

Cultural Heritage Evaluation Report / Heritage Impact Assessment

1589 Fanshawe Park Road East, London, Ontario

1433506 Ontario Inc.

60750176

May 2026

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1	August 1, 2025	Bryan McClure & Liam Ryan	Client Comments
2	May 25, 2026	Bryan McClure & Liam Ryan	Final CHER/HIA

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1. Introduction

1.1 Project Context

AECOM Canada ULC (AECOM) was retained by Monteith Brown Planning Consultants on behalf of 1433506 Ontario Inc. to complete a Cultural Heritage Evaluation Report/Heritage Impact Assessment (CHER/HIA) for 1589 Fanshawe Park Road East, in the City of London, Ontario (the 'Subject Property'). The Subject Property is listed on the City of London's *Register of Cultural Heritage Resources* for containing an 1865 Gothic Revival farmhouse.¹ AECOM is undertaking this CHER/HIA as part of the complete application requirements for a zoning by-law amendment, which will be required to accommodate the proposed residential apartment and townhouse development along Fanshawe Park Rd, located within the Subject Property.

The following key tasks follow the City of London requirements for a CHER/HIA:

- This study shall include a Cultural Heritage Evaluation Report component, including an evaluation of the Ontario Farmhouse according to the criteria of Ontario Regulation 9/06 (O. Reg. 9/06) under the *Ontario Heritage Act*.
- Background studies and historical information related to the Subject Property may be found within **Section 1.4** and **Section 3.5**. Previous preliminary studies have identified that the subject property is likely to meet the criteria for designation pursuant to Part IV of the *Ontario Heritage Act*.
- The Heritage Impact Assessment shall respond to information requirements in the Ministry's *InfoSheet #5*² to assess potential impacts to Subject Property as well as the adjacent heritage properties, if applicable.
- The Heritage Impact Assessment should be prepared by qualified person (i.e., heritage planner, cultural heritage specialist) and a member of the Canadian Association of Heritage Professionals (CAHP).

1. The building on the Subject Property is referred to as a farmhouse throughout the report based on its original function and architectural design. Currently, it is used as an office and is no longer utilized as a farmhouse.

2. Ontario Ministry of Citizenship and Multiculturalism (MCM)'s Ontario Heritage Tool Kit (2006), including: *InfoSheet #5 Heritage Impact Assessments and Conservation Plans*.

1.2 Location and Physical Description of the Subject Property

1.2.1 Location of the Subject Property

The Subject Property is shown on **Figure 1** and **Figure 2**. The farmhouse within the Subject Property was historically located in Lot 8, Concession 4, in the Geographic Township of London, Middlesex County. The Subject Property is now within the northeast corner of the City of London's urban development area, in a context which is currently transitioning from rural to mixed-use. The Subject Property is located east of the intersection of Fanshawe Park Road East and Highbury Avenue North.

The Subject Property is bounded by Fanshawe Park Road East to the north, the Memorial Funeral Home (1559 Fanshawe Park Road East) and 1529 Fanshawe Park Road East to the west, the Highbury Wetland to the south, and the residential properties of 1985 to 2107 Cedarpark Drive to the east. Currently, there are no listed or designated heritage properties adjacent to the Subject Property. However, located across the street at 1560 Fanshawe Park Road East is Siloam Cemetery, which is listed on the City of London's *Register of Cultural Heritage Resources* and features an Ontario Heritage Trust Provincial Heritage Plaque commemorating "The Tolpuddle Martyrs." (see **Section 4.3.3** for further details).

1.2.2 Physical Description of the Subject Property

The Subject Property is an irregular-shaped parcel approximately 3.22 hectares (7.94 acres) in size. It contains a one-and-a-half storey Gothic Revival farmhouse estimated to have been built in 1865 (**Photograph 1**). A shed is located east of the farmhouse, while the remains of former structures including the foundation of a former garden centre and greenhouses are situated to the south of the farmhouse. The remainder of the property includes a parking lot and a naturalized area in the southern portion of the site, which previously contained a nine-hole chip-and-putt golf course. See **Section 4** for a detailed description of the existing conditions of the Subject Property.

1.2.3 Property Owner

The Subject Property at 1589 Fanshawe Park Road East is owned by 1433506 Ontario Inc.

Figure 1: Location of the Subject Property

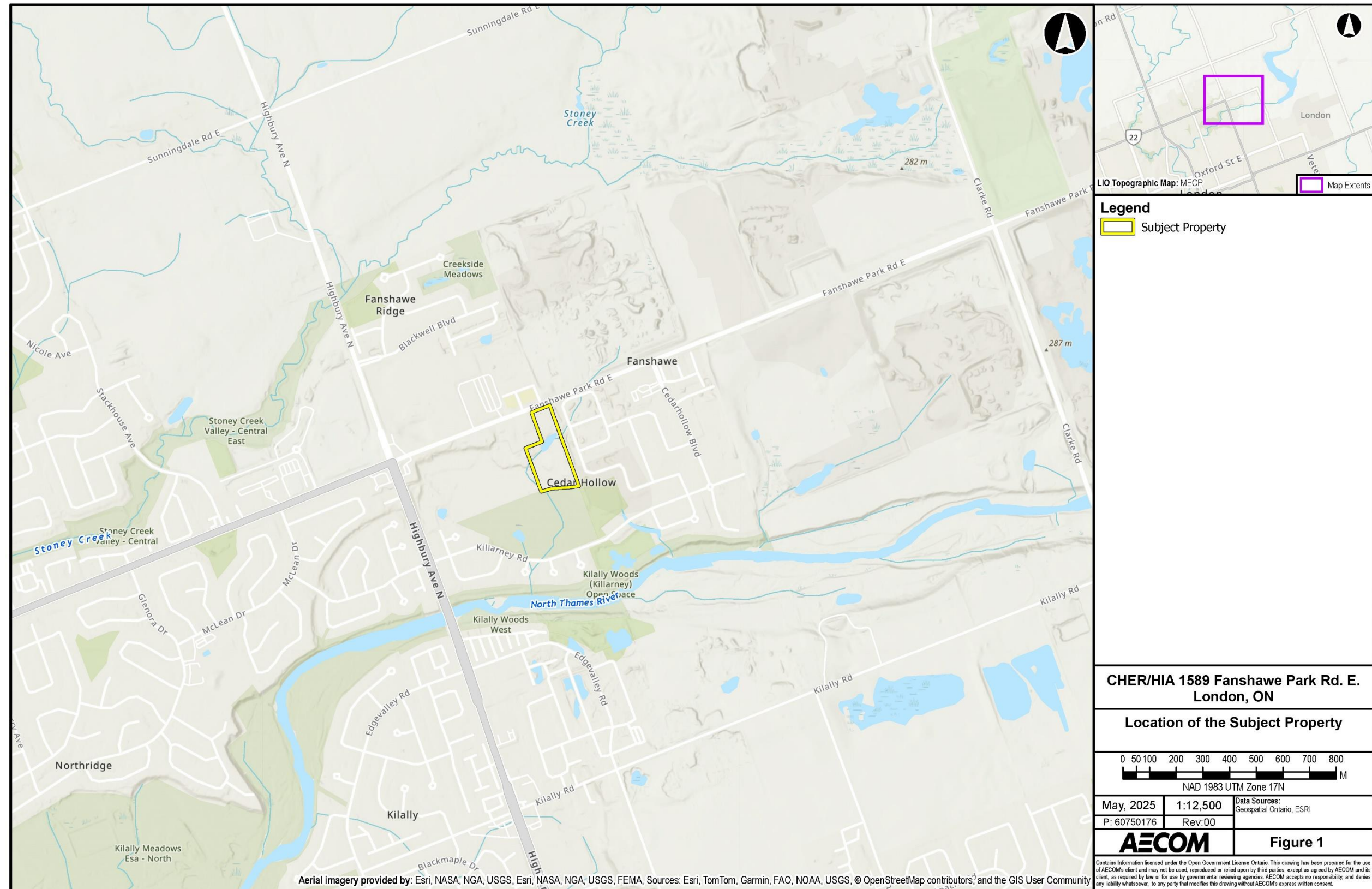
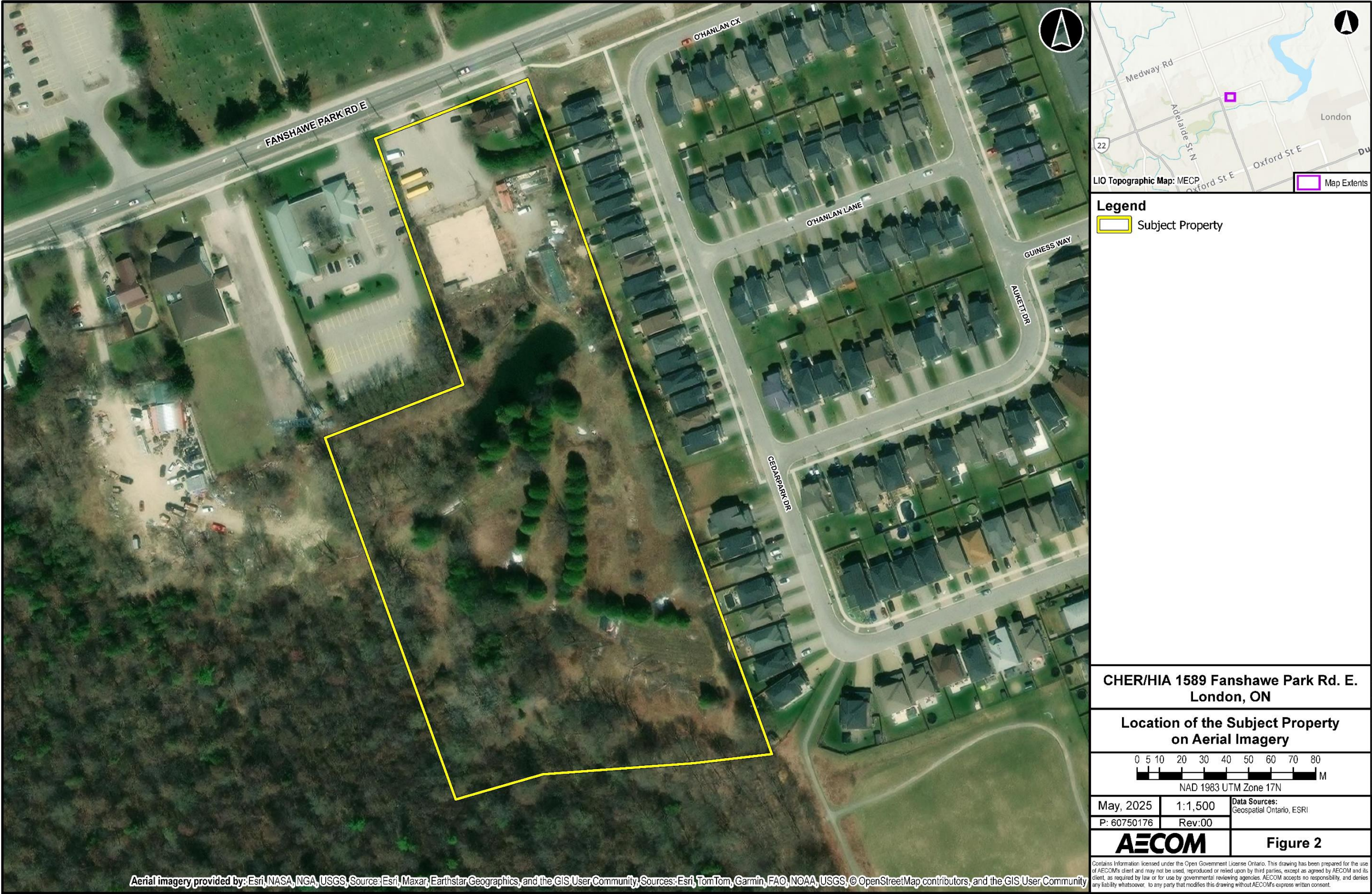


Figure 2: Location of the Subject Property on Aerial Imagery



Photograph 1: View of the farmhouse on Subject Property (AECOM, 2025)



1.2.4 Current Cultural Heritage Status of the Subject Property

The Subject Property at 1589 Fanshawe Park Road East is listed on the City of London's *Register of Cultural Heritage Resources*.

1.3 Methodology

This report was completed in two stages. The first stage was to complete a CHER for the Subject Property to determine if it retains cultural heritage value or interest (CHVI) based on the criteria of O. Reg. 9/06. A CHER examines a property as a whole, its relationship to its surroundings, as well as its individual elements – engineering works, landscape, etc. The recommendations of the CHER portion of this report are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its spatial context, comparisons with similar properties, and mapping. This report adheres to the guidelines set out in the Ministry of Citizen and Multiculturalism's (MCM) *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* as part of the *Ontario Heritage Tool Kit* (2006).

The second stage of this report was to complete an HIA. This HIA addresses potential impacts of conservation options for the heritage farmhouse on the Subject Property.

For the purpose of this CHER/HIA, AECOM undertook the following key tasks:

- Stakeholder engagement with groups and individuals with associations to the property, including the City of London Heritage Planner (see **Section 1.4**);
- Prepared a land use history of the Subject Property at 1589 Fanshawe Park Road East based on background research of primary and secondary sources, as well as historical mapping and aerial imagery;
- Conducted a field review to document the existing conditions of the Subject Property on April 16, 2025;
- Prepared a comparative analysis to establish a baseline of comparable properties;
- Evaluated the Subject Property according to the criteria outlined in O. Reg. 9/06, *Criteria for Determining Cultural Heritage Value, or Interest*;
- Identified and prepared a description of the proposed undertaking;
- Assessed the potential impacts of mitigation options on the Subject Property; and
- Prepared mitigation options and measures with recommendations to avoid or reduce any negative impacts to the Subject Property.

This CHER/HIA was completed by a team of AECOM's Cultural Resource Management staff including Bryan McClure (Cultural Heritage Specialist), and Liam Ryan (Cultural Heritage Planner, Lead) and Adria Grant (Associate Vice President). The CHER/HIA was developed in consultation with the City of London.

1.4 Stakeholder Engagement

Below is a summary of the stakeholder engagement undertaken for the development of this CHER/HIA. For the purposes of this CHER/HIA, engagement involved contacting the City of London to request any information on the Subject Property. The record of communication regarding the Subject Property has been included below in **Table 1**.

Table 1: Results of Stakeholder Engagement

Contact	Organization	Date	Notes
Laura Dent Heritage Planner – Community Planning ldent@london.ca	Planning and Development, City of London	April 15, 2025	■ AECOM reached out to Laura Dent, Heritage Planner at the City of London, to declare that AECOM is working on a CHER/HIA for 1589 Fanshawe Park Road East and ask if she could confirm the heritage status of the property, share any previous heritage reports (CHERs, HIAs), provide any historical photographs or information pertaining to the property, and confirm whether or not there is any public interest in the property. ■ Laura Dent forwarded AECOM's request to her colleague Mike Greguol a Heritage Planner with the City of London.
Mike Greguol Heritage Planner – Community Planning mgreguol@london.ca	Planning and Development, City of London	April 16, 2025	■ Mike Greguol responded to AECOM's request, confirming that the Subject Property is listed on the City of London's <i>Register of Cultural Heritage Resources</i>. He confirmed that no previous heritage reporting has been undertaken on the Subject Property. He also confirmed that the City of London does not have any historical images of the Subject Property and provided AECOM with resources in the London Public Library that may contain historical images of the Subject Property. He noted that the public has not expressed interest in the property and mentioned that a request for designation under Part IV of the <i>Ontario Heritage Act</i> was submitted over 20 years ago, but the process did not advance, as no research or reporting was undertaken at that time. ■ This information was used to help draft the land use history of the Subject Property.

