to London, was constructed in phases during the 1970s and early 1980s. In 1981, the final stretch of



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Highway 402 was completed and Highways 401 and 402 merged in Westminster Township (Bever 2021c).

By the early 1980s, the City of London required more land for future industrial development. The City of London wanted to annex the Highway 401/402 corridor in the Town of Westminster, ideally located for industrial development and just outside of city limits. In 1988, Westminster Township was incorporated as the Town of Westminster, partially in response to London's annexation attempts (WTHS 2006a: 73). Despite the incorporation of the Town of Westminster, in 1992 the province approved an annexation that saw the City of London triple in size (Sancton 1994: 28-29). Effective January 1, 1993 the entire Town of Westminster, including the Study Area, was annexed by the City of London. Also included in the 1993 annexation were portions of London, Delaware, North Dorchester, and West Nissouri Townships (Middlesex County 2016). The population of London in 2016 was 383,822, an increase of 4.8% since 2011 (Statistics Canada 2019).

#### **3.4 Property History**

Lot 34, Concession 2 in the Township of Westminster, encompassing 200 acres, was granted by the Crown to Braithwaite Leeming in 1822 (ONLand 2021a). Leeming had served as a midshipman in the Royal Navy and arrived in Upper Canada around 1817 and intended to settle in Westminster Township. As a military veteran, Leeming was eligible for a land grant in Upper Canada and petitioned while residing in York (present-day Toronto) in November 1817 to be granted Lots 34 and 35, Concession 2 in Westminster Township (Library and Archives Canada 1817). Although Leeming was given permission to settle on Lots 34 and 35 around 1817, he likely did not fulfill the settlement obligation for Lot 34 until 1822, when he received the patent.

In 1833, Leeming sold all 200 acres of Lot 34 to Donald Fraser (ONLand 2021a). The Census of 1851 listed Donald Fraser as a 50-year-old farmer born in Scotland. He lived with his wife Janet, age 40. The agricultural section of the Census of 1851 listed Donald Fraser as the occupant of Lot 34, Concession 2. He owned a total of 200 acres of land. Fraser had 50 of the acres under cultivation, including 39 acres of crops, 10 acres of pasture, and 1 acre of gardens or orchards (Library and Archives Canada 1851). The Census of 1861 listed Donald Fraser as a 57-year-old farmer who lived with his wife Jane, age 50; son Robert, age 23; daughter Mary, age 18; son Donald, age 15; and son Martin, age 10. It is unclear why Fraser's children were not listed in the Census of 1851 or why Fraser had only aged seven years. The Censuses of 1851 and 1861 are known to contain errors and omissions based on the quality of the census enumerator (Gagan 1974). The Fraser family lived in a two-storey brick house (Library and Archives Canada 1861). According to historical mapping, the lot was divided roughly in half around 1862. Historical mapping from 1862 depicts Donald Fraser as the occupant of Lot 34 south of present-day Wharncliffe Road while Samuel Fraser was depicted as the occupant of the part of the lot north of Wharncliffe Road. A structure is depicted on the south part of the



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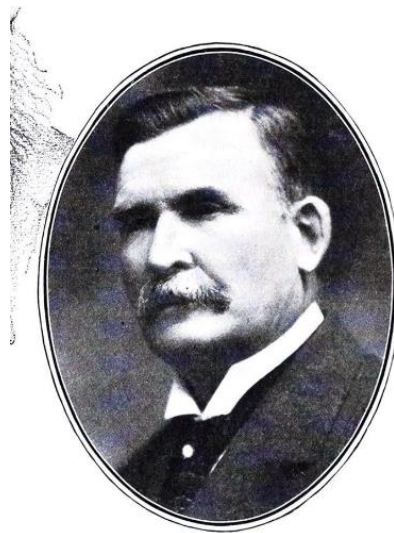
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lot at the approximate location of the present-day residence at 1350 Wharncliffe Road South. No structure was depicted on the north section of the lot (Figure 3).

Donald Fraser died sometime between 1863 and 1872. Following his death, the south section of the lot, containing the Study Area, passed to S.M. Fraser and James H. Fraser. In 1872, S.M. Fraser and other family members, likely executors of the estate of Donald Fraser, deeded the south section of 112 acres to Robert Fraser (ONLand 2021b). Historical mapping from 1878 lists Robert Fraser as the occupant of the Study Area and depicts a structure and orchard at the approximate location of the present-day residence at 1350 Wharncliffe Road South (Figure 4). The Census of 1881 listed Robert Fraser as a 40-year-old farmer born in Ontario. He lived with Margaret Reid, a 26-year-old with no occupation (Library and Archives Canada 1881). In 1910, Robert Fraser sold all parts of the lot south of Wharncliffe Road to John Weld (ONLand 2021b).

John Weld was the fifth son of William Weld, founder of the magazine *Farmer's Advocate*, published by the William Weld Company Limited (Plate 2). The publication was an agricultural journal founded in 1866 by William Weld and was Canada's longest published agricultural paper distributed throughout the United States and Canada (Historic Sites Committee 2000 and Western Archives n.d.). William Weld died in 1891 and was succeeded by his son John. Like his father, John pursued a career in publishing. He was born in 1854 and began working for the *London Free Press* at age 15 and was foreman of the press room by age 21. He then left for New York before returning to Canada in 1885 (London Free Press 1931). Weld continued to publish the magazine and built an experimental farm for *Farmer's Advocate* in the Study Area. The farm was named Weldwood Farm and new crop varieties and agricultural methods were tested on the property (Historic Sites Committee 2000).



**Plate 2: John Weld in the early 1930s, (Macleans 1931)**



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A December 1911 article in *Farmer's Advocate* hesitated to describe Weldwood as an experimental farm or to broadly categorize the purpose of the property, writing "Weldwood is not an experimental farm, for experimental farms are not expected to be conducted on a commercial basis. Neither is it supposed to be a model farm, though some of the neighbors would have it so. It is simply a farm run under ordinary conditions, where the best-known methods are to be applied, with a view to ultimate profit" (Farmer's Advocate 1911). The farm was managed by a superintendent and research did not indicate that John Weld actually resided on the property. The best-known superintendent of Weldwood was I.B. Whale, who served as superintendent from 1918 until his retirement in 1959. He also wrote a column in *Farmer's Advocate* in which he reviewed and explained the new farming practices and equipment being tested at Weldwood. Whale wrote that between 1911 and 1918 significant renovations were completed on the property, including the erection of a silo and two-storey solid brick house with a full attic and running water. This is likely the two-storey brick house present today at 1350 Wharncliffe Road South. Weldwood contained an orchard, agricultural fields, and livestock. Topographic mapping from 1919 shows that the Study Area contained a brick structure (Figure 5).

Whale described that by the 1920s "...farmers began to visit Weldwood. They came individually, in carloads and in bus loads, to see the crop and look over the livestock" (Farmer's Advocate 1959). Weldwood Farm was credited with pioneering the use of sweet clover for use in pastures and soil improvement and aiding in the development of techniques for the effective cultivation of corn crops in southwestern Ontario (Farmer's Advocate 1959).



