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London
CANADA

RECEIVED
2023/01/04
(YYYY/MM/DD)
Ontario Heritage Trust

January 3, 2023

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



**Re: Designation of 634 Commissioners Road West
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

TAKE NOTICE that the Council of The Corporation of the City of London at its meeting on December 13, 2022 passed the attached by-law No. L.S.P.-3506-12 to designate 634 Commissioners Road West as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal (OLT) by serving a notice of appeal on the Tribunal and City Clerk **within 30 days** of the date of publication of the notice of passing of the by-law. A notice of appeal must set out the objection to the by-law and reasons in support of the objection, accompanied by the fee charged by the Tribunal. Further details, including forms and prescribed fees can be found on the OLT website: <https://olt.gov.on.ca>.

If no notice of appeal is given, the by-law will come into force and be registered in the Land Registry Office against the property affected by the by-law.

Publication Date: January 5, 2023

Last Date for Objection: February 4, 2023

Michael Schulthess
City Clerk
/kg

Encl.

cc: Heritage Planners, Heritage@london.ca

Bill No. 13
2023

By-law No. L.S.P.-3506-12

A by-law to designate 634 Commissioners
Road West to be of cultural heritage value or
interest.

WHEREAS pursuant to the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 634 Commissioners Road West has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 634 Commissioners Road West, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act*, R.S.O. 1990.

PASSED in Open Council on December 13, 2022.



Josh Morgan
Mayor



Michael Schulthess
City Clerk

First Reading – December 13, 2022
Second Reading – December 13, 2022
Third Reading – December 13, 2022

SCHEDULE "A"
To By-law No. L.S.P.-3506-12

Legal Description

PT N 1/2 LT 38 CON 1 AS IN 236820
EXCEPT 236821, 236960, 262640, 262456; T/W 296062

SCHEDULE “B”
To By-law No. L.S.P.-3506-12

Statement for Designation

Description of Property

The property at 634 Commissioners Road West is located in the City of London approximately 43 metres east of the intersection of Nottingham Road and Commissioners Road West. The property contains a built resource located on a generously sized lot landscaped with a lawn, pool, shrubs, and intermediate and mature deciduous and coniferous trees. The built resource was constructed *circa* 1870 and is an example of an Ontario vernacular structure with Georgian and Italianate design influences.

Statement of Cultural Heritage Value or Interest

The property at 634 Commissioners Road West is of significant cultural heritage value or interest because of its physical or design values and its historical or associative values.

The built resource at 634 Commissioners Road West demonstrates design value as a representative Ontario vernacular frame structure built *circa* 1870. The built resource contains a blend of Georgian and Italianate design elements popular in Ontario during the mid- to late- 19th century. The blend of these two styles together, and use of locally available materials including stone, brick, and timber, gives the built resource on the property a vernacular character. Components of the built resource that contain both Georgian and Italianate design elements include the hip roof, square plan, symmetrical main elevation, and pediment window and door surrounds. The segmental arch windows and wide soffits are more typical to the Italianate style. Residences that contain both Georgian and Italianate design features were common in Ontario during the mid- to late- 19th century. These types of residences were viewed as containing the tradition and conservatism of the Georgian style while incorporating some more contemporary design elements associated with the Italianate style.

The property demonstrates historical and associative value through its connection with the Kilbourn, Teeple, and Jarvis families. These three families were related by marriage and farmed on Lot 38, Concession 1 between about 1815 and 1905. Both the Kilbourn and Teeple families were part of the initial wave of settlers to Westminster Township from the United States in the decades after the American Revolution. Both families also participated in the War of 1812. The built resource at 634 Commissioners Road West was likely constructed by Robert Jarvis *circa* 1870. The naming of Jarvis Street – which is located about 300 metres north of 634 Commissioners Road West – is associated with the Jarvis family. Together, these three families contributed to the pattern of settlement along Commissioners Road during the 19th century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Representative example of a mid- to late- 19th century Ontario vernacular structure with Georgian and Italianate design elements, including:
 - Two storey structure with square plan
 - Hip roof with red brick chimney, lightning rods, and wide soffits
 - Symmetrical main (north) elevation with three bays
 - Segmental arch 2/2 windows with wood frames and wood pediment style surrounds
 - Wood shutters on the north, east, and west elevations
 - Main entrance with wood door, classically inspired columns, sidelights, transom, and pediment style door surround
 - Basement wood frame windows with segmental arch openings and buff brick voussoirs
 - Buff brick and fieldstone foundation

The attached contemporary garage (south and east elevation), small rear addition (south elevation), and contemporary enclosed porch (east elevation) are not considered to be heritage attributes