2. Policy Framework

The authority to request a CHER/HIA arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the Provincial Planning Statement (2024) and the City of London's Official Plan: *The London Plan* (June 10, 2024).

2.1 Planning Act and Provincial Planning Statement

The *Planning Act* (1990) and the associated Provincial Planning Statement (2024) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Planning Statement. In general, the Provincial Planning Statement recognizes that Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Pursuant to Section 4.6 of the 2024 Provincial Planning Statement, policy 4.6.1 states: “*Protected heritage property*, which may contain *built heritage resources* or *cultural heritage landscapes*, shall be conserved.” The 2024 Provincial Planning Statement explains that *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 should be included in these plans and assessments.”

Furthermore, Section 4.6, policy 4.6.3 of the 2024 Provincial Planning Statement states “Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* unless the *heritage attributes* of the *protected heritage property* will be *conserved*.”

2.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and/or districts as being of CHVI. The province or municipality may also “list” a property or include a property on a municipal register that has not been designated but is believed to be of CHVI. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the *Ontario Heritage Act* provides

criteria for determining CHVI. If a property meets one criterion it may be listed under Section 27 of the *Ontario Heritage Act*.

Under section 27(9) of the *Ontario Heritage Act* it is stated that:

If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.

Ontario Regulation 9/06, *Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the *Ontario Heritage Act* provides criteria for determining CHVI. If a property meets two or more of the following nine criteria, it may be designated under Section 29 of the *Ontario Heritage Act*.

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

2.3 The London Plan

The London Plan is the City of London's new Official Plan that was adopted by City Council in June 2016 and approved by the Province in December 2016. The Ontario Land Tribunal (OLT) resolved the final phase of policy appeals in May 2022. Since its adoption, there have been several amendments to *The London Plan* that were included in a consolidated version dated June 10, 2024. *The London Plan* sets out a new approach for planning in London which emphasizes growing inward and upward, so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. The plan sets out to conserve the City's cultural heritage and protect environmental areas, hazard lands, and natural resources.

Specifically related to heritage conservation, *The London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the city. The following General Cultural Heritage Policies are applicable to this project:

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

(566_) Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation can be considered.

(567_) In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes."

(568_) Conservation of whole buildings on properties on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.

(569_) Where, through the process established in the specific Policies for the Protection Conservation and Stewardship of Cultural Heritage resources section of this chapter and in accordance with the Ontario Heritage Act, it is

determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.

(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.

(590_) Where a property has been identified on the Register and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act. Council may also request such information that it needs for its consideration of a request for demolition or removal.

(591_) Where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.

2.3.1 Municipal Heritage Alteration Permit

The Subject Property at 1589 Fanshawe Park Road East is not designated under the *Ontario Heritage Act*, and therefore a heritage alteration permit is not required.

3. Historical Context

The Subject Property is situated historically in the north half of Lot 8, Concession 4, in the former Township of London, Middlesex County, now within the City of London. Years of archaeological research and assessments in southern Ontario have resulted in a well-developed understanding of the historic use of land in the City of London and Middlesex County from the earliest Indigenous people to the more recent Euro-Canadian settlers and farmers. **Table 2** provides a breakdown of the cultural and temporal history of past occupations in the City of London and Middlesex County.

Table 2: Cultural Chronology for Indigenous Settlement in Southern Ontario

Archaeological Period	Time Period	Characteristics
Early Paleo	9000-8400 BC	■ Fluted Points ■ Arctic tundra and spruce parkland, caribou hunters
Late Paleo	8400-8000 BC	■ Holcombe, Hi-Lo and Lanceolate Points ■ Slight reduction in territory size
Early Archaic	8000-6000 BC	■ Notched and Bifurcate base Points ■ Growing populations
Middle Archaic	6000-2500 BC	■ Stemmed and Brewerton Points, Laurentian Development ■ Increasing regionalization
Late Archaic	2000-1800 BC	■ Narrow Point ■ Environment similar to present
Late Archaic	1800-1500 BC	■ Broad Point ■ Large lithic tools
Late Archaic	1500-1100 BC	■ Small Point ■ Introduction of bow
Terminal Archaic	1100-950 BC	■ Hind Points, Glacial Kame Complex ■ Earliest true cemeteries
Early Woodland	950-400 BC	■ Meadowood Points ■ Introduction of pottery
Middle Woodland	400 BC – AD 500	■ Dentate/Pseudo-scallop Ceramics ■ Increased sedentism
Middle Woodland	AD 550-900	■ Princess Point ■ Introduction of corn horticulture
Late Woodland	AD 900-1300	■ Agricultural villages
Late Woodland	AD 1300-1400	■ Increased longhouse sizes
Late Woodland	AD 1400-1650	■ Warring nations and displacement
Contact Period	AD 1600-1875	■ Early written records and treaties
Historic	AD 1749-present	■ European settlement (French and English)

3.1 Pre-Contact Indigenous History

In this area, the first human settlement can be traced back to 11,000 BC; these earliest well-documented groups are referred to as Paleo which literally means old or ancient. During the Paleo period, people were widely scattered, nomadic groups that occupied the sub-tundra-like environment that prevailed in southern Ontario during that time. Past research indicates that these groups likely followed big game (such as Caribou) across the landscape, preferring to camp on high ground, immediately adjacent to water sources, such as glacial lakes or spillways, where smaller game and plant foods would have also been harvested. Due to the relative antiquity of Paleo sites, all that remains at their occupations are stone tool fragments and their characteristic spear points known as “fluted points”. (Ellis and Deller 1990). The picture that has emerged for the early and late Paleo is of groups at low population densities who were residually mobile and made use of large territories during annual cycles of resource exploitation.

The subsequent Archaic period (8,000 BC to 950 BC) is characterized by a warming climate and a temperate forest environment which was crisscrossed by streams and rivers and surrounded by large freshwater lakes that would have supported many species of fish, shorebirds, and mammals. Small hunting and gathering bands (20-50 people) utilized the lake shores during the spring and summer months, then broke into smaller family groups and moved inland for the fall and winter to hunt and trap. Archaic period tool assemblages consisted of both chipped and ground/polished stone implements indicating that a wider variety of activities, such as fishing, woodworking, and food preparation/grinding, were now taking place.

The Archaic period is followed by the Woodland period (ca. 950 BC to 1650 AD) which is subdivided into three phases. The Early Woodland period (ca. 950 BC to 400 BC) is characterized by the introduction of pottery for storage and an increase in regional trade networks. Trading of exotic goods, such as obsidian, silver, copper, and seashells persists into the Middle Woodland period (ca. 400 BC to 900 AD) when horticulture was introduced to Ontario. The adoption of food production brought to some groups a more sedentary lifestyle in seasonal villages, and more elaborate burial ceremonies – including the construction of large, earthen mounds. The Late Woodland period (ca. 900 AD to 1650 AD) is marked by the establishment of palisaded villages (often containing dozens of longhouse structures), intensified horticulture, and an increase in regional warfare.

3.2 Post-Contact Indigenous History

The post-contact Indigenous occupation of southern Ontario was heavily influenced by the dispersal of Iroquoian speaking peoples, including the Six Nations of the Iroquois – Mohawk, Cayuga, Oneida, Seneca, Onondaga, and Tuscarora. This was followed by

the return of Algonkian speaking groups from northern Ontario, who had temporarily retreated to their wintering grounds in the mid-1600s to avoid warfare and disease as a result of colonial settlement. Algonkian speaking Ojibway (Chippewa), Odawa (Ottawa), and Pottawatomi, known as the Three Fires Confederacy, remained in their traditional territory that covered a vast area of southern Ontario as well as eastern Michigan.

As European settlers encroached on their territory the nature of Indigenous population distribution, settlement size and material culture changed. Despite these changes it is possible to correlate historically recorded villages with archaeological manifestations and the similarity of those sites to more ancient sites reveals an antiquity to documented cultural expressions that confirms a long historical continuity to systems of Indigenous ideology and thought (Ferris 2009).

It is important to note that, when discussing the historical documentation of the movement of Indigenous people, what has been documented by early European explorers and settlers represents only a very small snapshot in time. Documentation of where Indigenous groups were residing during European exploration and settlement is restricted to only a very short period of time and does not reflect previous and subsequent movements of these groups. This brief history does not reflect the full picture of the pre- or post-contact period occupation of Indigenous groups or cultures. As such, relying on historic documentation in regard to Indigenous occupation and movement across the landscape can lead to misinterpretation. For example, noting the movement of Indigenous groups into an area may incorrectly suggest to the reader that these groups had not occupied the area previously; however, this is not the case. It is clear from Indigenous oral histories and the archaeological record that pre-contact Indigenous populations were extremely mobile and not tied to any one specific area. Over the vast period of time prior to the arrival of Europeans, Indigenous groups, language families, and cultures were fluid across the landscape.

The Subject Property is within the boundaries of Treaty No. 6, also known as the London Township Purchase. In 1796, the remaining lands that make up what is now the City of London were purchased by the Crown as part of Treaty No. 6 on September 7, also known as the London Township Purchase. Treaty No. 6 was made between the principal Chiefs, Warriors and People of the Chippewa Nation and Alexander McKee, Deputy Superintendent General and Deputy Inspector General of Indian Affairs on behalf of the Crown (CIRNAC 2023). The full text of the London Township Treaty No. 6, is included below:

To all whom these presents may come, – GREETING:

WHEREAS we the principal Chiefs, Warriors, and People of the Cheppewa Nation of Indians being desirous for a certain consideration hereinafter

mentioned of selling and disposing of a certain parcel or tract of land situated and lying on the north side of the River Thames or River La Tranche and known in the Indian name by Escunnisepe unto His Britannic Majesty King George the Third our great Father.

NOW KNOW YE, that we the said principal Chiefs, Warriors and People of the Chippewa Nation for and in consideration of the sum of twelve hundred pounds Quebec currency value in goods estimated according to the Montreal price now delivered to us, the receipt whereof we hereby acknowledge, have give, granted, sold, disposed of and confirmed, and by these presents do give, grant, sell, dispose of and confirm forever unto Alexander McKee, Esquire, Deputy Superintendent General and Deputy Inspector General of Indians and of their affairs on behalf of His said Britannic Majesty King George the Third His heirs and successors, all that parcel or tract of land situated and lying on the north side of the River Thames as aforesaid, beginning at a certain station on the north bank of the said river about nineteen miles above the Deleware Village following the windings of the said river and about twelve miles distant from the said village in a direct northerly course, being about two miles above a lime stone rock and spring on the said river which station will be more perfectly found by a line run from the main or lower fork at London six miles on a course south, sixty-eight degrees thirty miles; thence north sixty-eight degrees thirty minutes east twelve miles' thence south twenty-one degrees thirty minutes east till it intersects a right line running from the upper forks of the said river at Oxford to the main or lower forks of the said river at London; thence along the said line to the said upper forks on a course north sixty-eight degrees thirty minutes east; thence down the said River Thames following the several winding and courses with the stream to the place of beginning. To have and to hold the said parcel or tract of land together with all the woods and waters thereon situate lying, and being unto the said Alexander McKee, Esquire, for and on behalf of His said Britannic Majesty King George the Third His heirs and successors for ever free and clean of and from all claims, rights, privileges, or emoluments which we the said Chiefs, Warriors and People of the said Chippawa Nation might have before the execution of these presents, and free and clear of any pretended claim which our children or descendants may hereafter make the same, hereby renouncing and forever absolving ourselves, our children, descendents and posterity of all title to the said parcel or tract of land, the soil, wood, and waters thereof, in favour of the said Alexander McKee, Esquire, for and on behalf of His said Britannic Majesty, His heirs and successors for ever.

IN WITNESS WHEREOF, we have for ourselves and the rest of our Nation hereunto set out respective marks and seals this seventh day of September, in

the thirty sixth year of the reign of King George the Third, having first heard this instrument openly read and rehearsed in our own language and fully approved by ourselves and our Nation. And in the year of our Lord one thousand seven hundred and ninety six.

Present at the execution and delivery of this instrument, and witnesses thereto:

RICHARD POLLARD, Coms. on behalf of the Prov. Of Upper Canada.

THOS, SMITH

T. MCKEE, Supt. N.W.D.

A. IREDELL, D.S.W.D.

JOHN MARTIN.

G. SELBY, A.S.I.A

CHARLEVEAUME, }

NICOLA LASILLE, } Interpreters.

JAQUE X PELTIER, }

DAVID TAIT.

Indian Witnesses:

SHIMINDOCK, Chief of the Ottawa.

NEGIG, Chief do (totem).

MITCHEWASS, do (totem).

A. MCKEE D.S.G.D.I.G.I.A, on behalf of His Majesty, [L.S.]

CAMCOMMENANIA, (totem) [L.S.]

NEGIG, (totem) [L.S.]

WAPENOUSA, (totem) [L.S.]

KITCHYMUGHQUA, (totem) [L.S.]

NAWACISSYNABE, (totem) [L.S.]

TICOMEGASSON, (totem) [L.S.]

KIASHKE, (totem) [L.S.]

ANNAMAKANCE, (totem) [L.S.]

MACOUNCE, (totem) [L.S.]

NANGEE, (totem) [L.S.]

(CIRNAC, 2023)

In addition to the Treaty Nations discussed above, the communities of Oneida Nation of the Thames and Munsee-Delaware Nation are close to the City of London. Munsee-Delaware Nation is one of the few Lenape communities in Canada and came to be

located outside of London, within Chippewa of the Thames First Nation, after they were displaced following the American Revolutionary War. The Munsee-Delaware settled in the region in the late 18th century and an agreement regarding territory was reached with Chippewa of the Thames First Nation by the mid 19th century (SFNS, n.d.). Oneida Nation of the Thames was also created by a community displaced by colonial wars and land agreements. In the 1840s, 2,100 ha of land was purchased, rather than allotted by the Crown, to the east of the Chippewa and Munsee-Delaware communities, to form the Oneida Nation of the Thames Settlement (Oneida, n.d.).

3.3 Local Context and Euro-Canadian Settlement History

3.3.1 Middlesex County, London Township

The Subject Property is located in the Geographic Township of London, in Middlesex County. The Township of London was first surveyed by Colonel Mahlon Burwell in 1810. The lots were laid out using the double front survey system which was commonly used by the Crown between 1815 and 1829. The survey was put on hold during the War of 1812 but resumed once peace had been re-established (Pleva, 1992: 250). In 1826, the town plot was surveyed by Mahlon Burwell with settlement beginning shortly after around the Forks of the Thames along Ridout Street and the Talbot Block (Armstrong, 1986: 32-33). Settlement in London began to expand rapidly after the construction of the London District Courthouse (Middlesex County Courthouse) in 1827 with the population reaching 1,000 by 1835 (Whebell, 1992: 57). The Thames River had a profound impact on the growth of London. Historically, the city developed at the confluence of the north and south branches of the river and has continued to expand outwards into what was historically wooded areas, and later rural areas of the surrounding townships.