Plate 3: Cattle herd at Weldwood, *circa* 1931 (Macleans 1931)



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By the early 1930s, *Farmer's Advocate* had a circulation of 50,000 copies and John Weld and his sons Ernest and Douglas helped to run the family enterprise which included the William Weld Publishing Company, the London Printing and Lithographing Company, and the Bryant Press in Toronto. John Weld continued to serve as president of these organizations into his 70s although he had lost much of his eyesight (Macleans 1931). John Weld died in 1931, two months after giving an interview to Macleans magazine. His obituary stated he lived at 50 Ridout Street at the time of his death and died while attending an airshow in London (London Free Press 1931). His sons carried on with the family business and continued to operate Weldwood Farm. Aerial photography from 1955 shows the residence and outbuildings surrounded by agricultural fields and orchards and shows a windbreak along the driveway extending to Wharncliffe Road (Figure 6). Due to falling sales, The *Farmer's Advocate* ceased publication in 1965 and Weldwood Farm was sold (Historic Sites Committee 2000). Sometime between 1967 and about 2000 the outbuildings of the property were significantly modified. The silo was removed, an addition was made to the main cross-gable roof barn, a second barn adjacent to the silo was demolished, and a new outbuilding was built west of the cross-gable barn (Lockwood Survey Corporation 1967).

#### **3.4.1 Key Findings**

- The property is located on Lot 34, Concession 2 in the former Township of Westminster.
- This lot was patented to the Royal Navy veteran Braithwaite Leeming in 1822. In 1833, the lot was sold to Donald Fraser and farmed.
- Donald Fraser and his heirs continued to farm the Study Area until 1910. That year, the part of the lot located south of Wharncliffe Road was sold by Robert Fraser to John Weld.
- John Weld was the publisher of *Farmer's Advocate*, a London based agricultural magazine that was widely circulated in Canada and the United States. Weld resided in the City of London.
- Weld built an experimental farm for *Farmer's Advocate* named Weldwood at the Study Area.
- Between 1911 and 1918 the main residence was built as part of renovations to Weldwood to support its use as an experimental farm.
- Between 1918 and 1959 the farm was managed by I.B. Whale, a columnist for *Farmer's Advocate*.
- In 1965 the *Farmer's Advocate* ceased publication and Weldwood was sold.
- During the late 20<sup>th</sup> century, the property was modified when the silo and a barn were removed, the remaining barn was modified with an addition, and a new outbuilding was constructed.









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Legend  
Study Area

Figure Not to Scale

Notes  
1. Page. H.R. & Co. 1878. Illustrated Historical Atlas of the County of Middlesex, ONT.  
Toronto: H.R. Page & Co



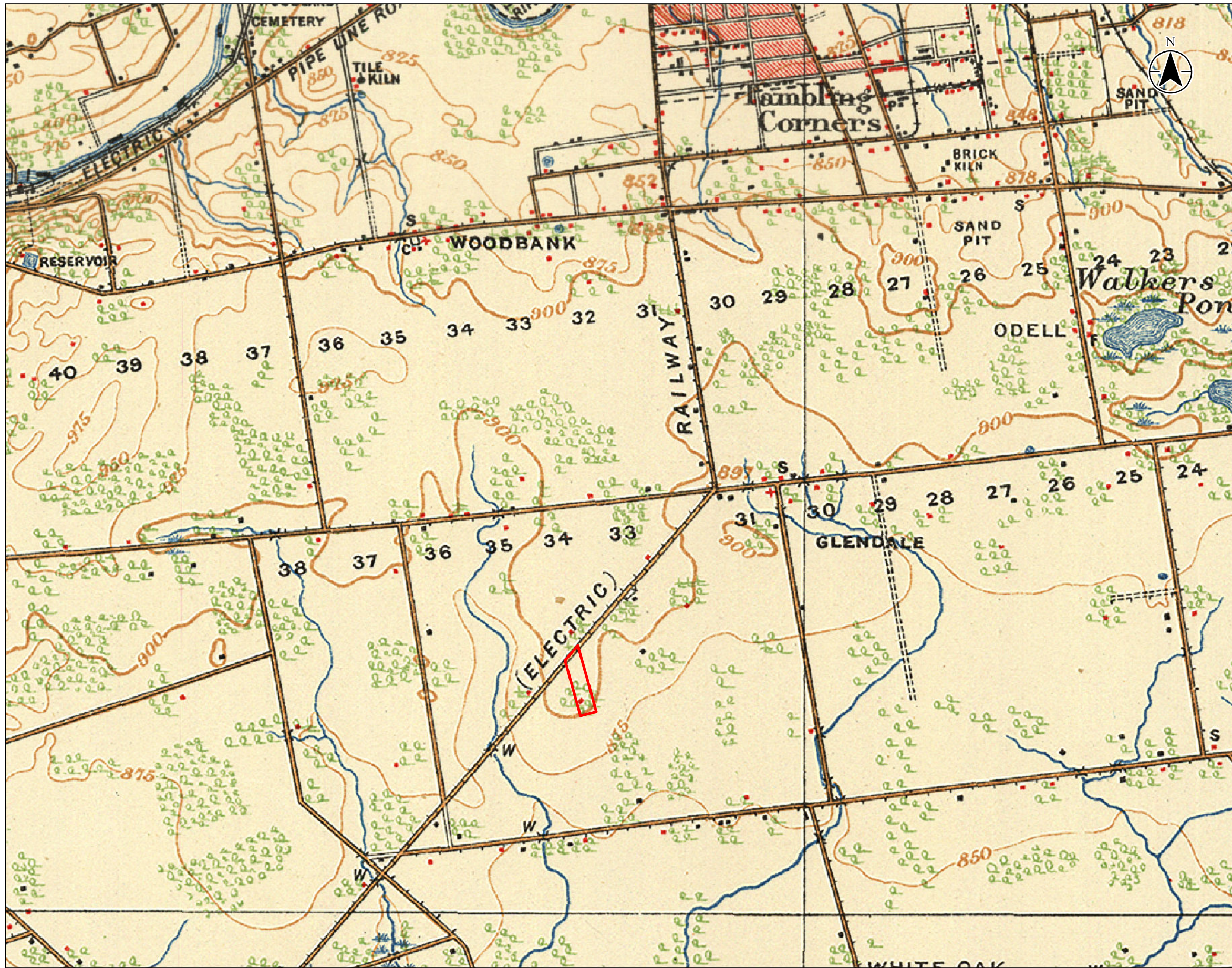
Project Location: London, ON  
160940821 REVA  
Prepared by PRM on 2023-03-08  
Technical Review by FS on 2023-03-08

Client/Project: 2847012 ONTARIO INC. (C/O ROYAL PREMIER HOMES)  
HERITAGE IMPACT ASSESSMENT  
1350 WHARNCLIFFE ROAD SOUTH, LONDON, ONTARIO

Figure No.: 4  
Title: Historical Mapping, 1878



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Legend  
Study Area

Figure Not to Scale

Notes  
1. Department of Militia and Defence. 1919. Topographic Map, Ontario, St. Thomas Sheet.



Project Location: London, ON  
160940821 REVA  
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Figure No.: 5

Title: Aerial Photograph, 1955



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Legend  
 Study Area

Figure Not to Scale

Notes  
1. Department of Lands and Forests. 1955. Roll 4242, Photo 20.



