Agenda Including Addeds
London Advisory Committee on Heritage

The 3rd Meeting of London Advisory Committee on Heritage

February 12, 2020, 5:30 PM

Committee Rooms #1 and #2

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request related to this meeting, please contact advisorycommittee@london.ca.

Next Meeting Date: March 11, 2020

Hi Kyle: can you ask that the following be placed on the next LACH agenda to receive some initial feedback on the proposed Property Standards Amendment for vacant heritage buildings.

The draft Property Standards Amendment proposes to delete the following regulation:

> In addition to section 5.2, the owner shall ensure that appropriate utilities serving the building are connected so as to provide, maintain and monitor proper heating and ventilation to prevent damage caused to the building by fluctuating temperatures and humidity.

The draft Property Standards Amendment proposes to replace the deleted regulation with the following:

> In order to minimize the potential deterioration of the building as a result of fluctuating temperatures and humidity, the owner shall submit to the City a report, undertaken by a team of professionals specializing in building science and heritage conservation, containing recommendations on the adequate heat/ventilation solution and monitoring program to minimize any damage to the vacant building.

The key rationale for this Property Standards Amendment recognizes the need to evaluate each heritage structure individually since there are so many variables which affect the performance of each interior space once a building is vacant and secured.

I will attend the meeting to discuss comments and solutions.

Orest Katolyk, M.PL MLEO (C)
Chief Municipal Law Enforcement Officer
Community By-laws, Animal Services, Parking Services
Development and Compliance Services

300 Dufferin Ave, London ON, N6A 4L9
P: 519.661.CITY (2489) x 4969
ogk@london.ca | www.london.ca
Service London Contact Centre – enforcement@london.ca

Report to London Advisory Committee on Heritage

To: **Chair and Members**
London Advisory Committee on Heritage
From: **Gregg Barrett, Director, City Planning and City Planner**
Subject: **Heritage Alteration Permit Application by Helene Golden at 938 Lorne Avenue, Old East Heritage Conservation District**
Meeting on: **Wednesday February 12, 2020**

Recommendation

That, on the recommendation of the Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to the property at 938 Lorne Avenue, within the Old East Heritage Conservation District, the following actions **BE TAKEN**:

a) The retroactive approval for the porch alterations and the approval for the proposed porch alterations at 938 Lorne Avenue, within the Old East Heritage Conservation District, **BE PERMITTED** with terms and conditions:
    a. All exposed wood be painted;
    b. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
b) The retroactive approval for the roofing material change at 938 Lorne Avenue, within the Old East Heritage Conservation District, **BE REFUSED**.

Executive Summary

The property at 938 Lorne Avenue contributes to the heritage character of the Old East Heritage Conservation District. As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH). The recommended action is to retroactively permit the alterations to the porch, and to approve proposed future alterations to the porch. Provided that the appropriate materials and construction method is completed, the alterations should be permitted with terms and conditions. In addition, the recommended action is to refuse the alterations to the roof.

Analysis

1.0 Background

1.1 Location
The property at 938 Lorne Avenue is located on the north side of Lorne Avenue between Ontario Street and Quebec Street (Appendix A).

1.2 Cultural Heritage Status
The property at 938 Lorne Avenue is located within the Old East Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2006. The property is noted as a B-ranked property within the HCD. B-ranked properties are described within the *Old East Heritage Conservation District Study* as being of importance to the HCD (Section 4.2).

1.3 Description
The existing dwelling at 938 Lorne Avenue was constructed in circa 1908 and is a 2 ½ storey vernacular dwelling with Queen Anne Revival influences and is reflective of its period of construction (Appendix B).

The existing dwelling at 906 Lorne Avenue was constructed in circa 1890, and is a 2 ½ storey buff brick vernacular dwelling with Queen Anne Revival influences and is reflective of its period of construction (Appendix B). The dwelling includes a hipped roof with a projecting front gable. The gable includes a paired window, as well as a concentration of wood detailing such as imbricated wood shingles, decorative brackets, and a highly decorated apex and set of bargeboards. The front verandah of the dwelling extends across the entire front elevation and consists of decorative turned posts and spindles, with a projecting gable above the front door. The verandah also includes a partially-completed set of spandrels that include an alternating beaded design.

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

2.2 *Ontario Heritage Act*

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

a) The permit applied for
b) Notice that the council is refusing the application for the permit, or
c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act)

Municipal Council must make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.2.1 Contravention of the *Ontario Heritage Act*

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to $50,000.

When the amendments to the *Ontario Heritage Act* in Bill 108 are proclaimed in force and effect, the maximum fine for the demolition or removing a building, structure, or heritage attribute in contravention of Section 42 of the *Ontario Heritage Act* will be increased to $1,000,000 for a corporation.