The former London Township survey system laid out by Burwell created a grid pattern, with blocks of eight 100-acre lot allowances bounded by concession and line roads. The resulting survey created much of the modern farm landscape that is still visible in the rural areas north of London. The survey pattern also created the road pattern that is still visible today.

London underwent a number of population booms throughout its history beginning when the 32nd Regiment was stationed in London in 1838 (Armstrong, 1986: 61). Development of saw, cording, and grist industry powered by the Thames River and Medway Creek assisted the City's growth in the mid 1800s (Armstrong, 1986: 47-49). It was bolstered by the arrival of the railways in the 1850s with the Great Western Railway

in 1853, the London Port Stanley Railway in 1856, and the Grand Trunk Railway in 1858 (Miller, 1992: 63-65). Steady growth in London continued as the City was established as a financial centre for the surrounding regions with large manufacturing industries taking root, including the Carling and Labatt's Brewery and the London Cigar Industry (Armstrong, 1986: 119-123). London was incorporated as a Town in 1840 and by 1855 the population had leapt to 10,000 at which time it officially became a city (Whebell, 1992: 58).

By the late-19th century the economic spin off of the American Civil War was felt in London, much like other rural areas in southern Ontario. Due to the need for wheat and other agricultural products, London along with various southern Ontario communities began shipping exports to the northern United States. The physical results of the sudden prosperity were seen in the growth of downtown London commercial and residential buildings (Armstrong, 1986: 125-127). In addition, the late-19th century and early 20th century saw the establishment of various London institutions including the London Psychiatric Hospital, St. Joseph's Hospital, Huron College, and the University of Western Ontario (Armstrong, 1986: 108-111).

Geographically, the City of London has continued to expand from the Forks of the Thames well into the 20th century. Annexations of adjacent suburbs began as early as the 1880s, beginning with London East in 1885, London South in 1890, and London West in 1898, with Pottersburg, Ealing, and Chelsea Green in 1912 (London Township Vol. 1, 2001: 35). By 1923, the population of the city had grown to 61,000 (Miller, 1992: 176).

Following World War II, annexations continued to result in the physical and demographic growth of London. Between 1950 and 1959 various small annexations took place from areas of London and Westminster Townships. A major annexation in 1961 resulted in the addition of 60,000 people to the city (London Township Vol. 1, 2001: 35). Further annexations took place in 1967, 1971, 1977, 1980, and 1989 that added new residential communities along the outskirts of the city. The final major expansion took place in 1993 with the remainder of Westminster Township including the villages of Byron and Lambeth, parts of London Township including town of Hyde Park, and parts of West Nissouri Township including the London Airport, were annexed by the City of London (County of Middlesex, 2022). With the expansion outwards from the City's core, London's physical appearance on the outskirts of the city have transitioned from rural outskirts to suburban expansion. The Subject Property was annexed into the City of London in 1993.

3.3.2 Hamlet of Fanshawe

The hamlet of Fanshawe was located around the intersection of Concession 5 (now known as Fanshawe Park Road) and the Graded Asylum Sideroad (now known as Highbury Avenue). Fanshawe developed around the intersection which was the last

stop of the stagecoach before turning west to enter London (Grainger, 2002: 125-126). The intersection developed three major buildings with the Siloam Methodist Church, built in 1857 and replaced in 1892, on the northeast corner, the Bradshaw Hotel, built in the 1860s, on the southwest, and a school S.S. No. 19 London, built in 1871, on the southeast corner of the intersection. Fanshawe was given its name officially in 1894 when a post office opened in the hotel under that name (Grainger, 2002: 125-126). Several businesses, including blacksmiths, woodworkers, and a cement block manufacturer opened around the intersection throughout the 19th century. The intersection became known as “Salvation, Education, Starvation, and Damnation!” after the church, school, empty field, and hotel on the four corners (London Township Vol. 1, 2001: 145).

A famous resident of the hamlet of Fanshawe was George Loveless. Loveless, along with his brother James were the leaders of a group of six farm labourers in Tolpuddle, Dorsetshire, England fighting for better wages in the 1830s. They were both arrested and deported to the penal colony of Australia in 1834, returning two years later when they were pardoned due to public outcry. The men became known as the “Tolpuddle Martyrs.” (Grainger, 2002: 123). The fame that surrounded them became too much and five of the six men emigrated to Canada in 1844 with George Loveless settling to the west of the hamlet of Fanshawe. Loveless became well known in the community, helping to establish the Siloam Methodist Church and was active in the community until his death in 1874. In 1959, the Ontario Heritage Foundation erected a provincial heritage plaque outside Siloam Cemetery to commemorate Loveless (Grainger, 2002: 124). A second famous resident was Hamilton Hartley Killaly who settled south of the hamlet in 1834 and built a large well-known house called Killaly Castle on the banks of the Thames River. Killaly was an engineer and was one of the designers of the Welland Canal, worked on the development of roads through Upper Canada, and served as the member of parliament for London in 1841 (London Township Vol. 1, 2001: 145). Killaly Castle collapsed in the 1880s when the shifting Thames River eroded its foundation causing it to fall (London Township Vol. 1, 2001: 145).

The hamlet of Fanshawe declined in the 20th century as the hotel lost business and converted to a general store prior to the First World War in 1914. The post office closed in 1914, and other businesses closed, with only one blacksmith shop surviving until 1951 (Grainger, 2002: 127). The schoolhouse operated until 1955 when it closed and was turned into a community centre. The other major buildings in the hamlet were torn down with the hotel falling into disrepair, and the Siloam Church replaced by a modern building in 1986. The schoolhouse was also under threat of demolition but was saved thanks to local residents and former pupils who had the building moved to Fanshawe Pioneer Village in 1992 where it has been restored to a 19th century school (Grainger, 2002: 127).

The development of new infrastructure in the area took on the name of the old hamlet of Fanshawe that had all but disappeared by the 1950s. A new dam on the Thames River to regulate flooding created a reservoir that was named Fanshawe Lake. The conservation area around it, including the Fanshawe Pioneer Village that developed on the new lake in 1959, also took the name. Concession Road 5 was renamed Fanshawe Park Road, and when a new college opened to the south in 1967, it was named Fanshawe College (Grainger, 2002: 128). The name of the hamlet, therefore, survived while the actual hamlet had disappeared. The area of the former hamlet was annexed by the City of London in 1993 and now forms part of the suburban northeast of the city.

3.4 Land Use History – Sources

The following land use history of Lot 8, Concession 4 in London Township is summarized from a review of the:

- Abstract of Deeds for Lot 8, Concession 4 in London Township (OnLand)
- 1863 Peters Map of London Township
- 1878 Page & Co. *Illustrated Historical Atlas of the County of Middlesex*
- Department of Militia and Defense. National Topographic Series (1915, 1930, and 1962)
- 1942, 1955, 1967, 1974, 1998, 2006, and 2019 Air Photographs
- Census of Canada data (Ancestry.ca, Library and Archives Canada)
- Genealogical information (Ancestry.ca, FamilySearch)
- 19th and 20th Century County of Middlesex Directories (see **Section 9**, Sources)
- Secondary sources (see **Section 9**)

3.5 Land Use History – Lot 3, Concession 3

The Subject Property is located on the northeast corner of Lot 8, Concession 4 in the Geographic Township of London on Park Lot 8 of Plan 91. The Crown Patent for the lot was issued to Elizabeth Dereuzy in 1815 for the entire 200 acres (LRO 33, London Book 4). There is no evidence to suggest that Elizabeth Dereuzy occupied Lot 8 at any point. By 1825, ownership had passed to William Dereuzy, presumably the son of Elizabeth, who sold the entire 200 acres of Lot 8 to John Strachan as part of his purchase of Lots 7, 10, 11, 13, and 14, Concession 4 (LRO 33, London Book 4). John Strachan, the powerful rector and future Anglican Bishop of Toronto, appears to have

purchased these lands as an investment for future speculation. Strachan never lived on Lot 8 as his primary residence was in Toronto. In 1836, the entire 200 acres of Lot 8 were sold to James Shanly.

James Shanly began clearing the land of Lot 8, but not in proximity of the Subject Property as he settled on the south side of the Thames River. Shanly's efforts to develop the lot are reflected in a mortgage he took out from the Bank of Upper Canada in 1842 for 100 acres of the lot, rather than the entire property (LRO 33, London, Book 4). The following year, in February 1843, James Shanly sold the entire 200 acres of Lot 8 to John B. Travers, who then sold the lot in December 1843 to Harriet Travers (LRO 33, London, Book 4). In 1845, William Wesley purchased the entire 200 acres from Harriet Travers. Wesley took a £100 mortgage on Lot 8 from Helen Travers in 1846, before selling the entire lot to William W. Gray in 1849 for £213 3 shillings and 6 pence (LRO 33, London, Book 4).

Between 1849 and 1853, Lot 8 came into possession of William W. Street. It is unclear if William W. Street and William W. Gray are the same person. William Street did not appear in the 1851 Census on Lot 8, Concession 4, indicating he lived elsewhere. The City Directory for London in 1856 records three men as W.W. Street, with all three operating as agents for insurance companies, banks, or in finance (Railton, 1856: 150). In 1853, William Street entered into a deed poll with James Hamilton Sheriff as they planned to subdivide Lot 8 into Park Lots for houses. The north end of Lot 8 was at the growing settlement of Fanshawe, while the south end was by the development of Killaly Road. In 1855, London Township approved William Street's subdivision as Plan 91 which created 17 Park Lots of different sizes (LRO 33, London, Book 2). Based on the Land Records and historical mapping, Park Lot 8 was 10 acres in size. The Subject Property is located in Park Lot 8, on the northeast corner of the Lot 8.

Development of Park Lot 8 did not occur immediately. In 1857, the entire 200 acres of Lot 8, Concession 4 was sold to Laurence Saurarson (also spelt Sawrason) (LRO, London, Book 4). Saurarson sold Park Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 (a total of 45 acres) to Henry C. R. Becher in June 1863 (LRO London, Book 2). Several months later in September 1863, Becher sold 2 acres of Park Lot 8 to Sarah Barter. A further 6 acres of Park Lot 8 was sold to Sarah Barter in 1865 (LRO 33, London, Book 2). Sarah Barter did come into possession of the remaining 2 acres of Park Lot 8, but the Land Records do not record when this happened.

The 1862 Map of London Township shows the division of Lot 8, Concession 4 into the Park Lots of Plan 91 (**Figure 3**). No development is seen on the map as Park Lot 8 has no structures on the property. No owner of Park Lot 8 is shown on the map, nor are the other owners of any park lots on Lot 8, Concession 4.

Between the ownership of Laurence Saurarson, Henry Becher, and Sarah Barter, there is no evidence that any of them occupied Park Lot 8. No evidence of Laurence Saurarson was found in the 1861 Census, and no evidence of any one occupying Park Lot 8 was found on the census. Additionally, Henry Becher was a well-known lawyer in the City of London and therefore was not occupying Park Lot 8. Sarah Barter and her husband Joseph Barter, lived on the south half of Lot 7, Concession 5 in London Township (London Township Vol. 2, 200: 21). Sarah and Joseph emigrated to the United States in the late 1860s, with the London Township history stating it was in 1866, while the 1910 United States Census states it was in 1868 (London Township Vol. 2, 2001: 21; Ancestry).

In 1869, Joseph Barter sold Park Lot 8 to William Slight (LRO 33, London, Book 3). Slight took out a \$350 mortgage on Park Lot 8 from John Gregsten to pay for the property (LRO 33, London, Book 3). In the 1871 Census, William Slight is recorded as living on Lot 8, Concession 4 on 10 acres, indicating it is Park Lot 8 with his wife Elizabeth and children Mary Jane, Harriet Emelia, Eliza Ann, and John Henry. William is recorded as a gardener growing 7 acres of oats (Library and Archives Canada). The 1871 Census records that there is one house and one barn or stable on the property, indicating that a farmhouse was constructed on the property. The farmhouse on the Subject Property has been dated by the City of London to circa 1865, indicating it was constructed by Joseph and Sarah Barter. As noted above, Joseph and Sarah Barter are not believed to have lived on Park Lot 8 based on the information provided by the History of London Township (2001). As the Slight family are the first known owners of Park Lot 8, it is therefore the conclusion of AECOM that the farmhouse on the Subject Property was constructed between 1869 and 1871.

In 1873, William Slight passed away and ownership of Park Lot 8 passed onto his wife Elizabeth Slight (Find-a-Grave). She sold Park Lot 8 in 1876 to Josiah M. Vining (LRO 33, London, Book 3). Josiah Vining and his family were recorded on the property in the 1881 Census. Josiah was listed as a farmer with his wife Rachel and children Sarah, Jared, Edith, Mary, and Wilber (Library and Archives Canada).

The 1878 *Illustrated Historical Atlas* shows Park Lot 8 had been developed with a house and orchard on the property (**Figure 4**). The Atlas identifies “J.M.V.” as the owner, referring to Josiah Vining who lived on the property at this time. The Atlas also shows the public school of S.S. #19 west of the property as it had been built in 1871 (London Township Vol. 1, 2001: 240).

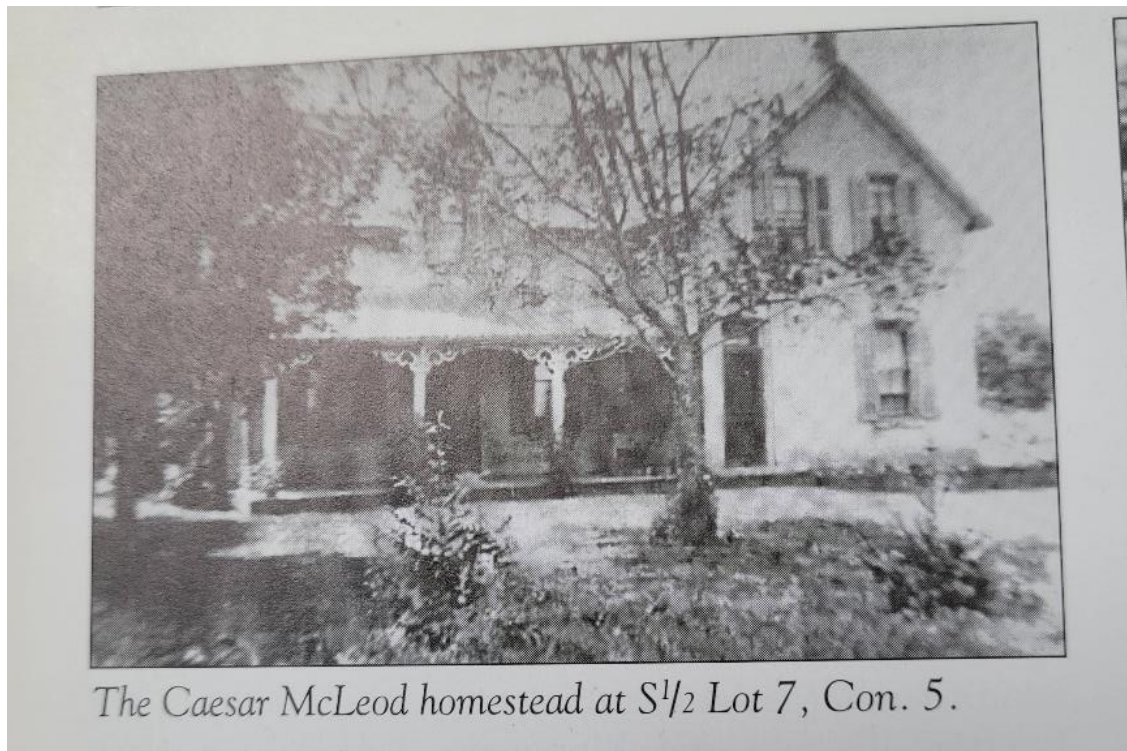
Josiah Vining remained on the property until 1883 when he sold Park Lot 8 to Joseph M. McLeod who owned the south half of Lot 7, Concession 5 (LRO 33, London, Book 3). Joseph McLeod was Josiah Vining’s brother-in-law as Rachel Vining was Joseph’s sister (London Township Vol. 2, 2001: 310). Park Lot 8 was included in two mortgages

Joseph McLeod took out on all his properties, one in 1887 for \$2,000 from Sarah J. McLeod, and the second in 1897 for \$4,000 from the Huron and Erie Loan Company (LRO 33, London, Book 3). It is unclear if McLeod used these loans on Park Lot 8 or for his other farming properties.