Project Location: London, ON  
160940821 REVA  
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1350 WHARNCLIFFE ROAD SOUTH, LONDON, ONTARIO

Figure No.  
6

Title  
Aerial Photograph, 1955

## **4 Site Description**

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# **4 Site Description**

## **4.1 Introduction**

A site visit of the Study Area was undertaken on July 19, 2021, by Lashia Jones, Senior Cultural Heritage Specialist, and Frank Smith, Cultural Heritage Specialist. The weather conditions were sunny and seasonably warm. The site visit consisted of a pedestrian survey of the property. Interior access to structures was not granted. Photographs were taken on Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels. The property contains a brick residence (the main residence), a frame residence (secondary residence), a large cross-gable barn, two smaller gable roof outbuildings, and a windbreak.

## **4.2 Landscape Setting**

The Study Area is located on the south side of Wharncliffe Road South, immediately south of the intersection of Wharncliffe Road South and Bradley Avenue. Wharncliffe Road South is a major north-south roadway within the City of London. Adjacent to the Study Area the roadway is a four-lane roadway with sections of gravel shoulders and dedicated turning lanes. The northbound and southbound lanes of traffic are divided by a concrete median containing municipal streetlighting consisting of metal poles with LED luminaires. Adjacent to the roadway on both sides are concrete sidewalks separated from the roadway by a grass median. The sidewalk on the south side of the roadway ends shortly after the entrance to 1350 Wharncliffe Road South (Plate 4 and Plate 5). The Study Area is set in a landscape transitioning from an agricultural character to a suburban character (Plate 6).

The property is accessed from Wharncliffe Road via a long asphalt paved driveway. The entrance to the driveway is demarcated by two modern red brick gate posts topped with opaque glass blocks, light fixtures, and concrete ornamental planters. Metal gates are attached to the gate posts (Plate 7). The driveway is approximately 250 metres in length and contains a windbreak (Plate 8).

The west side of the allée consists predominantly of a double row of mostly intermediate and mature Norway spruce trees (Plate 9). Some sections of the west allée contain a triple row while other sections only have one row. The east side of the allée consists predominantly of a row of mature White cedar, and two rows of intermediate and mature Norway spruce (Plate 10). Some parts of these rows on both sides are missing. The driveway along the allée is narrow and is flanked by a stretch of lawn. The driveway leads to a parking area and circulation routes to the various structures that are part of the property.





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These circulation routes are paved in gravel, asphalt, and concrete (Plate 11). The circulation routes are surrounded by expanses of lawn that contain intermediate and mature trees (Plate 12 and Plate 13). A concrete sidewalk connects the end of the driveway and parking area with the main residence. The first section of concrete is stamped “Weldwood Farm 1920” (Plate 14). Located along the eastern edge of the property are Black Walnut groves (Plate 15).



**Plate 4: Looking northeast on Wharncliffe Road**



**Plate 5: Looking southwest on Wharncliffe Road**



**Plate 6: Looking northwest at new residential construction**



**Plate 7: Details of west gate post, looking northwest**



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**Plate 8: Looking south at windbreak and driveway**



**Plate 9: West side of windbreak, looking northwest**



**Plate 10: East side of windbreak, looking northeast**



**Plate 11: Looking south towards circulation routes**



**Plate 12: Lawn and trees, looking northwest**



**Plate 13: Sections of lawn and mature trees, looking northwest**





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**Plate 14: Weldwood Farm stamped in concrete**



**Plate 15: Black walnut grove, looking east**

**4.3 Main Residence**

The main residence is a two-and-one-half storey with a steeply pitched side gable roof clad in slate. The residence was built between 1911 and 1918 as part of Weldwood Farm (Plate 16). The roof contains three lightning rods, two brick chimneys, and one concrete chimney (Plate 17). The exterior of the residence is painted brick with a Flemish bond and contains modern siding in the gables (Plate 18). The foundation is concrete block and has been painted white (Plate 19). The residence has a square shaped plan and contains modern additions on the east and south elevations.

The main (north) elevation contains a central shed roof dormer with four 1/1 windows with wood surrounds (Plate 20). The first and second storey of the north elevation contains a full-width porch and balcony with classically inspired columns and wood railings. The second storey contains an entrance door from the balcony which is flanked by shutters. The second storey also contains two 1/1 windows with wood surrounds, wood sills, and shutters (Plate 21). The first storey contains the main entrance, with a wood and glass storm door and wood and glass main door. The door is flanked by shutters (Plate 22). To the east of the door is a bay window with 1/1 windows with wood surrounds, wood sills, and shutters (Plate 23). To the west of the door is a 1/1 window with wood surrounds, wood sills, and shutters (Plate 24). The porch is constructed of poured concrete and extends outward to include two concrete planters on both sides of the porch steps (Plate 25 and Plate 26). The north elevation also contains a modern garage door, which is part of the east addition.

The west elevation of the residence is clad in modern white and black coloured siding within the gable (Plate 27). The gable section also contains a modern casement window with shutters. The second storey contains two 1/1 windows with wood surrounds, wood sills, and shutters (Plate 28). The first storey contains a bay window with a hip roof and three 1/1 windows with wood surrounds and wood sills. Located south of the bay



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window on the first storey is a 1/1 window with wood surrounds, shutters, and wood sills (Plate 29). The west elevation contains two basement windows and a shed roof section which is part of the south addition. The part of the addition on the west elevation contains a doorway which leads to a modern pool area (Plate 30 and Plate 31).

The south elevation has been extensively modified by a shed roof addition (Plate 32). The addition is clad in modern siding on the second storey and asphalt shingles and painted brick on the first storey. The second storey contains an enclosed porch with modern 1/1 windows. The first storey contains arched modern windows, an arched glass and wood modern door, and a composite door. To the east of the arched windows and door is a modern composite door with a horizontal siding window transom. East of the composite door is a 1/1 window with wood surrounds, shutters, and wood sills and an arched window with a modern window (Plate 33). The part of the east addition on the south elevation contains a glass door, modern garage door, and modern windows (Plate 34).

The east elevation has been extensively modified by a modern garage addition. The gable section is clad in black and white coloured modern siding and contains a set of 1/1 windows with shutters and wood surrounds. The second storey contains two 1/1 windows with wood surrounds, shutters, and wood sills. The first storey contains a mansard roof garage addition with modern garage doors and modern fixed glass windows. The section of the original residence within the addition contains 1/1 windows with wood surrounds, shutters, and wood sills and an arched window and doorway (Plate 35).



**Plate 16: General view of residence, looking south**



**Plate 17: Chimney details, looking east**



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**Plate 18: Painted brick exterior (bottom) and modern siding (top), looking east**



**Plate 19: Concrete foundation, looking east**



**Plate 20: Shed roof dormer, looking south**



**Plate 21: View of porch and second storey details, looking south**



**Plate 22: Main entrance door, looking south**



**Plate 23: Bay window, looking southwest**





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**Plate 24: First storey window west of main entrance, looking south**



**Plate 25: View of porch, looking west**



**Plate 26: Concrete planter attached to porch, looking south**



**Plate 27: West elevation, looking east**



**Plate 28: Second storey details, looking east**



**Plate 29: Bay window, looking east**





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**Plate 30: Looking southwest at doorway to pool area**



**Plate 31: Pool area, looking south**



**Plate 32: Looking northeast at shed roof addition**



**Plate 33: South elevation, looking north**



**Plate 34: Modern addition part of south elevation**



**Plate 35: East elevation, looking west**



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**4.4 Secondary Residence**

The secondary residence is located approximately 33 metres southeast of the main residence (Plate 36). The secondary residence is a one- and one-half storey structure with a steeply pitched front facing gable roof clad in asphalt shingles with three lightning rods, and a concrete block chimney. The residence is clad in modern siding. The residence has a compound plan with a projecting shed roof section attached to the east elevation. The foundation of the residence is rusticated concrete block (Plate 37).

