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London
CANADA

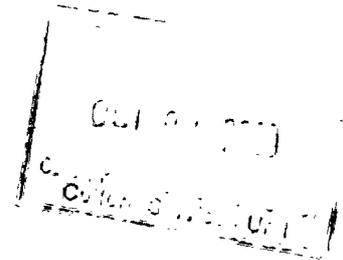
300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9



REGISTERED

October 2, 2009

E. Dixon Winder, MacKewn
Winder Barristers and Solicitors
376 Richmond St – 3rd Floor
London ON N6A 3C7



Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M5C 1J3

**RE: DESIGNATION OF 129-131 WELLINGTON STREET
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Barb Westlake-Power
Manager of Legislative Services

/rv

c. Don Menard, Heritage Planner



300 Dufferin Avenue
P.O. Box 5035
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July 28, 2009

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, ON M5C 1J3

I hereby certify that the Municipal Council, at its session held on July 27, 2009 resolved:

13. That notice of Municipal Council's intention to designate the property located at 129-131 Wellington Street for the attached reasons, approved by Municipal Council in consultation with the London Advisory Committee on Heritage on September 15, 2008 and April 20, 2009, under the provisions of subsection 29(3) of the *Ontario Heritage Act*, R.S.O. 1990 c.0.18, **BE GIVEN** as the deferral period of 90-days for this action to be taken, as resolved by the Municipal Council at its session held on April 20, 2009 has now passed; it being noted the Planning Committee (PC) heard a delegation from [REDACTED], owner of the subject property, indicating he would not utilize a demolition permit immediately as he is aware there are ongoing discussions amongst various heritage organizations and other interested parties to develop a plan to purchase this property, and that he would be willing to give them more time to organize if they had some firm plans; it being further noted the PC also heard a delegation from [REDACTED], [REDACTED], noting there are many parties involved in this project and that they require additional time to organize. (13/17/PC)

L. M. Rowe
Acting City Clerk
/hw

cc: E. Dixon Winder, MacKewn, Winder Barristers and Solicitors, 376 Richmond Street,
3rd Floor, London, ON N6A 3C7
G. Hodder, [REDACTED]
R. Panzer, General Manager of Planning and Development
G. Barrett, Manager, Land Use Planning Policy
D. Menard, Heritage Planner
L. Fisher, Heritage Register
R. Verhoeven, Documentation Services Representative
Chair and Members, London Advisory Committee on Heritage

Value Statement for 129-131 Wellington Street

(Revised January 2009)
(taken from notes prepared summer 2006)

Description of Property

The building at 129-131 Wellington Street is built on part of Lot 1, North Side of Hill Street (west of Wellington Street) in the original 1829 survey for the Town of London.

1876

Statement of Cultural Heritage Interest

129-131 Wellington Street is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural heritage value. Completed in 1873, it was built by Henry Winder, a prominent local merchant in this Wellington Street neighbourhood. This building shows elements of Regency and Italianate style architecture and it is one of the few continuously-used wood frame construction commercial buildings in London.

The Winder family came to Canada from Ireland in the 1850's and settled in the Hill Street area of London. Henry Winder learned the family business of house painting from his father and he established a successful company decorating prominent homes in London, including the famed Tecumseh House. In 1873 he built 129-131 Wellington Street as a commercial/residential property with 129 being a grocery store which was operated by Henry's brother Edward and 131 housing the growing Winder family. In 1893 the store portion was rented to Rowland Hill Shoes. 131 Wellington Street continued as a residential unit, owned by the Winder family until 1973 when the entire building was converted to a flea market. The building is still owned by the Winder family and it is rented as an antique shop.

The Winder family is a fine example of the industrious citizens who aided in the development of London's commercial districts. The numerous residences and businesses established by the Winders throughout the Wellington Street area remained in the family for generations, thus leaving an indelible mark on the local community. The style and simple attractiveness of this building can be attributed to the Winder family whose long tradition of exterior home decoration is evident in their properties.

Description of Heritage Attributes

The most unique feature of this two-storey transitional Italianate building is the 28 centimetre wide flush board wood siding, an oddity for this design style. The heritage attributes include the following:

- symmetrical layout with similar windows on all four sides of the building
- low-pitched hipped roof
- wood quoins on the corners that are visible from the street
- a decorated frieze under the eaves on all four sides
- segmental window and door openings

131 Wellington (the north portion) exhibits additional features as follows:

- the recessed front door case with geometric woodwork detail around the alcove
- woodwork in the bottom halves of the sidelights echoes the alcove detail
- the prominent front door is accented by a large distinctive transom

129 Wellington was built for commercial use, so the recessed door is uniformly attached to a large display window. Both the door and the window have wood frames. The door has a six-paned window panel.

A small-scale addition has been attached to the west side of the house and faux-brick asphalt covering (insulbrick) has been attached over the wood siding in the rear of the building. The fact that the wood siding has survived over a century of wear is a testament to the fine construction of this wooden structure.

The durability of the wood board siding is a testament to the craftsmanship of the builder and the fact that the exterior is in such excellent condition distinguishes the building as one of the oldest surviving wooden buildings in London.