As Joseph McLeod also owned property on the south half of Lot 7, Concession 5, it is not clear that he lived on Park Lot 8. In the 1891 Census, Joseph McLeod is listed as living with his wife Elizabeth and their children Chester, Sarah, and Fred. The McLeod family is recorded as living in a one-and-a-half storey brick house with 7 rooms (Library and Archives Canada). It is unclear if this is the farmhouse on the Subject Property or the house on south half of Lot 7, Concession 5 (currently at the address of 1620 Fanshawe Park Road East). As the farm on Lot 7, Concession 5 constitutes the original McLeod farm that Joseph inherited from his father, it is assumed that this is where he and his family were living. Joseph may have been leasing the farmhouse on Park Lot 8, but no directory or census provides this information.

A photograph of the farmhouse on the Subject Property is in volume 2 of the London Township History (**Image 1**). The photograph is undated, but most likely was taken near the end of the 19th or early in the 20th century. The caption identifies the house as “The Caesar McLeod homestead at S1/2 Lot 7, Con. 5.” Based on the design of the house, which matches the farmhouse on the Subject Property, it was determined that the caption misidentifies the farmhouse as the farmhouse on Lot 7, Concession 5 (1620 Fanshawe Park Road East) does not match the photograph. The photograph was most likely taken while Park Lot 8 was owned by the McLeod family and misidentified as Caesar McLeod’s homestead. The photograph highlights that several alterations to the front façade of the farmhouse have occurred. The main entrance to the farmhouse was originally in the centre of the recessed east side of the façade, as indicated in **Section 4.3.1** where the brick voussoirs are headers rather than stretchers. Additionally, a covered porch extended across the recessed section of the farmhouse, covering the first storey and entrance. The porch has decorative columns with bargeboard of a similar design present on the portico and centre gable of the farmhouse currently, suggesting that the design was replicated when alterations were undertaken. The layout of the projecting west wing remains identical to the current farmhouse, indicating that the photograph is displaying the farmhouse on the Subject Property.

Image 1: Undated photograph (circa late 19th or early 20th century) of the farmhouse on Subject Property mislabeled as “Caesar McLeod homestead” (London Township Vol. 2, 2001: 310)



In 1905, Joseph McLeod sold Park Lot 8 to James Barter for \$5,200 (LRO 33, London, Book 10). Joseph McLeod moved to the City of London where he opened a restaurant in Market Square (London Township, Vol. 2, 310). James Barter was Joseph McLeod's nephew. James Barter also owned land next to Park Lot 8, the northern half of Lot 7, Concession 4. James Barter also included Park Lot 8 in two mortgages he took out on his properties, one in 1905 from Hamilton Neecham for \$2,800 to purchase the properties, and a second in 1919 from Allie and Gordan Neecham for \$1,000 (LRO 33, London, Book 10). In the 1911 Census, James Barter is listed as a farmer living with his wife Rebecca, children Ina and Edith, and with a boarder Beula Shapley. James was listed as a farmer while Beula Shapley was a public teacher. The 1911 Census list them as living on Lot 8, Concession 4, indicating that the Barter family were living on the farmhouse of Park Lot 8 and farming the land of Lot 7, Concession 4 from the property (Library and Archives Canada). Beula Shapely, the teacher, was most likely working at the public school located on Park Lot 7 west of the property.

The 1915 NTS map shows the farmhouse on the Subject Property is present (**Figure 5**). The farmhouse is shown to be constructed of brick. The area south of the farmhouse is shown to be cleared of trees, indicating that most of the property was most likely under cultivation at the time.

James Barter sold Park Lot 8 in 1920 to Harris B. Dickey for \$3,200 and Dickey taking on the outstanding mortgage to Allie and Gordan Neecham (LRO 33, London, Book 10). Harris Dickey was James Barter's uncle and had owned land on Lot 5, Concession 4. Harris and his wife Margaret moved onto Park Lot 8 as they are listed as living on the property in the 1921 Census along with Alberta Goble, a public-school teacher (Library and Archives Canada). The farmhouse is listed as a brick structure with six rooms. Harris, at the age of 66 in 1921, most likely was retiring to the property. In the 1931 Census, Harris and Margaret remained on the property with Mary Reid, the new schoolteacher boarding with them (Library and Archives Canada). The Dickey family supported the school west of Park Lot 8 by supplying water as well as helping with agricultural activities during the 1930s (London Township Vol. 1, 2001: 240-242).

Harris Dickey passed in 1939 and was buried across the street in Siloam Cemetery (Find-a-Grave). His widow Margaret Ellen Dickey made an agreement to sell Park Lot 8 to Harlod and Sarah Parker for \$4,000 in 1941. Five years later in 1946, the deal went through with Harold and Sarah Parker purchasing Park Lot 8. Harold and Sarah Parker took a mortgage from Edith M. Shoebottom to purchase Park Lot 8 that year for \$2,862.90 (LRO 33, London, Book 10).

The 1942 aerial photograph provides a detailed view of the property as it was being put up for sale by Margaret Dickey (**Figure 6**). The photograph shows the farmhouse as the only structure on the property, indicating that any farming done on the property was done with equipment stored or associated with neighbouring farm properties. Treelines extended across the north, east, and west boundaries of Park Lot 8, with trees growing along the creek in the south section of the property. The forest seen in the 1930 NTS map has grown further east, covering the south end of the property. The cross-gable roof of the farmhouse can be seen and a rear addition, most likely a summer kitchen, is extending off the rear of the farmhouse on the southeast corner. The farmhouse has trees growing around it to the south, while the fields appear to be well maintained and under production.

In 1955, Harold and Sarah Parker sold the northwestern corner of Park Lot 8, approximately 2 acres, to the Public School Board of Section No. 19 for \$4,000 (LRO 33, London, Book 10). The school next to the property was growing too large and a new building was constructed in 1956 (London Township Vol. 1, 2001: 242). Harold and Sarah Parker sold the remaining 8 acres of Park Lot 8 in 1958 to Russell F. Wilson for \$20,000 (LRO 33, London, Book 10).

The 1955 aerial photograph shows changes to the property with the sale of the 2 acres to the school board (**Figure 7**). The treelines around the old boundaries of Park Lot 8 can still be seen, but a section of field west of the farmhouse has been cleared in preparation for the construction of the new schoolhouse. The forest to the south has

grown further since the 1942 aerial photograph, with it extending northward further onto the property and the trees along the creek growing thicker and denser. The growth of the forest indicates that the southern sections of the property are no longer being maintained and are in a state of naturalization.

In the early 1960s, Russell Wilson began turning Park Lot 8 into a golf course. In 1960, he leased the rights to extract lumber from Park Lot 8 to the Beaver Lumber Company for \$1,500. In 1962, he took out two \$7,500 mortgages on Park Lot 8 from the Royal Trust Company (LRO 33, London, Book 10). It is believed that Wilson used these funds to build the golf course on the rear of Park Lot 8. In 1966, Wilson sold Park Lot 8 to Leonard A.B. and Mary E. Brissenden for \$33,000, with the Brissenden's taking a mortgage for \$12,000 from Donna Boudie and a \$21,000 from Russell Wilson (LRO 33, London, Book 10).

The 1962 NTS map shows the development of the property as the southern half of the property has been labeled "golf course" (**Figure 8**). Further development is seen in a new outbuilding, located directly south of the farmhouse next to the golf course. This outbuilding is most likely a garage or shed to store maintenance equipment for the course.

The Land Records Office does not show any further change in ownership and has its last recorded entry on Park Lot 8 in 1974 when the Brissenden's discharged their mortgage to the estate of Russell Wilson (LRO 33, London, Book 10).

The 1974 aerial photograph shows the property has further developed the golf course, removing more trees on the southern end of the property as new holes have been added (**Figure 9**). The aerial photograph highlights the development of the property showing the growth of the golf course. Several golf greens, along with sand traps, fairways, and tee decks can be seen, with approximately 9 holes. The trees along the creek have been cleared, with the creek partially dammed to create a pond that is still present on the property. New trees have been planted along the fairways, helping to delineate their location. The original driveway to the farmhouse on the northeast corner of the property is still present, with the other two driveways now built to provide access to the parking lot and outbuilding south of the farmhouse. The front and back yards of the farmhouse still present have been delineated with the parking lot and golf course to the west and south. The farmhouse is still present, but the summer kitchen on the rear of the farmhouse is no longer present, having been removed since the 1942 aerial photograph. The addition on the east elevation appears to have been built, indicating it was constructed in the middle of the 20th century. The shed is also present southeast of the farmhouse, indicating it was built around the same time as the addition. The treelines on the north boundary have been removed, providing an open view of the property from the road.

In 1993, the municipal address of the property was 1457 Fanshawe Park Road East and the property was used by Geoge Downham's Garden Stores and Cedarbrook Gardens Golf (Vernon, 1993: 175).

In 1999, the golf course and garden centre were being run by Ronald and Jennie Naulta, with Ronald running the golf course and Jennie the garden centre (Vernon, 1999: 42). The farmhouse was being rented to D. Boogerman. Based on correspondence with current owners, they purchased the Subject Property in 2000 from a construction company that were leasing it to Ronald and Jennie Naulta. At that time, they had the farmhouse on the Subject Property rezoned into an office by the City of London.

The 2006 aerial photograph indicates changes to the property's use (**Figure 10**). The golf outbuilding south of the farmhouse was demolished, leaving only the concrete foundation. More greenhouses were also built south of the garden centre, entering onto the space used by the golf course. In the years after, the garden centre expanded east, taking over the space occupied by the golf outbuilding to create an outdoor section for sales. While the golf course remained, access was no longer available and subsequent aerial photographs show that the course was left to naturalize, though the general outline of the holes could still be seen in the pattern of the trees.

In 2012, the Vernon City Directory listed the Heritage Country Gardens and Cedarbrook Golf as operating at 1579 Fanshawe Park Road East, while the London Speech & Language Centre was at 1589 Fanshawe Park Road East operating out of the farmhouse (Vernon, 2012: 127). While the golf course was still listed, aerial photographs show that it was no longer in use.

By 2019, the garden centre had closed and was torn down, leaving only the concrete pad the greenhouse had been built on. Several temporary greenhouses were built south of the farmhouse, but these were taken down in subsequent years.

4. Assessment of Existing Conditions

4.1 Introduction

The following description of the Subject Property is based on a field review completed for this CHER/HIA by Bryan McClure, Cultural Heritage Specialist with AECOM on April 16, 2025. As mentioned in **Section 1.3**, the scope of this CHER/HIA is focused on the Gothic Revival farmhouse and surrounding landscape elements within the Subject Property. Therefore, the field survey was undertaken to record any features that could enhance an understanding of the farmhouse and landscape features, which would contribute to the evaluation process. Photographs from the field review are found in **Section 4.2** and **Section 4.3** of this CHER/HIA. No interior assessment of the farmhouse was conducted and therefore only the exterior is assessed for this report. Views of the south half of the Subject Property were not obtained during the field review due to the weather conditions that made the ground hazardous as well as the naturalized state of the rear of the property.

4.2 Description of Surrounding Context

The Subject Property comprises approximately 3.22 hectares (7.94 acres) of land located along Fanshawe Park Road East in an irregular shaped parcel.

Fanshawe Park Road East is a two-lane asphalt paved road with a centre left turn lane, which follows an east-west orientation. The road has dirt shoulders on either side along the section in front of the Subject Property (**Photograph 2** and **Photograph 3**). A sidewalk is setback from Fanshawe Park Road East on the south side of the road in front of the Subject Property. Hydro poles and power lines are along the south side of Fanshawe Park Road in front of the Subject Property, with the lines crossing from the north side just east of the Subject Property.

The immediate area surrounding the Subject Property is currently in transition and is predominately a suburban area. On the north side of Fanshawe Park Road across from the Subject Property is the Siloam Cemetery at 1560 Fanshawe Park Road East (**Photograph 4** and **Photograph 5**). The Siloam Cemetery is a pioneer cemetery with burials from the middle of the 19th century and is still an active cemetery. An Ontario Provincial Plaque is located outside the main entrance to the cemetery to the Tolpuddle Martyrs (**Photograph 6**). East of the cemetery is an aggregate business at 1640 Fanshawe Park Road East, which still contains a 19th century red brick farmhouse.

Photograph 2: Fanshawe Park Road East looking west from the Subject Property (AECOM, 2025)



Photograph 3: Fanshawe Park Road East looking east from the Subject Property (AECOM, 2025)



Photograph 4: View of the entrance to Siloam Cemetery (AECOM, 2025)



Photograph 5: View of Siloam Cemetery from the east entrance (AECOM, 2025)



Photograph 6: Ontario Provincial Plaque to Tolpuddle Martyrs (AECOM, 2025)



East of the Subject Property is a residential subdivision. The residential houses along the east boundary of the Subject Property were constructed between 2018 and 2020. Views of the houses are obscured by wood fencing around the Gothic Revival farmhouse, and by vegetation further south (**Photograph 7**). Access to the Subject Property is possible from several of the residential houses where no fencing and little vegetation exists. To the west of the Subject Property is the Memorial Funeral Home with an asphalt parking lot along the western boundary of the Subject Property. The parking lot is raised above the level of the Subject Property, with square logs used to create a retaining wall along the boundary (**Photograph 8** and **Photograph 9**). South of the Memorial Funeral Home, the western boundary of the Subject Property and 1529 Fanshawe Park Road East is in a natural state. The southern boundary of the Subject Property and Highbury Wetlands is also in a natural state.