The main (west) elevation contains two modern casement windows with shutters in the second storey. The first storey contains a set of three modern casement windows (Plate 38). The residence has an entrance door made of glass and wood and a partial-width porch with a gable pediment and wood columns (Plate 39). The north elevation contains a picture bay-window with nine panes with wood surrounds and shutters (Plate 40). East of the bay window is a horizontal sliding window located on the shed roof projection (Plate 41). The east elevation contains two 1/1 windows with wood surrounds on the second storey. Located above the windows is a section of asphalt cladding. The first storey contains the shed roof projection and one 1/1 window with wood surrounds and shutters (Plate 42). The south elevation contains a 1/1 window with shutters and wood surrounds and a small, fixed window on the second storey. The first storey contains an entrance with a modern storm door and wood door and an entrance on the shed roof projection. The entrance on the shed roof projection is a modern horizontal sliding door (Plate 43).



**Plate 36: General view of residence, looking east**



**Plate 37: Foundation, looking east**



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**Plate 38: Second storey of west elevation, looking east**



**Plate 39: First storey of west elevation, looking east**



**Plate 40: Bay picture window, looking southwest**



**Plate 41: North elevation, looking south showing window in shed roof projection (left)**



**Plate 42: East elevation, looking west**



**Plate 43: South elevation, looking north**



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### **4.5 Barn**

The barn is a heavily modified two storey structure with a cross gable roof clad in metal and an earth bank. The south elevation of the barn has a shed roof addition. The exterior of the barn is clad in corrugated metal siding and board and batten siding. The foundation of the barn is concrete. The main (north) elevation contains a projecting north-south bay and an east-west bay (Plate 44). The north-south bay has modern horizontal sliding windows in the second storey and is clad in corrugated metal painted red. The first storey has a wrap-around porch with modern wood columns with modern bargeboard. This first storey section is clad in board and batten siding painted red and contains two modern fixed windows and double glass and composite entrance doors (Plate 45). The east-west bay is clad in corrugated metal painted red. The second storey contains modern 1/1 windows and a garage door. The garage door is accessed via an earth bank. The second storey also contains a modern door at the northwest corner accessed via a flight of wood steps. The first storey contains modern 1/1 windows (Plate 46 and Plate 47).

The west elevation is clad in corrugated metal siding painted red. The west elevation includes both the east-west section and the north-south section. The north-south section contains modern fixed windows on the second and first storey (Plate 48). The east-west section of the west elevation contains modern 1/1 windows in the second storey and a modern garage door and composite door on the first storey (Plate 49). The shed roof addition part of the west elevation contains a ventilation grate in the second storey and utility equipment and conduits (Plate 50). The south elevation of the barn consists of the shed roof addition. The addition is clad in corrugated metal siding painted red and contains six modern garage doors and modern glass and metal doors (Plate 51). The east elevation includes an east-west section (centre), north-south section, and part of the shed roof addition. The east-west section contains modern 1/1 windows in the second storey and modern doors and a garage door on the first storey. The shed roof section contains a ventilation grate (Plate 52). The north-south section contains a modern fixed window in the second storey and a 15-pane fixed window on the first storey. The wrap around porch continues to the north elevation (Plate 53).





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**Plate 44: North elevation, looking south**



**Plate 45: North-south section, looking south**



**Plate 46: Looking south at bank and second storey**



**Plate 47: First storey window on south north elevation east-west section, looking south**



**Plate 48: North-south section of west elevation, looking east**



**Plate 49: East-west section of west elevation, looking east**



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**Plate 50: Shed roof section, looking east**



**Plate 51: South elevation, looking north**



**Plate 52: East-west section and shed roof section, looking west**



**Plate 53: North-south section looking west**

## 4.6 Outbuildings

Located approximately nine metres east of the barn is a heavily modified gable roof outbuilding. The building has a side gable roof clad in metal. The main (west) elevation is clad in wood siding painted red. The main elevation contains three modern composite doors, two modern garage doors, and a fixed nine pane window (Plate 54). The south elevation contains a modern fixed window and a sliding track door while the east elevation contains a shed roof addition (Plate 55). The east elevation is clad in plywood and the north elevation contains a modern window. Located approximately seven metres south of the barn is a modern gable roof structure. The structure contains a side gable roof with metal cladding and a corrugated metal painted red exterior. The outbuilding contains modern windows, modern doors, ventilation pipes, and four garage doors (Plate 56 and Plate 57).





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## 4 Site Description

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**Plate 54: Main elevation, looking east**



**Plate 55: South elevation, looking north**



**Plate 56: Outbuilding main elevation, looking west**



**Plate 57: Outbuilding, west and north elevations, looking south**



# Heritage Impact Assessment: 1350 Wharncliffe Road South, London, Ontario

## 5 Comparative Analysis

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### 5 Comparative Analysis

The property at 1350 Wharncliffe Road South is listed on the City's Register as a "vernacular" building constructed *circa* 1915. It was added to the Register on March 26, 2007. The City of London defines vernacular architecture as "a term which relies on the common architectural influences of a building's period of construction; exhibiting local design characteristics and uses easily available building materials. May be influenced by, but not necessarily defined by, a particular architectural style. A building considered to be reflective of its time" (City of London 2019). The property at 1350 Wharncliffe Road South is one of 469 properties in the City classified as vernacular on the Register. The Register contains 5,948 properties and vernacular structures account for 7.8% of all listed and designated properties.

Based on historical research and the site investigation, the main residence at 1350 Wharncliffe Road is an Ontario vernacular structure that exhibits Colonial Revival and Craftsman design elements. Vernacular design elements of the main residence include its painted brick exterior, concrete block foundation, and incorporation of Colonial Revival and Craftsman design elements, styles popular in the early 20<sup>th</sup> century. Colonial Revival design elements include its general massing and layout of the residence. The shed roof dormer and full-width balcony and porch are elements of the Craftsman design style. The Colonial Revival design style was popular in North America after 1900 and into the present while the Craftsman style was popular from about 1905 to 1930 (Blumenson 1990: 142-143; McAlester and McAlester 1984: 453-454). Based on the architectural style and background research, the main residence was likely constructed between 1911 and 1918. With the exception of the modern garage and shed roof addition, the residence retains a relatively high degree of integrity and retains its original windows, full width-balcony and porch, and brick exterior.

The secondary residence is an early 20<sup>th</sup> century Ontario vernacular structure with few decorative embellishments, a reflection of its secondary importance. The residence has been modified by modern siding, some replacement windows, and a sliding door. Based on materials, the secondary residence was likely built during the early 20<sup>th</sup> century as part of Weldwood Farm. It was likely built to house employees of Weldwood Farm while I.B. Whale, the supervisor of Weldwood, resided in the main residence. The barn has been heavily modified over the years and, with the exception of the earth bank, retains few characteristics of a late 19<sup>th</sup> to early 20<sup>th</sup> century barn. The outbuildings are utilitarian structures and do not demonstrate a particular architectural style or influence.