2.3 *The London Plan*

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources. Policy 554_ of *The London Plan* articulates one of the primary initiatives as a municipality to "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To help ensure that new development is compatible, Policy 594_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan*.

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

2.3 Old East Heritage Conservation District

A number of goals and objectives have been established to provide a framework for the protection and preservation of the unique heritage features in the Old East Heritage Conservation District (*Old East Heritage Conservation District Conservation Plan*, Section 3.2). The porches in Old East are considered as significant to the appearance of the district as its gables and dormers (*Old East Heritage Conservation District Conservation and Design Guidelines*, Section 3.7). As a result, their contribution to the overall visual character of Old East, the design and detail of porches and verandahs on the fronts of houses should be considered a very high priority for the heritage district (*Old East Heritage Conservation District Conservation and Design Guidelines*, Section 3.7). Roofs and roof accessories are also noted as important component of heritage buildings, not only for their functional and protective characteristics, but also because the materials, slope, shape and design details frequently help define building style and age. In Old East, the most common shapes are gable and hipped roofs. Most of the houses in Old East London would originally have had wood shingles, probably cedar (*Old East Heritage Conservation District Conservation and Design Guidelines*, Section 3.3).

Section 4.3.1 of the *Old East Heritage Conservation and Design Guidelines* provides guidelines for porch alterations in Old East. The guidelines note that “alterations to porches should improve the structural conditions but not cause the loss of the original heritage character”. Porch alterations should be undertaken in a manner that utilizes appropriate materials, scale, and colour. In addition, the guidelines note that where known, the design of railings, spindles, and porch skirts should also reflect the original structure to the extent possible.

3.0 Heritage Alteration Permit Application

3.1 Heritage Alteration Permit

A complaint from the community about unapproved alterations to the roof of the property at 938 Lorne Avenue was brought to the attention of the City in October 2019. The Heritage Planner consulted with the property owner in November 2019, identifying alterations to heritage designated property that may require approval of a Heritage Alteration Permit including a change in roofing materials.

In consulting with the property owner, the Heritage Planner was advised of additional unapproved alterations to the property including porch alterations that were partially completed in 2019, as well as planned alterations for spring/summer of 2020.

A Heritage Alteration Permit application was submitted by the property owner and received on January 21, 2020. The property owner has applied for a Heritage Alteration Permit seeking:

- Retroactive approval for existing porch alterations, including replacement of porch footings, replacement and restoration of soffits, fascia, and rafters of verandah roof, restoration of decorative brackets, installation of two hanging porch lights, and replacement of the porch ceiling with wood, using a board-and-batten design;
- Approval for porch alterations including restoration of the beaded design pattern used for the spandrels on the porch, replacement of the guards and spindles, replacement of the concrete steps with wood steps, replacement of the metal railings on the steps with a wood railing systems, including the installation of a salvaged decorative turned post, addition of a wood sunburst design in the projecting gable of the verandah roof, re-decking of the front porch, replacement of the eavestroughs across the verandah roof, and replacement of the porch skirt with a wood board-and-batten design;
- Retroactive approval for the installation of the sheet metal roofing materials.

As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH).

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this Heritage Alteration Permit application by April 20, 2020.

4.0 Analysis

4.1 Recommended Practices and Design Guidelines

The *Old East Heritage Conservation District Plan* established the principles, goals and objectives for the Old East Heritage Conservation District including recommended policies and guidelines pertaining to major architectural, streetscape, and land use changes, and outlined the approval process for heritage work along with other implementation recommendations. The *Old East Heritage Conservation District Conservation and Design Guidelines* is intended to provide residents and property owners with additional guidance regarding appropriate conservation, restoration, alteration and maintenance activities and to assist municipal staff and council in reviewing, and making decisions on permit and development applications within the district.

Both documents provide a basis for the review of the alterations included within this Heritage Alteration Permit application. In general, the alterations included within this application follow a number recommended practices and design guidelines that are outlined in Section 4.2 (Alterations) of the *Old East Heritage Conservation District Plan*, discussed below in Section 4.2 (Porch Alterations) and Section 4.3 (Roof Material Replacement).

4.2 Porch Alterations

The review of the porch alterations included within this Heritage Alteration Permit application considers the direction outlined in Section 3.7 and Section 4.3.1. of the *Old East Heritage Conservation District Conservation and Design Guidelines* as well as the recommended practices and design guidelines that are outlined in Section 4.2 of the *Old East Heritage Conservation District Plan.*

As a part of the on-going maintenance of the dwelling on the property, the property owner has undertaken research related to the style and appearance of the building in order to complete appropriate conservation activities. In the absence of property-specific historical date, “forensic evidence” available from the building itself have been observed to suggestion appropriate restoration. In addition, the property owner has consulted published historic design books including a reproduction of *The Victorian Design Book*, re-published with the endorsement of the Associations for Preservation Technology (*The Victorian Design Book*, 1984).