Photograph 7: Wood fencing on the east boundary of the Subject Property (AECOM, 2025)



Photograph 8: Wood retaining wall on the south end of the parking lot (AECOM, 2025)



Photograph 9: Wood retaining wall on the north end of the parking lot (AECOM, 2025)



4.3 Existing Conditions of the Subject Property

The Subject Property contains a one-and-a-half-storey Gothic Revival farmhouse with a one-and-a-half-storey side addition, as well as a detached shed located to the east of the farmhouse. To the south of the farmhouse are the remains of former structures, including the foundation of a former garden centre and greenhouses. The remainder of the property consists of a parking lot and a naturalized area in the southern portion of the site, which formerly operated as a nine-hole chip-and-putt golf course.

4.3.1 Exterior Architectural Description – Farmhouse

Consistent with the Gothic Revival farmhouse style, the original portion of the farmhouse retains its form, scale, and massing. While the one-and-a-half-storey side addition alters the layout, size and shape of the overall structure, the addition is likely reversible and do not diminish from the integrity of the original portion of the farmhouse. The farmhouse has an L-shaped plan with the one-and-a-half storey side addition adding to the length of plan. The brickwork of the original portion of the farmhouse was laid in a running stretcher bond and has been painted a beige colour, while the addition is clad in vinyl siding. The foundation of the Gothic Revival farmhouse was not visible from the exterior, while the foundation of the east addition is concrete.

The farmhouse has an asymmetrical front façade with a projecting wing on the west side of the elevation and a centre gable on the recessed east side. As mentioned above, the farmhouse contains a one-and-a-half storey addition. This addition is located off the east elevation, but is slightly shorter than the original portion of the farmhouse. The farmhouse has a cross-gable gable roof. The windows on the farmhouse have segmentally arched brick voussoirs that are painted brown, and a mix of wood and concrete sills. The windows are not original as they all have vinyl frames.

4.3.1.1 North Elevation

The north elevation is the front façade of the farmhouse (**Photograph 10**). The elevation is asymmetrical with a projecting wing on the west side. The west wing has an original door into the farmhouse located on the east corner of the wing (**Photograph 11**). The door is no longer in use as two bushes are growing in front of the door. The door is a four-panel wooden door in a wood frame with a concrete step. The transom located above the door has been covered with plywood. A segmental brick arch voussoir is above the frame of the transom. East of the door on the first storey is a one-over-one sash window in vinyl frame with a concrete sill and segmentally arched brick voussoir (**Photograph 12**). On the east corner on the first storey, part of the paint on the farmhouse has peeled away revealing the buff brick below (**Photograph 13**). The second storey of the wing features

two identical windows (**Photograph 14**). The windows are both one-over-one sash windows with vinyl frames, wood sills, and segmentally arched voussoirs. The overhanging eaves of the roof have aluminum soffits and fascia.

Photograph 10: View of the north elevation of the farmhouse (AECOM, 2025)



Photograph 11: View of the former door on west wing of the north elevation (AECOM, 2025)



Photograph 12: View of the first storey window on west wing of the north elevation (AECOM, 2025)



Photograph 13: View of the unpainted buff bricks on west corner of the north elevation (AECOM, 2025)



Photograph 14: View of the second storey windows on west wing of the north elevation (AECOM, 2025)



The east side of the elevation is recessed from the west wing. On the west corner of the elevation is the main entrance to the farmhouse. The entrance is a metal door with a half window and two-panels in a metal and vinyl frame (**Photograph 15**). A sidelight is east of the door and consists of a window in the top half and a metal panel below. The entrance is covered by a portico that is not original to the farmhouse. The portico has a gable roof with decorative bargeboard on the gable end and is clad in vinyl siding (**Photograph 16**). This bargeboard is believed to be a reproduction of the original bargeboard still present in the centre gable on this elevation (see below). The roof of the portico is aluminum with two metal columns holding the portico up. The construction materials of the portico indicate it is a recent addition to the farmhouse, however, it is not clear if it replaced an older portico over the entrance. East of the entrance on the first storey are two windows. Both windows are one-over-one sash windows in vinyl frames with segmentally arched brick voussoirs (**Photograph 17** to **Photograph 18**). On the west window, the brick voussoir is laid using headers instead of stretchers, indicating this may have originally been an entrance into the farmhouse in the centre of the east side (**Photograph 17**). The second storey of the east side features a gable end in the centre with a one-over-one sash window in vinyl frame within the gable end (**Photograph 19**). The window has a segmentally elliptical brick voussoir with wood sill. The gable end features decorative wood bargeboard that matches the design of the bargeboard on the portico. The bargeboard appears to be original to the farmhouse as its design matches decorative features shown in the historic photograph of the farmhouse (**Image 1**). The wooden fascia of the gable end is believed to be original. A second window is located east of the gable and consists of a one-over-one sash window in vinyl frame with rusticated concrete sill and no brick voussoir (**Photograph 20**).

Photograph 15: View of the main entrance to farmhouse on north elevation (AECOM, 2025)



Photograph 16: View of the portico over main entrance on north elevation (AECOM, 2025)



Photograph 17: View of the west window on east side of the north elevation (AECOM, 2025)



Photograph 18: View of the east window on east side of the north elevation (AECOM, 2025)



Photograph 19: View of the centre gable on second storey of the north elevation (AECOM, 2025)



Photograph 20: View of the east window on second storey of the north elevation (AECOM, 2025)



On the east side of the elevation is the one-and-a-half storey addition (**Photograph 21**). The addition is clad in vinyl siding with four windows on the entire elevation, two on the first storey and two on the second storey. The windows on the first storey are identical one-over-one sash windows in vinyl frames (**Photograph 22**). The two windows on the second storey are identical to each other and are one-over-one sash windows in vinyl frames with a mullion between the two windows (**Photograph 23**). A drainpipe from the overhanging eave runs down the east corner of the addition.

Photograph 21: View of the east addition on north elevation (AECOM, 2025)



Photograph 22: View of the first storey windows on east addition's north elevation (AECOM, 2025)



Photograph 23: View of the second storey windows on east addition's north elevation (AECOM, 2025)



4.3.1.2 East Elevation

The east elevation of the farmhouse consists of the east addition as well as the projecting wing off the north elevation and a one-storey rear addition off the south elevation. Full views of the east elevation were not possible due to the fence along the east boundary of the Subject Property.

The east elevation of the east addition is a gable end and is clad in vinyl siding (**Photograph 24**). The elevation features a door on the north corner of the elevation (**Photograph 25**). The door is a red metal door in a metal frame with an exterior light above the door. A single window is located on the second storey south of the centre of the elevation. The window is a one-over-one sash window in a vinyl frame.

Photograph 24: View of the east elevation of the east addition (AECOM, 2025)



Photograph 25: View of the door on east elevation of the east addition (AECOM, 2025)



The east addition is not as tall as the original farmhouse, leaving a gap on the east elevation between the roof of the addition and the overhanging eave of the farmhouse (**Photograph 26**). There is no indication of what the original features of the east elevation of the farmhouse were.

Photograph 26: View of the space between east addition and original farmhouse on east elevation (AECOM, 2025)



The east elevation of the projecting wing is partially obscured by the portico over the main entrance (**Photograph 27**). This elevation does not contain any notable architectural features. The gable roofs of both the portico and the projecting wing are clad in brown asphalt shingles.

Photograph 27: View of the east elevation of the projecting wing and portico (AECOM, 2025)



The one-storey addition off the south elevation is clad in vinyl siding and features two identical windows (**Photograph 28**). They are both casement windows in vinyl frames with muntins between the four panes of glass. The roof of the addition is half-hipped and clad in brown asphalt shingles. The foundation is obscured as a wood deck wraps around the addition.

Photograph 28: View of the east elevation of the one-storey addition off south elevation (AECOM, 2025)



4.3.1.3 South Elevation

The south elevation of the farmhouse consists of the original farmhouse, the east addition, and the one-storey addition (**Photograph 29**).

Photograph 29: View of the south elevation of the farmhouse (AECOM, 2025)



The east addition is located off the east corner of the original farmhouse (**Photograph 30**). The foundation is exposed on this elevation, revealing concrete block construction. The first storey features a sliding door located approximately in the centre of the east addition (**Photograph 31**). The sliding door is in a vinyl frame with a set of wood steps up to the door. A horizontal sliding window in a vinyl frame is located west of the door. An exterior light is located above the door, between the first and second storey. The second storey features a dormer with a horizontal sliding window in the dormer (**Photograph 32**). The window is in a vinyl frame. The overhanging eaves on the addition and the dormer have aluminum soffits with a gutter along the edge.

Photograph 30: View of the south elevation of the east addition (AECOM, 2025)



Photograph 31: View of the first storey of the east addition on south elevation (AECOM, 2025)



Photograph 32: View of the dormer on second storey of the east addition on south elevation (AECOM, 2025)



The one-storey addition is located off the south elevation of the original farmhouse in approximately the middle of the south elevation (**Photograph 33**). The foundation of the addition is poured concrete, and the addition is clad in vinyl siding. Three windows are located in the middle of the addition with mullions between the windows. The centre window is a casement window with muntins between the panes. The windows flanking the centre casement window are both one-over-one sliding windows with muntins between the panes. All three windows are in vinyl frames. To the west of the windows is a red metal door that is partially obscured by a wood gate. The door leads to the basement of the farmhouse (**Photograph 34**). The roof of the addition is half-hipped and clad in brown asphalt shingles.

Photograph 33: View of the one-storey addition on south elevation (AECOM, 2025)



Photograph 34: View of the first storey window on farmhouse on south elevation (AECOM, 2025)



The south elevation of the original farmhouse is similar to the north elevation with a projecting west wing, though the wing does not project as far on the south elevation as it does on the north elevation. On the east side of the elevation, most of the farmhouse is obscured by the one-storey addition. On the first storey, behind the door to the basement is a one-over-one sash window in a vinyl frame (**Photograph 34**). The window has segmentally arched brick voussoirs and a concrete sill, both painted brown. Below the window and to the west of the addition, the buff brick under the beige paint is visible (**Photograph 35**). On the second storey is a dormer with a one-over-one sliding window in vinyl frame filling the entire dormer (**Photograph 36**). The overhanging eave on the elevation has aluminum soffits with a gutter along the edge.

Photograph 35: View of the exposed buff brick on south elevation (AECOM, 2025)



Photograph 36: View of the dormer and window in second storey of the south elevation (AECOM, 2025)



The west wing of the farmhouse features three windows on the elevation. One window is located on the first storey, west of the centre of the west wing (**Photograph 37**). The window is a one-over-one sash window in vinyl frame with segmentally arched brick voussoirs and a concrete sill. The remains of a wooden fence are resting against the south elevation west of the first storey window. On the second storey are two identical one-over-one sash windows in vinyl frames with segmentally arched voussoirs and concrete sills (**Photograph 38**). Views of the windows are obscured by a tree growing on the southwest corner of the farmhouse. A metal pipe runs vertically along the elevation, east of the windows. It exits the farmhouse just below the sill of the first-storey window and continues upward to the eaves. The overhanging eaves are clad in aluminum soffits and fascia, although a section of the fascia is missing near the apex on the west side of the gable end.

Photograph 37: View of the first storey window on west wing of the south elevation (AECOM, 2025)



Photograph 38: View of the second storey windows on west wing of the south elevation (AECOM, 2025)



4.3.1.4 West Elevation

The west elevation consists of the original farmhouse and the one-storey addition off the south elevation. Full views of the elevation are obscured by a row of cedar trees growing south of the farmhouse. The original farmhouse features a brick chimney up the centre of the elevation, narrowing as it goes up the elevation. The roof of the farmhouse extends to the chimney, creating a gable with the chimney on the gable end that supports the top of the chimney (**Photograph 40**). Bricks on the chimney have been replaced with stone or concrete that has since been painted beige like the rest of the bricks on the farmhouse. On the first storey, flanking either side of the chimney, are identical one-over-one sash windows set in vinyl frames (**Photograph 41** and **Photograph 42**). Both windows feature segmentally arched brick voussoirs and concrete sills. A chain-link fence begins near the south corner of the elevation, enclosing the backyard area of the farmhouse.

Photograph 39: View of the west elevation of the farmhouse (AECOM, 2025)



Photograph 40: View of the top of the chimney on west elevation (AECOM, 2025)



Photograph 41: View of the north window on west elevation (AECOM, 2025)



Photograph 42: View of the south window on west elevation (AECOM, 2025)



The west elevation of the one-storey addition reveals the basement access associated with the door on the south elevation, as the roof slopes toward the farmhouse, suggesting a stairwell behind the door (**Photograph 43**). The roof is angled to the west, with a gutter at the corner draining the water off the roof and away from the farmhouse. The foundation of the addition is poured concrete with the addition clad in vinyl siding.

Photograph 43: View of the one-storey addition's west elevation (AECOM, 2025)



4.3.2 Architectural Description – Outbuildings

There is one outbuilding on the Subject Property, a one-storey shed located off the southeast corner of the farmhouse. The shed has a concrete block foundation and is clad in vinyl siding. The roof is gabled and clad in brown asphalt shingles.

4.3.2.1 South Elevation

Access to the shed is from the south elevation where a single metal door is located in the centre of the elevation (**Photograph 44**). The elevation has the gas line into the property coming up from the west side of the elevation and travelling onto the west elevation.

Photograph 44: View of the south elevation of the shed (AECOM, 2025)



4.3.2.2 East Elevation

The east elevation is obscured by the wood fence on the east boundary of the property as well as chain link fences and cedar trees located east of the shed (**Photograph 45**). The elevation has no features with only the fences and trees along the elevation.

Photograph 45: View of the east elevation of the shed (AECOM, 2025)



4.3.2.3 North Elevation

The north elevation of the shed is obscured by refuse, garbage bins, and a temporary shed located along the elevation (**Photograph 46**). The elevation has no features, with only a sign pointing to additional parking and the Cedarbrook Gardens.

Photograph 46: View of the north elevation of the shed (AECOM, 2025)



4.3.2.4 West Elevation

The west elevation is partially obscured by a deck with a pergola and a children's play hut positioned along this side of the farmhouse (**Photograph 47**). At the center of the elevation is a square picture window set in a vinyl frame with a wood sill. A gas line runs along the base of the wall, leading to the meter located on the north side of the elevation. The roof shingles above this elevation are showing visible signs of deterioration.

Photograph 47: View of the west elevation of the shed (AECOM, 2025)



4.3.3 Landscape Description

The landscape of the Subject Property can be split into three distinct areas: the front and back yards of the farmhouse; the remains of a garden centre; and the remains of a golf course.

4.3.3.1 Front and Back Yards of the Farmhouse

The front yard of the farmhouse is primarily composed of manicured lawn, with various gardens and bushes throughout (**Photograph 48**). A red brick walkway extends from the main entrance of the farmhouse to the parking lot on the west side, bordered by gardens and a pine tree located to the north of the path (**Photograph 49**). To the east of the entrance is a large garden bed, which features signage for the business operating out of the farmhouse (**Photograph 50**). A concrete walkway runs between the garden and the farmhouse, connecting to the driveway on the east side of the property.