## **6 Evaluation**

### **6.1 Introduction**

The criteria for determining CHVI is defined by *Ontario Regulation 9/06* (O. Reg. 9/06). If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared and a list of heritage attributes which define the CHVI identified. The evaluation of 1350 Wharncliffe Road South according to O. Reg. 9/06 is provided below.

### **6.2 Design or Physical Value**

The main residence at 1350 Wharncliffe Road South has design value as a representative example of an early 20<sup>th</sup> century Ontario vernacular residence with Colonial Revival and Craftsman design elements. Vernacular design elements of the main residence include its painted brick exterior, concrete block foundation, and incorporation of Colonial Revival and Craftsman design elements, styles popular in the early 20<sup>th</sup> century. Colonial Revival design elements include its general massing and layout of the residence. The shed roof dormer and full-width balcony and porch are elements of the Craftsman design style. The Colonial Revival design style was popular in North America after 1900 and into the present, while the Craftsman style was popular from about 1905 to 1930 (Blumenson 1990: 142-143; McAlester and McAlester 1984: 453-454). The residence was likely built between 1911 and 1918 based on historical research and architectural influences. Aside from the additions on the south and east elevations, the residence retains a high degree of integrity and retains its original windows, full width-balcony and porch, and brick exterior.

The residence cannot be considered rare or unique as many examples of Ontario vernacular structures, including Colonial Revival influenced and Craftsmen influenced structures, remain in the City of London and were a common design style throughout Ontario in the early 20<sup>th</sup> century. As a vernacular structure, the building materials, construction methods, and quality of craftsmanship were typical and followed the industry standard at the time of the construction of the residence. Therefore, the residence does not demonstrate a high degree of craftsmanship or a high degree of technical or scientific achievement.

The secondary residence, barn, and outbuildings do not demonstrate physical or design value. The secondary residence has been heavily modified with modern siding and some replacement windows. The barn was heavily modified sometime after 1967 to such an extent that it shows few design characteristics of a typical barn that would have been constructed in Ontario between the mid-19<sup>th</sup> and early 20<sup>th</sup> centuries. The outbuildings on the property include a heavily modified structure and a structure built in the late 20<sup>th</sup> century.



### 6.3 Historic or Associative Value

The property is historically associated with John Weld, *Farmer's Advocate*, Weldwood Farm, and I.B. Whale. John Weld was a prominent Canadian publisher and agriculturalist who owned several enterprises, including the William Weld Publishing Company, the London Printing and Lithographing Company, and the Bryant Press. Weld was born in Delaware Township and later resided in the City of London. In 1910, he purchased land in the Study Area for an experimental farm for the magazine *Farmer's Advocate*. The magazine was founded in 1866 by William Weld, the father of John Weld. The magazine was an important resource for Canadian farmers and had a subscription base of 200,000 by 1944 (Historic Sites Committee 2000). The magazine used Weldwood Farm to investigate and test new agricultural equipment, crops, livestock, and farming methods. The farm was frequently visited by other farmers to inspect and learn from the practices undertaken at Weldwood Farm. Therefore, Weldwood was a valuable asset for *Farmer's Advocate* and maintaining its credibility as an important source for agricultural information.

Weldwood Farm was managed from 1918 to 1959 by I.B. Whale. Under his superintendence, Weldwood Farm was responsible for pioneering the use of sweet clover for use in pastures and soil improvement and aiding in the development of techniques for the effective cultivation of corn crops in southwestern Ontario. Whale diligently reported his findings in a frequent column he wrote for *Farmer's Advocate* (Farmer's Advocate 1959). It is likely that Whale resided at the main farmhouse as part of his duties linked to the *Farmer's Advocate*. In 1965, the magazine folded due to low subscriptions and Weldwood Farm was sold (Historic Sites Committee 2000).

The property currently contains two residences built during the period of time the property was owned by the *Farmer's Advocate*. The residences have been used for commercial purposes in recent years. The property also contains a heavily modified barn and two outbuildings, all of which are currently leased to commercial tenants. These property components do not offer, or potentially offer, new knowledge that can contribute to a greater understanding of the former Township of Westminster or City of London. While the property is associated with the influential agriculturalists John Weld and I.B. Whale, their contribution is centred around farming. The property is no longer a working farm and the barn and outbuildings were heavily modified after the property ceased to be associated with *Farmer's Advocate*. Therefore, the property does not explicitly demonstrate evidence of Weld's or Whale's contributions to the agricultural community of Ontario.



## 6.4 Contextual Value

The property is set in a landscape that contains agricultural properties but is in the process of transitioning to a predominantly suburban landscape. The property consists of two residences, a windbreak, modified barn, and outbuildings. These components have been severed from agricultural fields and few tangible signs remain of the former agricultural use of the property. Therefore, 1350 Wharncliffe Road South does not contribute to the remaining agricultural character of the area. While it is a rural property, suburban subdevelopment is encroaching upon this character, giving Wharncliffe Road South an increasingly suburban streetscape.

The property and its components are visually and historically linked to the mature spruce and cedar windbreak located along the driveway. Based on aerial photography, this windbreak was planted sometime before 1955, while the property was still associated with Weldwood Farm and I.B. Whale. Based on this photograph, the black walnut grove currently present on the property does not date to the period of significance associated with Weldwood Farm and its use by *Farmer's Advocate* (Plate 58). Windbreaks are rows of trees commonly planted along driveways, buildings, and farmyards. Windbreaks reduce snow build-up in these areas and reduce erosion. Weldwood Farm was frequently visited by members of the agricultural community. It is likely the windbreak was also planted to convey a sense of anticipation and importance as the visitor arrived on the property, as the linear corridor would focus the visitor's attention down the driveway towards the farm buildings and residences.

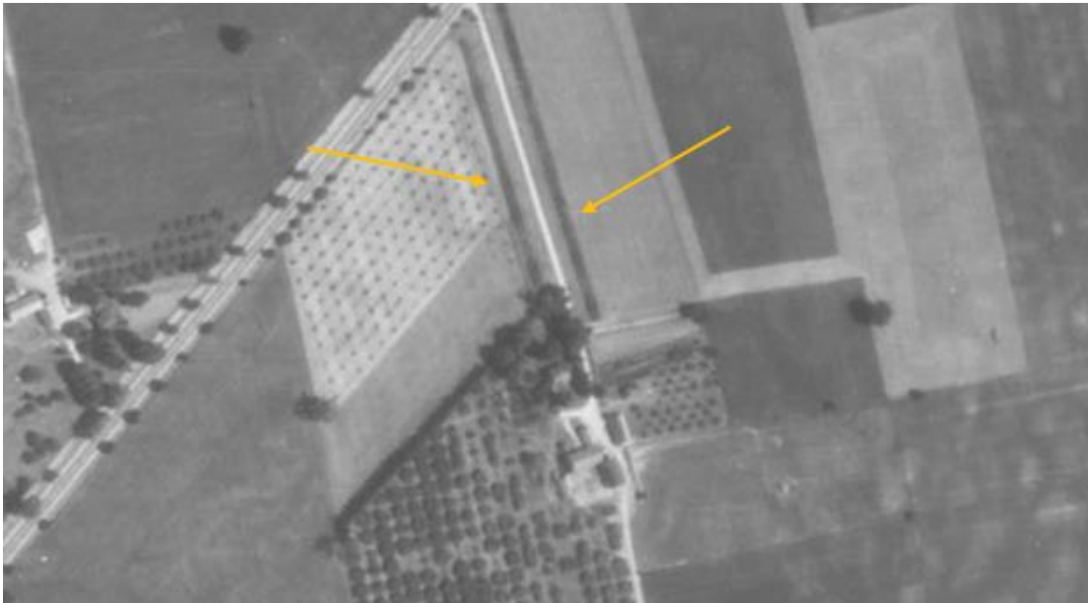


Plate 58: 1350 Wharncliffe Road South, 1955, windbreak denoted by arrows  
(Department of Lands and Forests 1955)