Photograph 48: View of the front yard of the farmhouse (AECOM, 2025)



Photograph 49: View of the brick walkway through front yard (AECOM, 2025)



Photograph 50: View of the sign and garden in front yard of the farmhouse (AECOM, 2025)



The back yard of the farmhouse is an enclosed area with a chain link fence around the yard and cedar trees along the east, west, and south sides obscuring views into the yard from outside. In the northeast corner of the yard is a wood deck with pergola that is at the entrance to the yard (**Photograph 51** and **Photograph 52**). The remainder of the yard consists primarily of manicured lawn and contains children's play equipment, including swings, a jungle gym, a sandpit, and a trampoline (**Photograph 53** and **Photograph 54**).

Photograph 51: View of the deck looking south from the entrance to back yard (AECOM, 2025)



Photograph 52: View of the deck looking east from the entrance to back yard (AECOM, 2025)



Photograph 53: View of the back yard with swing set and jungle gym (AECOM, 2025)



Photograph 54: View of the back yard with sandpit and trampoline (AECOM, 2025)



4.3.3.2 Remains of Garden Centre

The remains of the former garden centre are located in the northern section of the Subject Property, positioned to the west and south of the farmhouse. The parking lot, west of the farmhouse, is paved in asphalt (**Photograph 55**). Between the two driveways onto the parking lot is a sign for the garden centre (**Photograph 56**). South of the parking lot is a poured concrete pad that was the foundation of the greenhouses for the garden centre (**Photograph 57** and **Photograph 58**). On the north end of the pad is an electrical panel that serviced the garden centre (**Photograph 59**). East of the concrete pad are the remains of greenhouses and the outdoor section of the garden centre (**Photograph 60** and **Photograph 61**). The area is a mix of dirt and gravel, with black canvas underneath. Refuse has been scattered throughout the area. On the eastern boundary of the property is a double furrow plough (**Photograph 62**).

Photograph 55: View of the parking lot west of the farmhouse (AECOM, 2025)



Photograph 56: View of the garden centre sign (AECOM, 2025)



Photograph 57: West side of the concrete pad (AECOM, 2025)



Photograph 58: East side of the concrete pad (AECOM, 2025)



Photograph 59: View of the garden centre electrical panel (AECOM, 2025)



Photograph 60: View of the gravel and dirt east of concrete pad (AECOM, 2025)



Photograph 61: View of the greenhouse remains and refuse (AECOM, 2025)



Photograph 62: Double furrow plough on east edge of the Subject Property (AECOM, 2025)



4.3.3.3 Remains of Golf Course

The remains of the golf course are located in the southern section of the Subject Property. Access to the remains of the golf course was limited due to the naturalized state of the area and the poor ground conditions at the time of the field review to safely access the area (**Photograph 63** and **Photograph 64**). Photographs from a distance reveal that while the area is no longer maintained, the shape of the golf course holes can still be seen (**Photograph 65**). The landscaping of the golf course, with trees lining the old fairways. Aerial imagery shows that the outlines of the other holes are still visible, with evidence of refuse through the area. The area appears to be still in use with evidence of vehicle tracks leading into the area.

Photograph 63: View to the south of the Subject Property with vehicle tracks (AECOM, 2025)



Photograph 64: View of the naturalized area of the Subject Property (AECOM, 2025)



Photograph 65: View of the old fairways beyond the remains of a greenhouse (AECOM, 2025)



4.3.4 Adjacent Heritage Properties

Based on the City of London's *Register of Cultural Heritage Resources* there is one heritage property on the other side of Fanshawe Park Road East, the Siloam Cemetery at 1560 Fanshawe Park Road East (**Photograph 4** and **Photograph 5**). Siloam Cemetery is a listed property on the *Register of Cultural Heritage Resources*. On the property is an Ontario Heritage Provincial Plaque to the Tolpuddle Martyrs, some of whom are buried in the cemetery (**Photograph 6**).

4.4 Comparative Analysis

The comparative analysis was undertaken to establish a baseline understanding of similar properties containing Gothic Revival Ontario style farmhouses in the City of London, specifically, farmhouses located within the former Townships of London and Westminster. The comparative analysis helps determine if a property "is a rare, unique, representative, or early example of a style, type, expression, material or construction method" as described in O. Reg. 9/06.

4.4.1 Comparative Analysis – The Farmhouse

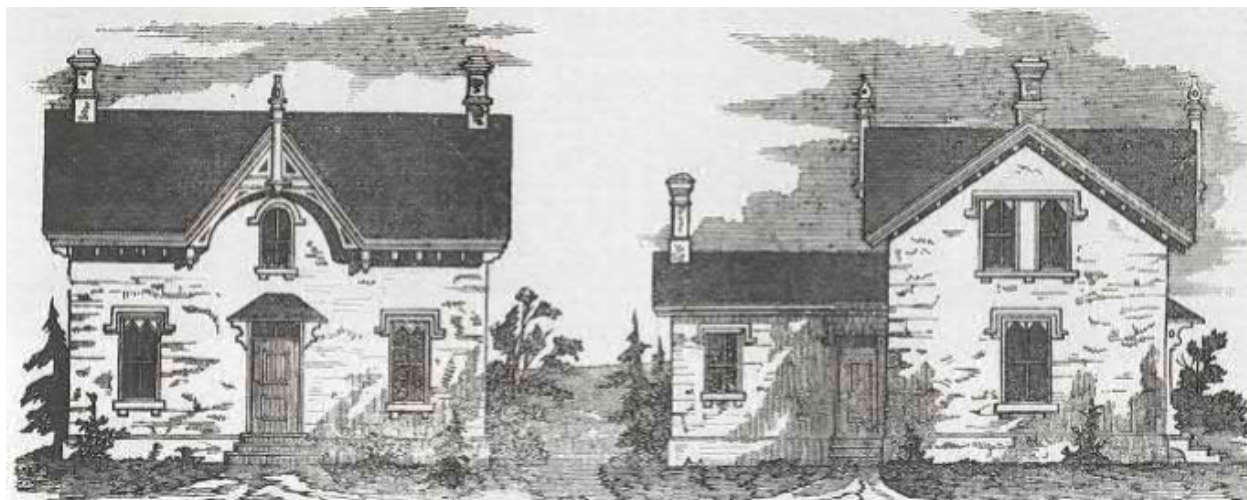
The farmhouse is located on Fanshawe Park Road East, set back from the right-of-way, east of the intersection of Fanshawe Park Road East and Highbury Avenue North. This farmhouse within the Subject Property is noted on the Register as a "Gothic Revival" style constructed circa 1865. The land use history completed for this report indicates the farmhouse was built between 1869 and 1871. The style and massing of the farmhouse suggests this date range is appropriate.

Stylistically, the farmhouse is a Gothic Revival example of the popular Ontario Farmhouse style that is typically found in urban and rural areas both within London, and commonly in municipalities across Ontario. Ontario Farmhouses are distinguished by their "add-on" Gothic Revival design details (Blumenson, 1990:37). The most common Gothic Revival detail is the lancet window located in the central gable above the main entrance of the front façade of an Ontario Farmhouse. Another common detail is decorative wood bargeboard of the central gable. Finials, pinnacles, and crockets are other features, as well as verandahs and tall decorated chimneys (Blumenson, 1990:37). Gothic Revival style Ontario farmhouses in the province were built between 1830-1900 (Blumenson, 1990:37). Gothic Revival style (originating in England) was most popular in Ontario from the late 1850s until near the end of the century (City of London, 2018). It was popularized by academics J.C. Loudon and A. J. Downing and *The Canadian Farmer* (1865).

Hal Kalman's *A History of Canadian Architecture* notes that from about the 1830s onwards, the most common house type built in Upper Canada was, the Ontario Farmhouse, a style type he describes as "1 ½ storeys high with the principal gables on the side and a secondary gable over the entrance. This central gable, known as a 'peak', was both utilitarian and ornamental: it permitted a large window to illuminate the upper floor and gave the house an air of distinction, similar in effect to a full-blown classical pediment in a two-storey house, but at lower cost" (Kalman, 1994:165-166). Various additional histories and style guides refer to house type in more specific stylistic terms associated with particular details that categorize it as part of the Gothic Revival style.

Nonetheless, it is obvious that the vernacular variations of the Ontario Farmhouse can vary dramatically based on particular design details including the number of storeys, materials, verandahs, bargeboards, and window and door surroundings, amongst other details (**Image 2**).

Image 2: Gothic Revival example from the August 15, 1865 edition of *The Canada Farmer*, volume 2, no. 16, p.244



The comparable analysis resulted in the identification of five comparable properties within the City of London, three are in the former Township of London and two are in the former Township of Westminster (**Table 3**). Four of the comparable properties are listed on the City of London's *Register of Cultural Heritage Resources*, with one comparable property Designated Part IV under the *Ontario Heritage Act*. This sample does not represent all available properties, these five have been selected as a representative selection of the best comparable properties in the vicinity of the Subject Property that are similar in design and style.

Table 3: Comparative Analysis of Similar Farmhouses

Address	Heritage Recognition	Photograph	Age of Farmhouse	Description
139 High Street, City of London, former Township of Westminster	Designated Part IV	 (Google Street View, July 2023)	Circa 1865	The farmhouse at 139 High Street is a Designated Part IV under the <i>Ontario Heritage Act</i> by the City of London in 1991. The farmhouse is a Gothic Revival style farmhouse, built circa 1865 at one-and-a-half storeys tall of buff brick with a cross-gable roof. The farmhouse has an asymmetrical front façade with a projecting wing and entrance on the recessed section. A verandah goes around the farmhouse, covering the main entrance. The farmhouse has four-pane sash windows with original pine shutters and segmentally arched voussoirs and wood or concrete sills. Bargeboards are located on the gable ends of the cross-gable roof. The original farmhouse has an L-shape plan that has been altered with several additions including a summer kitchen, and additional living space from the 1880s and 1920s. The farmhouse was originally constructed on a small farm plot of 10 acres to serve as a home merchants living in the City of London. The original lot was subdivided as part of the urban growth of the City of London with the original farmhouse retaining its function as a residential property. While no longer in its original rural and agricultural context, the farmhouse has become part of the surrounding neighbourhood as a residential property.
1970 Sunningdale Road West, City of London, former Township of London	Listed	 (Google Street View, May 2018)	1865	The farmhouse at 1970 Sunningdale Road West is a listed property on the City of London's <i>Register of Cultural Heritage Resources</i> . The farmhouse is a Gothic Revival style farmhouse, built 1865. It is a frame one-and-a-half storeys tall farmhouse clad in clapboard siding. The farmhouse has an asymmetrical front façade with a projecting wing and covered porch over the front entrance. A centre gable is over the main entrance to the farmhouse on the second storey. The gable ends of the farmhouse all have decorative bargeboards. A bay window is located off the side elevation of the farmhouse, opposite the projecting wing. The windows are not original and are one-over-one sash in vinyl frames. The original farmhouse has a cross-gable roof and L-shaped plan that has been altered with two one-storey additions off the rear elevation. The farmhouse retains its original context on a farmstead with active agricultural fields, farm outbuildings, and adjacent farming properties.
1965 Sunningdale Road West, City of London, former Township of London	Listed	 (Google Street View, June 2021)	Circa 1875	The farmhouse at 1965 Sunningdale Road West is a listed property on the City of London's <i>Register of Cultural Heritage Resources</i> . The farmhouse is a Gothic Revival style farmhouse, built circa 1875. It is a buff brick one-and-a-half storey tall farmhouse. It has an asymmetrical front façade with a projecting wing and covered porch over the main entrance. The farmhouse has an L-shape plan with a cross-gable roof and one-storey rear addition. On the second storey over the main entrance is a gable end. The windows are not original and are one-over-one sash in vinyl frames. The windows do retain original rusticated concrete sills and segmentally arched voussoirs. The foundation of the farmhouse has been parged with concrete. The front porch is constructed of the same buff brick as the farmhouse. The remains of a chimney are on the side elevation. The roof is clad in metal tiles. The farmhouse is located in a rural agricultural context with active agricultural fields surrounding it. It is no longer associated with the farm surrounding it as the farmhouse has been severed from the surrounding property and is a residential property and not a farmstead.

Address	Heritage Recognition	Photograph	Age of Farmhouse	Description
3487 Westdel Bourne, City of London, former Township of Westminster	Listed	 (Google Street View, July 2023)	Circa 1870	The farmhouse at 3487 Westdel Bourne is a listed property on the City of London's <i>Register of Cultural Heritage Resources</i> . The farmhouse is a Gothic Revival style farmhouse, built circa 1870. It is a one-and-a-half storey farmhouse that has been painted yellow. Based on the voussoirs, it is believed to be constructed of brick. The farmhouse has an L-shaped plan with a cross-gable roof. The front façade is asymmetrical with the main entrance located in the corner of the L at an angle rather than flush on the façade. A gable end is above the main entrance as well as an elliptical portico. Decorative bargeboards are located in all the windows. It is unclear if the windows are wood or vinyl frames, but the windows have drop-eared jack-arched voussoirs. The farmhouse is in a rural agricultural context with active agricultural fields and agricultural outbuildings on the property, while the adjacent properties are all agricultural as well. The farmhouse is set back from the road and on a hill, providing a view of the area from an elevated position.
1896 Sunningdale Road East, City of London, former Township of London	Listed	 (Google Street View, May 2022)	1895	The farmhouse at 1896 Sunningdale Road East is a listed property on the City of London's <i>Register of Cultural Heritage Resources</i> and is identified as a Victorian style farmhouse on the register. The farmhouse was constructed in 1895 and contains elements of the Gothic Revival style. The farmhouse is one-and-a-half-storey tall buff brick structure. It has an asymmetrical front façade with projecting wing. The front entrance is on the recessed side with a covered porch above it and a gable end on the second storey. The windows on the farmhouse are four-pane windows in wood frames with rounded arch tops. The sills appear to be a mix of wood and concrete with segmentally arched brick voussoirs. The buff brick façade has running headers of projecting brick that form arches around the windows as part of the voussoirs. The original farmhouse has an L-shaped plan with a one-storey rear addition altering it. The farmhouse is in a rural agricultural context with active agricultural fields and farm buildings on the property. The adjacent properties are all agricultural in nature.

The following observations were noted in analyzing the comparable properties:

- All are Gothic Revival style farmhouses;
- Four of the farmhouses are constructed of brick (three of buff brick and one painted yellow brick). One farmhouse is a frame house with clapboard siding;
- All farmhouses are one-and-half storeys in height;
- All farmhouses have asymmetrical front facades with a projecting wing. Three have covered porches, one a portico, and one a wrap-around verandah over the main entrance;
- Four farmhouses have a centre gable on the front façade;
- Two farmhouses are believed to be constructed in the 1860s, two in the 1870s, and one in the 1890s;
- Two farmhouses retain original or wood frame windows, two have modern vinyl frames and one is unknown;
- Four farmhouses have brick voussoirs, three are segmentally arched and one is jack-arched with dropped ears;
- Three farmhouses retain original wood bargeboard; and
- Four farmhouses are in rural agricultural contexts, with three on properties with agricultural fields and farm outbuildings.