**6 Evaluation**

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The structures at 1350 Wharncliffe Road South are set back from the roadway and obscured by the windbreak. While the windbreak is visible when traveling along Wharncliffe Road South, it can easily be mistaken for a typical woodlot when traveling by car along the road. The windbreak is best viewed and appreciated from within the property, which is privately owned. Therefore, the property cannot be considered particularly memorable or easily discernible from a wayfinding perspective and is not a landmark.

**6.5 Summary of Evaluation**

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

**Table 1 Evaluation of 1350 Wharncliffe Road South according to O. Reg. 9/06**

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The main residence at 1350 Wharncliffe Road South has design value as a representative example of an early 20 <sup>th</sup> century Ontario vernacular residence with Colonial Revival and Craftsman design elements. Vernacular design elements of the main residence include its painted brick exterior, concrete block foundation, and incorporation of Colonial Revival and craftsman design elements, styles popular in the early 20 <sup>th</sup> century. Colonial Revival design elements include its general massing and layout of the residence. The shed roof dormer and full-width balcony and porch are elements of the Craftsman design style. The Colonial Revival design style was popular in North America after 1900 and into the present, while the Craftsman style was popular from about 1905 to 1930.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The craftsmanship and artistic merit of the residence is typical and industry standard for the early 20 <sup>th</sup> century. The barn and outbuildings have been heavily modified or are modern.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	As a vernacular residence, the building materials, construction methods, and quality of craftsmanship were typical and industry standard at the time of the construction of the residence. The barn and outbuildings have been heavily modified or are modern.





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## 6 Evaluation

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Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The property is historically associated with the <i>Farmer's Advocate</i> , John Weld, Weldwood Farm, and I.B. Whale. <i>Farmer's Advocate</i> was a prominent Canadian magazine managed by John Weld, a prominent Canadian publisher and the owner of Weldwood Farm. The farm was purchased by Weld in 1910 to serve as an experimental farm for <i>Farmer's Advocate</i> . From 1918 to 1959 the farm was under the superintendence of I.B. Whale, who wrote a column for the magazine and oversaw the development of new farming techniques on the property.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property currently contains two residences which have been used for commercial purposes in recent years, a heavily modified barn, and two outbuildings, all of which are currently leased to commercial tenants. These property components do not offer or potentially offer new knowledge that can contribute to a greater understanding of the former Township of Westminster or City of London.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	While the property is associated with the influential agriculturalists John Weld and I.B. Whale, their contribution is centred around farming. The property is no longer a working farm and the agricultural buildings such as the barn and outbuildings were heavily modified after the property ceased to be associated with <i>Farmer's Advocate</i> .
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is set in a landscape that contains agricultural properties but is in the process of transitioning to a predominantly suburban landscape. The existent structures have been severed from agricultural fields and little tangible signs remain of the former agricultural use of the property. Therefore, 1350 Wharncliffe Road South does not contribute to the remaining agricultural character of the area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The property and its components are functionally, visually, and historically linked to the mature spruce and cedar windbreak located along the driveway. Weldwood Farm was frequently visited by members of the agricultural community. It is likely the windbreak was planted to convey a sense of anticipation and importance as the visitor arrived on the property, as the linear corridor would focus the visitor's attention down the driveway towards the farm buildings. The windbreak also served a functional purpose to reduce snow build-up and prevent erosion.



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## 6 Evaluation

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Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
9. The property has contextual value because it is a landmark	No	The structures on the property are obscured by distance from roadway and the windbreak. While the windbreak is visible when traveling along Wharncliffe Road South, it can easily be mistaken for a typical woodlot when traveling by car along the road.

## 6.6 Statement of Cultural Heritage Value or Interest

### 6.6.1 Description of Property

The property at 1350 Wharncliffe Road South is located in the City of London on the south side of Wharncliffe Road South, south of the intersection of Wharncliffe Road South and Bradley Avenue. The property contains two residences (a main residence and secondary residence), a heavily modified barn, two outbuildings, and a spruce and cedar tree windbreak. The main residence on the property was built between 1911 and 1918 and is an example of an Ontario vernacular structure with Colonial Revival and Craftsman design influences. Between 1910 and 1965 the property was known as Weldwood Farm and was operated as an experimental farm by the *Farmer's Advocate*, an agricultural journal based in London.

### 6.6.2 Cultural Heritage Value

The main residence at 1350 Wharncliffe Road South has design value as a representative example of an early 20<sup>th</sup> century Ontario vernacular residence with Colonial Revival and Craftsman design elements. Vernacular design elements of the main residence include its painted brick exterior, concrete block foundation, and incorporation of Colonial Revival and Craftsman design elements, styles popular in the early 20<sup>th</sup> century. Colonial Revival design elements include its general massing and layout of the residence. The shed roof dormer and full-width balcony and porch are elements of the Craftsman design style. The Colonial Revival design style was popular in North America after 1900 and into the present, while the Craftsman style was popular from about 1905 to 1930.

The property demonstrates historical and associative value through its association with John Weld, *Farmer's Advocate*, Weldwood Farm, and I.B. Whale. John Weld was a prominent Canadian publisher and agriculturalist who owned several enterprises including the William Weld Publishing Company, the London Printing and Lithographing Company, and the Bryant Press. Weld was born in Delaware Township and later resided in the City of London. In 1910, he purchased land on the property for an experimental farm for the magazine *Farmer's Advocate*. The magazine was founded in 1866 by William Weld, the father of John Weld. The magazine was an important



resource for Canadian farmers. The magazine used Weldwood Farm to investigate and test new agricultural equipment, crops, livestock, and farming methods. The farm was frequently visited by other farmers to inspect and learn from the practices undertaken at Weldwood Farm and therefore was an important part of *Farmer's Advocate* and maintaining its credibility as an important source for agricultural information. Weldwood Farm was managed from 1918 to 1959 by I.B. Whale. Under his superintendence, Weldwood Farm was responsible for pioneering the use of sweet clover for use in pastures and soil improvement and aiding in the development of techniques for the effective cultivation of corn crops in southwestern Ontario. Whale diligently reported his findings in a frequent column he wrote for *Farmer's Advocate*.

The spruce and cedar windbreak demonstrates contextual value as it is visually, functionally, and historically linked to the property and its components. Weldwood Farm was frequently visited by members of the agricultural community. It is likely the windbreak was planted to convey a sense of anticipation and importance as the visitor arrived on the property, as the linear corridor would focus the visitor's attention down the driveway towards the farm buildings. The windbreak also served a functional purpose to reduce snow build-up and prevent erosion.

### **6.6.3 Heritage Attributes**

- Representative example of an early 20<sup>th</sup> century Ontario vernacular structure with Colonial Revival and Craftsman design influences, including:
  - Two-and-one-half storey structure with square plan
  - Steeply pitched side gable roof with slate cladding, shed roof dormer, two brick chimneys, and concrete chimney
  - Brick exterior
  - Full width balcony on main (north) elevation with classically inspired columns
  - 1/1 windows with wood surrounds and wood sills
  - Bay windows on north and west elevations
  - Wood and glass storm door and main door on north elevation
  - Full width porch on main (north) elevation with concrete planters and classically inspired columns
  - Concrete walkway leading to residence from driveway with "Weldwood Farm 1920" stamped in concrete

**Note:** The shed roof addition (south façade) and garage addition (east façade) of the main residence are not considered to contain CHVI. The secondary residence, barn, and outbuildings are not considered to contain CHVI.



## 7 Impact Assessment

### 7.1 Description of Proposed Undertaking

The client is proposing to redevelop the property and retain the existing main residence *in situ*. The existing secondary residence, windbreak, barn, and outbuildings are proposed to be removed to facilitate development. The proposed redevelopment includes the construction of 27 lots of single detached residences, 11 lots of street townhomes, a medium density residential block of 1.6 hectares containing three to four storey back-to-back townhomes and cluster townhomes, and accommodation for the future southern extension of Bradley Avenue. The existing and emerging local street pattern will be continued and extended into the proposed redevelopment. The concept plan for the proposed redevelopment is contained in Appendix A.

### 7.2 Assessment of Impacts

The property at 1350 Wharncliffe Road South has CHVI since it meets three criteria for determining CHVI in O. Reg. 9/06. Therefore, an assessment of potential impacts to heritage attributes and CHVI identified for 1350 Wharncliffe Road South is provided in Table 2 and Table 3 (see Section 6.6.3 for identification of heritage attributes). Impacts are defined by Info Sheet #5 (Section 2.4).

**Table 2 Evaluation of Potential Direct Impacts**

Direct Impact	Impact Anticipated	Relevance to 1350 Wharncliffe Road South
<b>Destruction</b> of any, or part of any, <i>significant heritage attributes</i> or features.	Yes	The proposed undertaking will result in the removal of the existing windbreak, a heritage feature of the property. The proposed undertaking will not result in the destruction of the other heritage attributes identified for the property, including the main residence. <b>Therefore, mitigation measures are required to address the removal of the windbreak.</b>
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance.	N/A (Not Applicable)	The proposed undertaking would result in the removal of the windbreak. Therefore, the direct impact of alteration is not applicable to this heritage feature. The proposed undertaking will not result in alteration that is unsympathetic or incompatible with the historic fabric and appearance of the main residence and its heritage attributes. <b>Therefore, no mitigation measures are required.</b>





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## 7 Impact Assessment

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**Table 3 Evaluation of Potential Indirect Impacts**

Indirect Impact	Impact Anticipated	Relevance to 1350 Wharncliffe Road South
<p><b>Shadows</b> created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden</p>	<p>N/A</p>	<p>The natural feature identified as a heritage feature, the windbreak, will be removed as part of the proposed undertaking. Therefore, the indirect impact of shadows is not applicable to this heritage feature.</p> <p>While the new structures may cast shadows during certain times of the day, they will not alter the appearance of the heritage attributes of the main residence at 1350 Wharncliffe Road South.</p> <p><b>Therefore, no mitigation measures are required.</b></p>
<p><b>Isolation</b> of a <i>heritage attribute</i> from its surrounding environment, context, or a <i>significant</i> relationship</p>	<p>N/A</p>	<p>The contextual relationship identified as a heritage feature, the windbreak, will be removed as part of the proposed undertaking. Therefore, the indirect impact of isolation is not applicable to this heritage feature.</p> <p>No additional contextual relationships were identified as heritage attributes or features at 1350 Wharncliffe Road South.</p> <p><b>Therefore, no mitigation measures are required.</b></p>
<p><b>Direct or indirect obstruction</b> of <i>significant</i> views or vistas within, from, or of built and natural features</p>	<p>N/A</p>	<p>The significant view identified as a heritage feature, the view towards the residences and farm buildings from the windbreak, will be removed as part of the proposed undertaking. Therefore, the indirect impact of obstruction is not applicable to this heritage feature as it will be removed.</p> <p>Additional views within the Study Area or the surrounding streetscape were not identified as heritage attributes or features.</p> <p><b>Therefore, no mitigation measures are required.</b></p>
<p><b>A change in land use</b> such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces</p>	<p>Yes</p>	<p>The property has already undergone a change in land use when it transitioned from an agricultural property to commercial use. However, this change retained the physical components related to the agricultural use of the property. The proposed undertaking will result in a change of land use (and zoning) to allow for multi-unit residential development. The new development will result in a loss of contextual value as the windbreak will be removed.</p> <p><b>Therefore, mitigation measures are required.</b></p>
<p><b>Land disturbances</b> such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i></p>	<p>Possible</p>	<p>Typically, indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. However, land disturbance from construction (e.g., site grading and related construction activities) may also have the potential to impact the residence through temporary vibrations during the construction period that may cause shifts in the foundation that can impact the residence.</p> <p><b>Therefore, mitigation measures are required.</b></p>



### **7.3 Discussion of Impacts**

The proposed undertaking will result in direct impacts to the windbreak of 1350 Wharncliffe Road South as it will be removed to facilitate development. Therefore, mitigation measures will be prepared to address this direct impact. The existing main residence will be retained *in situ* and no heritage attributes of this residence will be altered as part of the proposed undertaking. While the existing secondary residence, barn, and outbuildings will be removed, these components of the property do not contain heritage attributes and is therefore not characterized as an impact to the heritage character of the property.

As the windbreak will be removed, indirect impacts from shadows, isolation, and obstruction of views are not applicable to this heritage feature. No indirect impacts to the heritage attributes of the main residence are anticipated from shadows, isolation, or obstruction are anticipated. The proposed change in land use will result in the removal of the existing windbreak, the relationship of the property with the former farm buildings, and the development of formerly open land and mitigation measures will be required to address this change in land use.

There may be potential for indirect impacts related to land disturbance during the construction phase that could result in vibrations that are damaging to main residence at 1350 Wharncliffe Road South. While impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 40 metres from the curbside when heavy traffic is present (Ellis 1987). Construction of the proposed undertaking may involve heavy vehicles on site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect the historic foundations of main residence. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the building.

## 8 Mitigation

### 8.1 InfoSheet #5 Mitigation Options

The property at 1350 Wharncliffe Road South was determined to have CHVI as it meets three criteria of *O. Reg. 9/06*. As identified in Table 2 and Table 3, the proposed undertaking has potential to result in a direct impact to the property through the removal of the windbreak, an indirect impact from a change of land use, and the potential for indirect impacts from land disturbance. Accordingly, the mitigation options identified in Info Sheet #5 (see Section 2.4) have been explored below.

**Alternative development approaches:** The proposed redevelopment will remove the existing windbreak and retain the existing main residence and its heritage attributes *in situ*. Construction activity is planned within 50 metres of the residence.