Architecturally, the farmhouse at 1589 Fanshawe Park Road East exhibits similarities to Gothic Revival style farmhouses included on the City's *Register of Cultural Heritage Resources*, with the form, scale, and massing of the farmhouse within the Subject Property being very similar to all the comparative examples. Similar to the farmhouse within the Subject Property, the comparative examples at 1970 Sunningdale Road West, 1965 Sunningdale Road West, 3487 Westdel Bourne, and 1896 Sunningdale Road East all feature centre gables on the front facades over the main entrance. The farmhouse on the Subject Property has had the entrance moved so that it is no longer in the centre. The entrance of the farmhouse on the Subject Property, like all the comparative examples, is covered; however, only the farmhouse on the Subject Property and the farmhouse at 3487 Westdel Bourne are covered with a portico. However, unlike the comparative examples, the portico on the Subject Property is not original and is a modern addition. Of the comparative examples, the farmhouses on 139 High Street and 3487 Westdel Bourne retain their original decorative bargeboard on the gable ends. The farmhouse on the Subject Property has two bargeboards, however, the bargeboard on the portico is not original as the portico is a recent addition. Like the farmhouses at 1965 Sunningdale Road West, and 1970 Sunningdale Road West, the farmhouse on the Subject Property does not retain original or wood frame windows with

modern vinyl frame windows. The farmhouse on the Subject Property, like the farmhouses at 139 High Street, 1965 Sunningdale Road West, and 1896 Sunningdale Road East all have segmentally arched brick voussoirs, with the farmhouse at 3487 Westdel Bourne with jack-arched voussoirs. Other than the voussoirs, only the farmhouse at 1896 Sunningdale Road East displays decorative brickwork with a header course bricks above the voussoirs. The bricks on the farmhouse of the Subject Property have been painted with the farmhouse of 3487 Westdel Bourne the only comparative example that has painted brick.

Of the comparative examples in **Table 3**, only 1970 Sunningdale Road West, 3487 Westdel Bourne, and 1896 Sunningdale Road East have continued use as a farmstead and retain their 19th century Ontario Farmhouse along with a large barn, outbuildings, and rear fields. While 1965 Sunningdale Road West is still in a rural agricultural context, it is no longer connected to any farm buildings or agricultural fields. Therefore, similar to the Subject Property, two of the farmhouses in the comparative analysis are no longer located on farmsteads.

In general, Gothic Revival farmhouses are well represented on the City of London's *Register of Cultural Heritage Resources* as it was a popular house style in the mid-to-late 19th century. However, this comparative analysis reveals that the Subject Property contains a potential representative example of a Gothic Revival style farmhouse in the City of London.

5. Cultural Heritage Evaluation – 1589 Fanshawe Park Road East

O. Reg. 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act* (see **Section 2.2**). The application of the criteria to evaluate the Subject Property is included in **Table 4** below.

Table 4: O. Reg. 9/06 Evaluation for 1589 Fanshawe Park Road East

Criteria	Meets Criteria (Yes/No)	Rationale
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	As seen in Section 4, the farmhouse on the Subject Property is a Gothic Revival style farmhouse, believed to have been constructed between 1869 and 1871. It retains key design features of the style, including an asymmetrical front façade with a projecting wing, a centre gable above the original entrance, buff brick construction, an L-shaped plan with a cross-gable roof, segmentally arched brick voussoirs, and decorative bargeboards in the gable ends. As discussed in Section 3, the farmhouse has undergone several alterations, including the removal of the original covered porch, relocation of the main entrance on the front façade, the addition of a portico over the new entrance, extensions on the east and south elevations, and the painting of the original buff brick. Several of these alterations are reversible and have not significantly impacted the overall massing or architectural style of the farmhouse. Efforts were made to minimize their visual impact and maintain the building’s historic character. For example, the portico addition features a decorative bargeboard that matches the original bargeboard in the centre gable, visually integrating it into the original design. Additionally, the segmentally arched voussoirs were painted a contrasting colour to the rest of the farmhouse, ensuring this architectural detail remains visible despite the brick being painted. Based on the comparative analysis in Section 4.4, the farmhouse on the Subject Property shares key design characteristics with other Gothic Revival style farmhouses listed on the City of London’s <i>Register of Cultural Heritage Resources</i>. These include a centre gable on the front façade, segmentally arched brick voussoirs, buff brick construction, and decorative bargeboard detailing. While some elements, such as the entrance location, modern portico, and vinyl windows, differ from the original or comparative examples, the overall form, scale, and massing remain consistent with the style. As with several comparable properties, the Subject Property reflects many of the architectural features commonly associated with Gothic Revival farmhouses in the City of London. Therefore, the farmhouse on the Subject Property has design value as a representative example of a Gothic Revival style farmhouse in the City of London.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The farmhouse on the Subject Property does not display a high degree of craftsmanship or artistic merit. The farmhouse was constructed using typical construction materials for the mid-late 19 th century. The farmhouse is also lacking in artistic flourishes, with the segmentally arched voussoirs and gable end bargeboards as the main examples. However, these two elements are common features on Gothic Revival farmhouses. Only one of the bargeboards on the farmhouse is original, with the second a reproduction for the portico addition.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The farmhouse on the Subject Property was built using typical structural designs, methods, and materials of the mid-late 19 th century and is not considered to demonstrate 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.	No	As noted in the land use history in Section 3.5 , the farmhouse is believed to have been built between 1869 and 1871 by William Slight who is the first person to occupy Park Lot 8. The farmhouse is closely associated with families who owned land along Concession Road 5 (now known as Fanshawe Park Road East) including the McLeod, Barter, and Dickey families. However, not all the owners of the property lived on the property as they operated larger farmsteads in the vicinity. The later use of the property as a garden centre and golf course was also not associated with a specific individual or organization that was significant to the community. Therefore, the Subject Property does not have historical or associative value as it does not have 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.	No	The Subject Property does not yield or have the potential to yield information that contributes to an understanding of a community or culture.
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	The Subject Property was believed to be constructed between 1869 and 1871 by William Slight. No evidence was found that William Slight was 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.	No	As noted in Section 4.2 , the area around the Subject Property is currently undergoing transition from a rural agricultural setting to a suburban setting with residential houses and commercial businesses built adjacent to and along Fanshawe Park Road East. The Subject Property no longer holds contextual value, as it is no longer important in defining, maintaining, or supporting the character of the area.

Criteria	Meets Criteria (Yes/No)	Rationale
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The Subject Property is not physically, functionally, visually, or historically linked to its surroundings. The Subject Property, along with Siloam Cemetery across the street, are the last remaining properties associated with the historic hamlet of Fanshawe. While several of the previous property owners are buried in Siloam Cemetery, as noted in the land use history in Section 3.5 , these individuals were not significant to the community. Additionally, the Subject Property was closely associated with the public schoolhouse on the adjacent property to the west, with census records indicating that teacher boarded in the farmhouse. However, the closure of the school and the removal of the historic schoolhouse to Fanshawe Pioneer Village has removed the physical and historical connection between the two properties.
9. The property has contextual value because it is a landmark.	No	No evidence was found that signified the Subject Property is considered a landmark in the community.

The property located at 1589 Fanshawe Park Road East meets one of the nine criteria of O. Reg. 9/06, and therefore possesses CHVI at the local level. While it is not eligible for designation under the *Ontario Heritage Act*, it does merit continued inclusion as a listed property on the *City of London’s Municipal Heritage Register* under subsection 27(1) of the Act.

6. Draft Statement of Cultural Heritage Value and Heritage Attributes

While the Subject Property at 1589 Fanshawe Park Road East meets one criterion under O. Reg. 9/06 and is considered to have CHVI at the local level, it is not eligible for designation under Part IV of the *Ontario Heritage Act*. As such, no statement of cultural heritage value or list of heritage attributes has been prepared.

7. Impact Assessment

7.1 Assessment of Impacts

7.1.1 Screening for Potential Impacts

To assess the potential impacts of an undertaking, identified cultural heritage resources are considered against a range of possible impacts based on the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (MCM 2006:3) which include, but are not limited to:

- 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;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship;
- Direct or indirect obstruction of significant views or vistas, within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.³

The MCM document defines “impact” as a change, either positive or adverse, in an identified cultural heritage resource resulting from a particular activity. This report identifies *direct (physical) impacts*, *indirect impacts*, and/or *positive impacts* as the impact types that a construction component and/or activity may have on cultural heritage resources.

A direct (physical) negative impact has a permanent and irreversible negative affect on the CHVI of a property, or results in the loss of a heritage attribute on all or part of the heritage property. Any land disturbance, such as a change in grade and/or drainage

3. This CHER/HIA only examines impacts to above-ground cultural heritage resources and is not an assessment of archaeological resources.

patterns that may adversely affect a heritage property, including archaeological resources. An indirect negative impact is the result of an activity on or near the property that may adversely affect its CHVI and/or heritage attributes. A positive impact will conserve or enhance the CHVI and/or heritage attributes of the property.

7.1.2 Description of the Proposed Undertaking

AECOM is undertaking this CHER/HIA as part of the complete application requirements for a zoning by-law amendment, which will be required to accommodate the proposed residential apartment and townhouse development along Fanshawe Park Rd, located within the Subject Property. As outlined in section 586 of *The London Plan*, any redevelopment of a property listed on the Register must be evaluated to demonstrate that heritage attributes of the property will be conserved.

The preliminary draft plan of condominium by Monteith Brown Planning Consultants, indicates the Subject Property will be rezoned for residential buildings, with the plan consisting of 176 stacked townhouses, a mid-rise apartment with 60 units, a multiuse pathway, road widening, and open greenspace. The planned housing will include parking for both the stacked townhouses and mid-rise apartment building with a roadway connecting to Fanshawe Park Road East and Aukett Drive in the residential neighbourhood east of the Subject Property. **Figure 11** includes the preliminary draft plan overlaid onto the Subject Property.

The preliminary draft plan clearly indicates that the farmhouse on the Subject Property will be retained in situ, with its backyard preserved. Although the front yard will be slightly reduced due to road widening, the immediate overall setting of the farmhouse will remain intact. The existing shed is also planned to remain in situ. The area directly south and west of the farmhouse, currently occupied by an asphalt parking lot and scrubland, will be redeveloped with stacked townhouses, a mid-rise apartment building, and areas of open greenspace.

7.1.3 Assessment of Potential Impacts on 1589 Fanshawe Park Road East

The impact assessment of the proposed project in **Table 5** presents the possible impacts on the farmhouse of the Subject Property based on the preliminary draft plan. The impact assessment utilized the Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, *InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (MCM, 2006: 3).

Table 5: Impact Assessment – 1589 Fanshawe Park Road East

Impact	Discussion of Impacts
Destruction, Removal, or Relocation	While the areas directly south and west of the farmhouse are anticipated to be redeveloped, these portions of the property were not identified as containing any CHVI. The preliminary draft plan confirms that the farmhouse will remain in situ. As a result, no adverse impacts to the property's cultural heritage value are anticipated from demolition, removal, or relocation.
Alteration	While the areas directly south and west of the farmhouse are anticipated to be redeveloped, these portions of the property were not identified as containing any CHVI. The preliminary draft plan confirms that the farmhouse will remain in situ and unaltered. As a result, no adverse impacts to the property's cultural heritage value are anticipated from alteration.
Shadows	The construction of the mid-rise apartment building to the west of the farmhouse may result in some shadowing on the farmhouse; however, any shadow impacts are anticipated to be minor and will not adversely impact the cultural heritage value of the property. The shadows will not obscure or alter any key heritage features or landscape elements associated with the farmhouse, and therefore are not anticipated to result in a direct adverse impact.
Isolation	This category is not applicable since the preliminary draft plan indicates the driveway east of the farmhouse will remain unchanged. Therefore, the farmhouse is not adversely impacted through isolation.
Direct or Indirect Obstruction of Significant Views	This category is not applicable, as no significant views associated with the Subject Property were identified. In addition, the farmhouse will remain visible from Fanshawe Park Road East. Therefore, the Subject Property is not anticipated to be adversely impacted through the obstruction of significant views.
A Change in Land Use	The preliminary draft plan will result in a change of land use as the areas directly south and west of the farmhouse are anticipated to be redeveloped. However, this change in land use will not further diminish the existing context of the farmhouse, which has already been altered throughout the years. Therefore, the Subject Property is not anticipated to be adversely impacted by the change in land use on the property.
Land Disturbance	The preliminary draft plan will result in land disturbance on the Subject Property including construction activities associated with new buildings, regrading the landscape, and road widening in close proximity to the farmhouse on the Subject Property. Impacts from such activity can result in indirect impacts to the farmhouse in the form of mechanical vibration impacts.

8. Conclusions and Next Steps

8.1 Conclusions

Based on the evaluation of anticipated impacts (**Section 7.1**), it was determined that the Project will not result in direct adverse impacts to the Subject Property, which is listed on the City of London's *Register of Cultural Heritage Resources*. This conclusion is based on the preliminary draft plan, which indicates that the farmhouse, the only feature contributing to the property's CHVI, will be retained in-situ. However, there is potential for indirect adverse impacts from nearby land disturbance, including new construction, regrading the landscape, and road widening, which could result in mechanical vibrations impacting the farmhouse.

8.2 Next Steps

Based on the above, the following mitigation measures and next steps have been identified:

- Continue to retain the farmhouse located within the Subject Property in-situ. To protect the farmhouse during construction:
 - Establish a no-go-zone (buffer zones) around the farmhouse (identified as "Heritage Building – Block 3") prior to any construction activity. This area should be clearly marked using temporary construction fencing.
 - Ensure no construction equipment or materials enter the no-go zone, and that all construction personnel are informed of the heritage building's location and significance before work begins.
 - Remove the temporary protective fencing once construction in the surrounding area is complete.
- Assess vibration impacts to ensure that the farmhouse is not adversely indirectly impacted by mechanical vibration during construction. A vibration assessment should be developed. Should the vibration assessment determine that the farmhouse will be subject to adverse impacts due to vibration, a vibration monitoring plan should be prepared and implemented to lessen vibration impacts related to construction.

- Revise this CHER/HIA based upon any changes to the proposed plan to the Subject Property. Should any changes to the proposed plan result in any new potential direct or indirect impacts to the farmhouse, the HIA portion of this report should be reassessed to determine new mitigation strategies for the potential impacts.

This report will be shared with a City of London Heritage Planner to gain their input/feedback on the proposed next steps.

9. Sources

Primary Sources:

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Appendix A

Maps



Figure 3: Subject Property Overlaid on the 1862 Historical Map

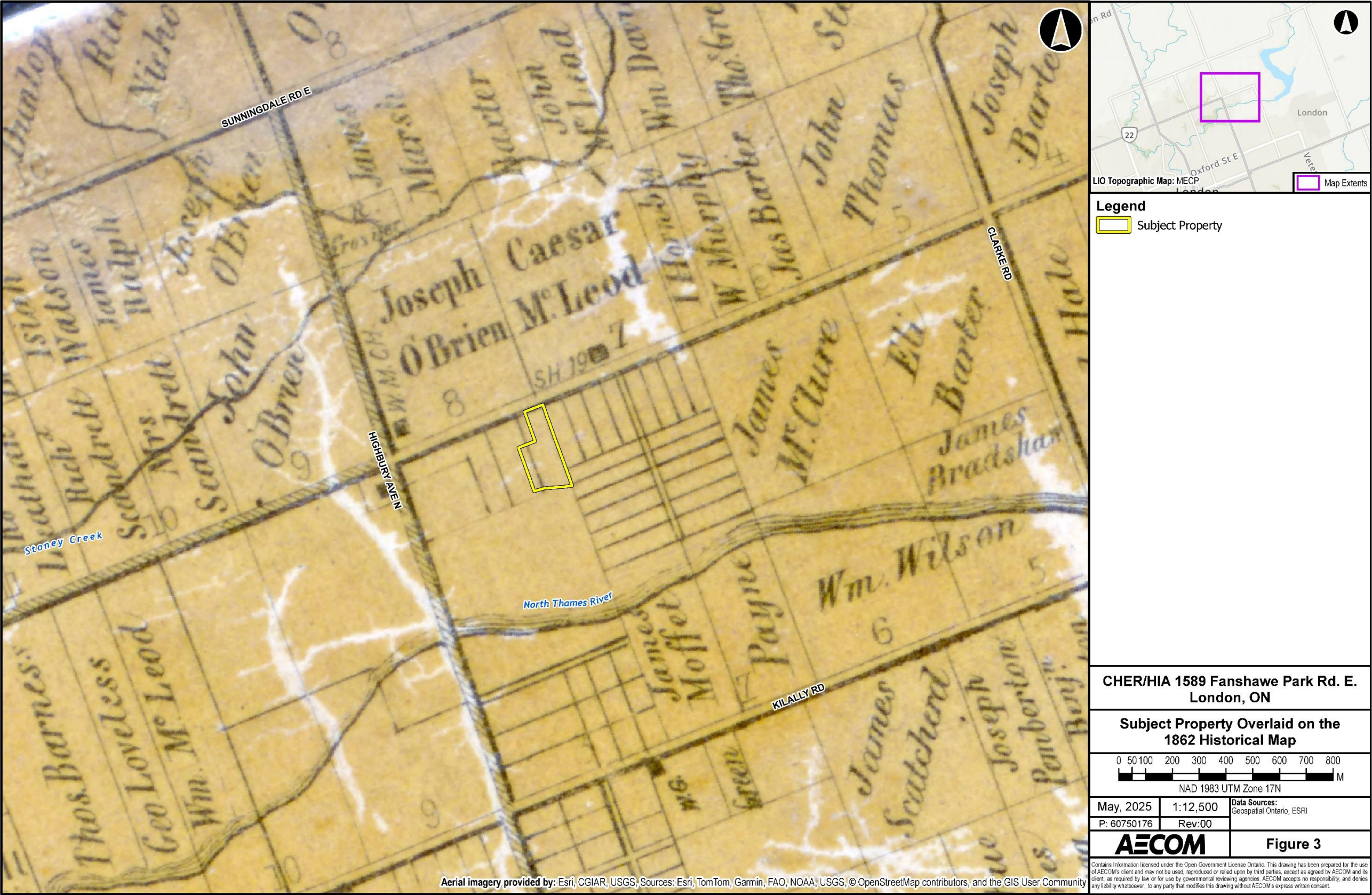


Figure 4: Subject Property Overlaid on the 1878 Illustrated Historical Atlas



Figure 5: Subject Property Overlaid on the 1915 NTS Map

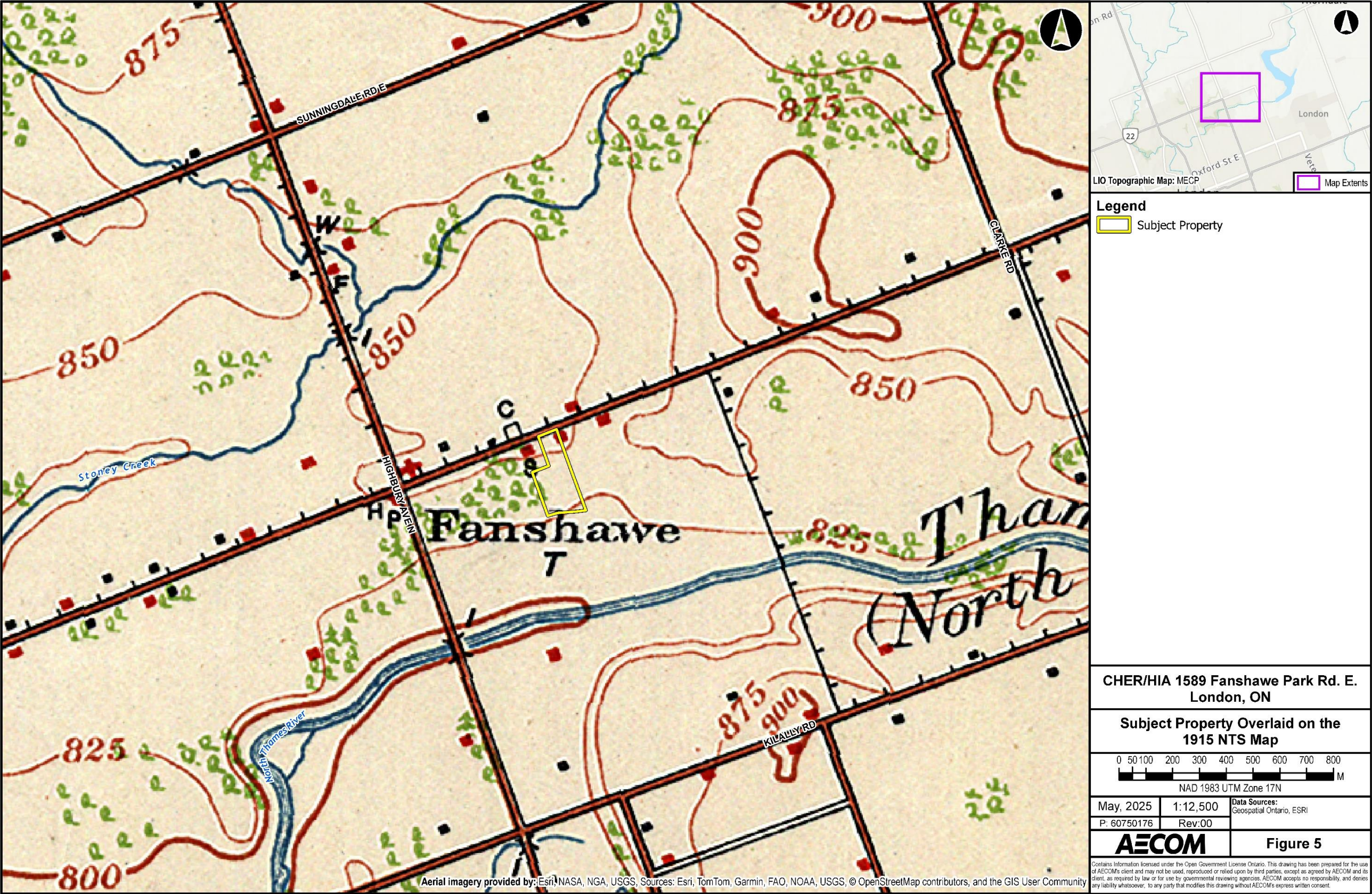


Figure 6: Subject Property Overlaid on the 1942 Air Photo



Figure 7: Subject Property Overlaid on the 1955 Air Photo



Figure 8: Subject Property Overlaid on the 1962 NTS Map

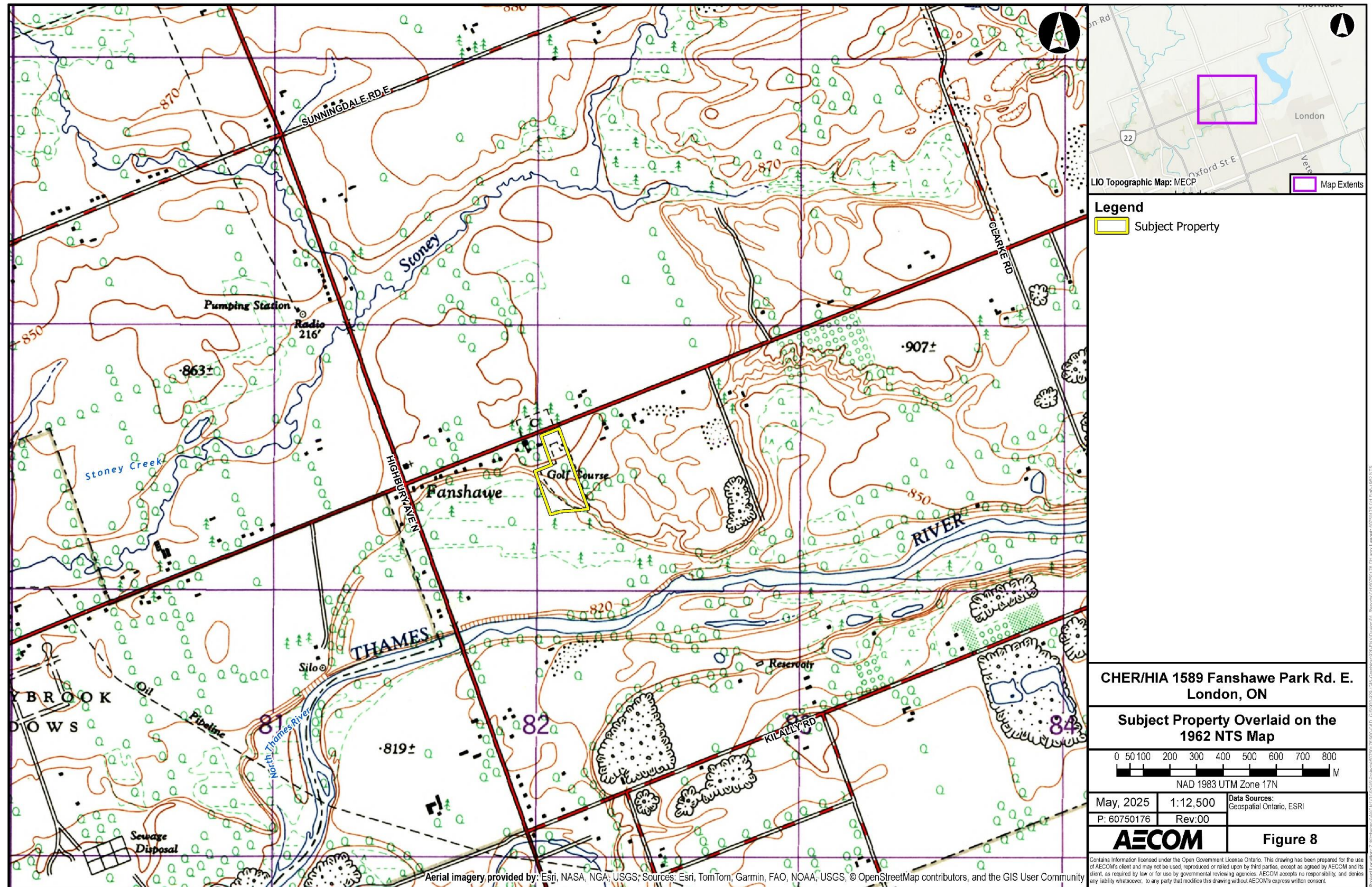
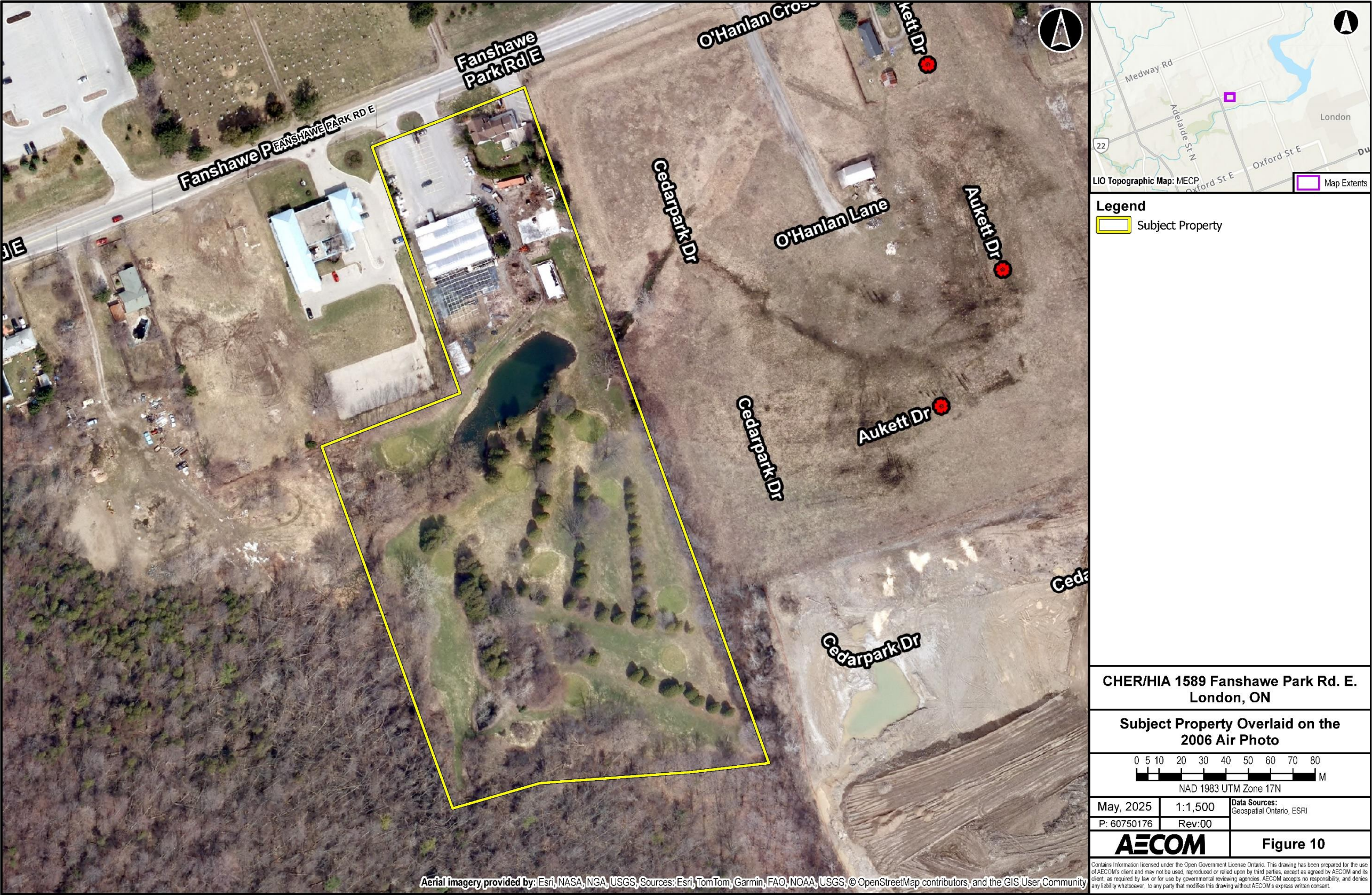


Figure 9: Subject Property Overlaid on the 1974 Air Photo



Figure 10: Subject Property Overlaid on the 2006 Air Photo



Aerial imagery provided by: Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