An alternative development approach that retains the windbreak is not feasible due to the proposed change in land use and intensification of the site. The windbreak is located from Wharncliffe Road South to just north of the existing main residence. Retention of the windbreak would preclude the ability to feasibly develop the space around it, as there is only between 20 and 30 metres of available land to the west and east of the allée on the parcel. Even if the windbreak was retained *in situ*, its contextual link as a vegetative corridor designed to convey a sense of anticipation and importance would be lost. The proposed development will not be accessed from Wharncliffe Road and the secondary residence and outbuildings will be demolished as part of the redevelopment. As a result, views down the windbreak, if it were to be retained *in situ*, would be dominated by contemporary structures and removed from its original contextual purpose. It is also unlikely that required site grading and construction activities would be compatible with the retention of the root systems of intermediate and mature trees. In addition, an approximately 53 metre long section of the windbreak will be removed in the future as part of the future widening of Bradley Avenue West.

An alternative development approach that avoids construction activity within 50 metres of the main residence is not feasible because the proposed development is required to continue the local street pattern of the adjacent residential development.

**Isolating development and site alteration from significant built and natural features and vistas:** The proposed redevelopment will retain the main residence and its heritage attributes *in situ* and all heritage attributes will remain visible. Therefore, this mitigation measure has already been implemented for the main residence.



Isolating development from the windbreak is not feasible given its central location within the property and the understanding that the root systems of the intermediate and mature trees may not be able to withstand the site grading and construction activities required on site. In addition, a part of the windbreak approximately 53 metres in length will be removed by the City of London as part of a future extension of Bradley Avenue.

**Design guidelines that harmonize mass, setback, setting, and materials:** The proposed redevelopment has been designed to harmonize with the existing main residence which will be retained *in situ*. The residence will be surrounded to the west and south by new detached residences. This is compatible with the existing massing and setting of the property. In addition, the residence is located at the intersection of "Street A" and Southbridge Avenue. This will result in the residence retaining its role as a prominent component of the property. Materials for the proposed detached residences adjacent to the main residence have not yet been selected. The proposed detached residences surrounding the existing residence could be clad in a sympathetic material such as brick. While the original colour of the brick exterior of the main residence is unknown, if possible non-invasive testing should be carried out to determine the original brick colour. Based on this information, a sympathetic brick colour can be chosen for the new residences. If the paint on the main residence is eventually removed the exterior of the main residence and proposed new residences will harmonize.

As the proposed undertaking will result in the removal of the windbreak, design guidelines are not an applicable mitigation measure for this heritage feature.

**Limiting height and density:** The height and density of the proposed development has been designed to not overshadow the existing residence as the residence will be bordered by other detached structures and roadways. Medium density residential structures are planned to the north of the existing residence along the extension of Southbridge Avenue. Therefore, this mitigation measure has already been implemented for the main residence.

**Allowing only compatible infill:** Redevelopment of the property is to be residential in nature and the proposed redevelopment has been designed to be compatible with the existing main residence. The residence will be surrounded to the west and south by detached residences. This is compatible with the existing massing and setting of the property. In addition, the residence is located at the intersection of "Street A" and Southbridge Avenue. This will result in the residence retaining its role as a prominent component of the property. In addition, the selection of sympathetic materials is anticipated. Therefore, this mitigation measure has been implemented in the proposed development.

**Reversible alterations:** Given that the proposed development retains the residence *in situ* and does not directly impact the heritage attributes, reversible alterations are not required.



**Buffer zones, site plan control, and other planning mechanisms:** The proposed development may result in the potential for land disturbance to the main residence during the construction phase of the project. As such, planning mechanisms and site plan controls may be considered at this phase of study to avoid impacts to the built heritage resource. Site plan controls and planning mechanisms may be used to identify appropriate thresholds for vibration or zones of influence related to construction activity. Construction activity should be planned to minimize vibrations on the residence.

### **8.1.1 Summary**

Based on the above discussion, it has been determined that design guidelines and site plan controls are an appropriate mitigation measure for the main residence. Design guidelines that harmonize with the existing main residence should be implemented. The proposed site plan has been designed to harmonize with the existing residence through its placement at an intersection resulting in its continued prominence on the property and its location in an area of proposed detached structures. However, materials for the proposed detached residences surrounding the main residence have not yet been selected. A sympathetic material such as brick should be chosen to harmonize with the existing residence. While the original colour of the brick exterior of the main residence is unknown, if possible non-invasive testing should be carried out to determine the original brick colour.

Planning mechanisms and site plan controls are intended to lessen the impact on identified heritage attributes resulting from the potential for land disturbance due to temporary vibrations during the construction phase of the project. A typical approach to mitigating the potential for vibration effects is twofold. First, a pre-construction vibration assessment can be completed to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Second, depending on the outcome of the assessment, further action may be required in the form of site plan controls, site activity monitoring, or avoidance. This should be considered prior to the commencement of construction activities onsite.

Regarding the proposed removal of the windbreak and proposed change in land use, alternative mitigation measures are required as retention of the windbreak and former farmlands through alternative development approaches is not feasible. As per InfoSheet #5, the above mitigation measures are not meant to be exhaustive, and alternative mitigation measures are discussed in the following sections.





## **8.2 Commemoration**

The CHVI identified for the windbreak is contextual and linked to its role as a vegetative corridor designed to serve a functional purpose and convey a sense of anticipation and importance when Weldwood was accessed from Wharncliffe Road South. Therefore, a Commemoration Plan is an opportunity to recognize the historic and contextual CHVI of the property and provide strategies to guide the integration of the historical value and contextual value of the property in the proposed development.

Commemoration activities may include the installation of signage that interprets the history and significance of Weldwood or a landscaping program that implements the use of coniferous trees such as Norway spruce and white cedar. Any planting program or commemorative activity should be developed in consultation with the City of London and follow adherence to crime prevention through environmental design (CPTD) approaches. An appropriate place for the implementation of the commemorative activities is the proposed shared amenity space in Block A of the proposed redevelopment.

In addition, it is understood that the proposed name for the new development is Weldwood. There may be additional opportunities to commemorate the significance of Weldwood through naming amenity spaces and street names in honour of the *Farmer's Advocate*, the Weld family, and I.B. Whale.

## **9 Recommendations**

### **9.1 Design Guidelines**

Incorporate materials to clad new residential that harmonize with the existing main residence which will be conserved *in situ*. Sympathetic materials include brick. These recommended materials include are elements of the existing residence and therefore will be compatible with its overall character and heritage attributes. The use of these materials and designs is not intended to recreate or mimic the architectural character and heritage attributes of the existing residence. These materials should be used in a manner that creates a distinct yet sympathetic design.

### **9.2 Site Plan Controls**

A qualified person(s) should be retained to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones).

### **9.3 Commemoration Plan**

Preparation of a Commemoration Plan is recommended to recognize the identified CHVI within the Study Area. The Commemoration Plan should include site-specific history, a landscaping component through plantings, and possible commemoration through the naming of roadways and amenity spaces. Any planting program or commemorative activity should be developed in conjunction with the City of London and follow adherence to crime prevention through environmental design approaches.

### **9.4 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:

**London Public Library**

251 Dundas Street

London, ON N6A 6H9



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# Appendices



**Heritage Impact Assessment: 1350 Wharncliffe Road South, London, Ontario**

**Appendix A Concept Plan**

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**Appendix A Concept Plan**