The porch alterations that were previously completed, and are in included within this Heritage Alteration Permit application seeking retroactive approval were completed following the recommended practices and guidelines for the Old East Heritage Conservation District. The conservation work included repairing where possible, and replacement with wood materials where restoration was not feasible. High-quality wood materials were utilized in these conservation efforts.

The proposed porch alterations have also been based on research and recommended practices and guidelines for heritage conservation. In particular, when completing conservation work along the soffit and fascia of the verandah roof, it became evident to the owner that the beaded design spandrel located on the east and west sides of the porch also previously extended across the main façade of the verandah. As a result, the property owners intend to restore the spandrel design to its previous appearance. In addition, in reviewing similar properties within London and properties featured within *The Victorian Design Book*, it was observed that decorative spindles often match the design of the spandrels. Due to the deterioration of the spindles and guards/rails, the owner intend to replace the existing spindles with a design similar to the beaded design of the spandrels, and design a guardrail that is based on the historic profiles included within the *Victorian Design Book*. The proposed wooden replacement steps and handrails, along with the salvaged turned posts will be compatible with the heritage

character of the Old East Heritage Conservation District, as well as with the heritage attributes of this particular property.

4.3 Roof Material Replacement

The review of the roof alterations included within this Heritage Alteration Permit application considers the direction outlined in Section 3.3 (Roofs and Roof Accessories) of the *Old East Heritage Conservation District Conservation and Design Guidelines.* Roofs are noted as important components of heritage buildings, not only for their functional and protective characteristics, but also because the materials, slope, shape and design frequently help define building style and age (Section 3.3). Up to about 1925, the principle choices for roofing materials were primarily slate and wood shingles. To a lesser extent, clay tile or zinc shingles and metal roofing were used. Most of the houses in Old East would originally have had wood shingles, probably cedar, with a fewer number of more expensive installations of roofing slates.

Prior to the replacement of the roofing materials, the dwelling located at 938 Lorne Avenue included a hipped roof with projecting front gable that consisted of asphalt shingles that were installed on the building prior to the Old East Heritage Conservation District coming into force and effect in 2006. Information available in the *Fire Insurance Plan* (1912, revised 1922) identifies the historic roofing material of the dwelling as wood shingle (Appendix B) While wood shingle would be the ideal replacement roofing material, the wide spread acceptance of asphalt shingles provided a low cost, good quality roofing materials from about 1930 onwards. Shingle roofing continues to be the predominant form of roofing material on Lorne Avenue and elsewhere within the Old East Heritage Conservation District.

The *Old East Heritage Conservation District Conservation and Design Guidelines* recommends the use of slate and shingle roofs for dwellings within the district, consistent with the historic materials used on dwellings within the area. In recent years, a number of dwellings along Lorne Avenue have undergone a change in roofing materials resulting in the use of more modern metal roofing materials including the sheet metal that was installed on the dwelling at 938 Lorne Avenue in October 2019.

In January 2020, nine dwellings were observed with metal roofs on Lorne Avenue, including the subject property. Of these, two consist of sheet metal, and seven consist of modular steel sheet roof tile roofs. Although the roofing material changes have been undertaken, none of the roofs have received Heritage Alteration Permit approval.

Alternative roofing materials, including composite rubber products, sheet steel, and modular sheet steel roof tiles have gained popularity for use on heritage buildings within the last decade. The Heritage Alteration Permit application for 938 Lorne Avenue cited an effort by the property owner to undertake historic research for roofing materials which resulted in the identification of steel as a roofing material. While steel was historically used for roofing materials, the sheet metal roofing that was installed is a more modern alternative roofing material and is not in keeping with roofing materials that are compatible within the Old East Heritage Conservation District.

5.0 Conclusion

The previously completed alterations and the proposed alterations to the porch at 938 Lorne Avenue seek to be consistent with the Design Guidelines (Section 3.7 and Section 4.3.1) of the *Old East Heritage Conservation District Conservation and Design Guidelines*. The proposed design and materials are similar in design, scale, and materials to porch found elsewhere in Old East and will continue to contribute to the heritage character of the dwelling as well as the Old East Heritage Conservation District.

The previously completed roofing material alterations are not consistent with the Old East Heritage Conservation District Conservation and Design Guidelines.

The porch alterations for the Heritage Alteration Permit for 938 Lorne Avenue should be permitted with terms and conditions. The roof materials alterations for the Heritage Alteration Permit for 938 Lorne Avenue should not be permitted.

Prepared by:	**Michael Greguol, CAHP** **Heritage Planner**
Submitted and Recommended by:	**Gregg Barrett, AICP** **Director, City Planning and City Planner**
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

February 5, 2020
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Appendix A Property Location
Appendix B Images

Appendix A – Location

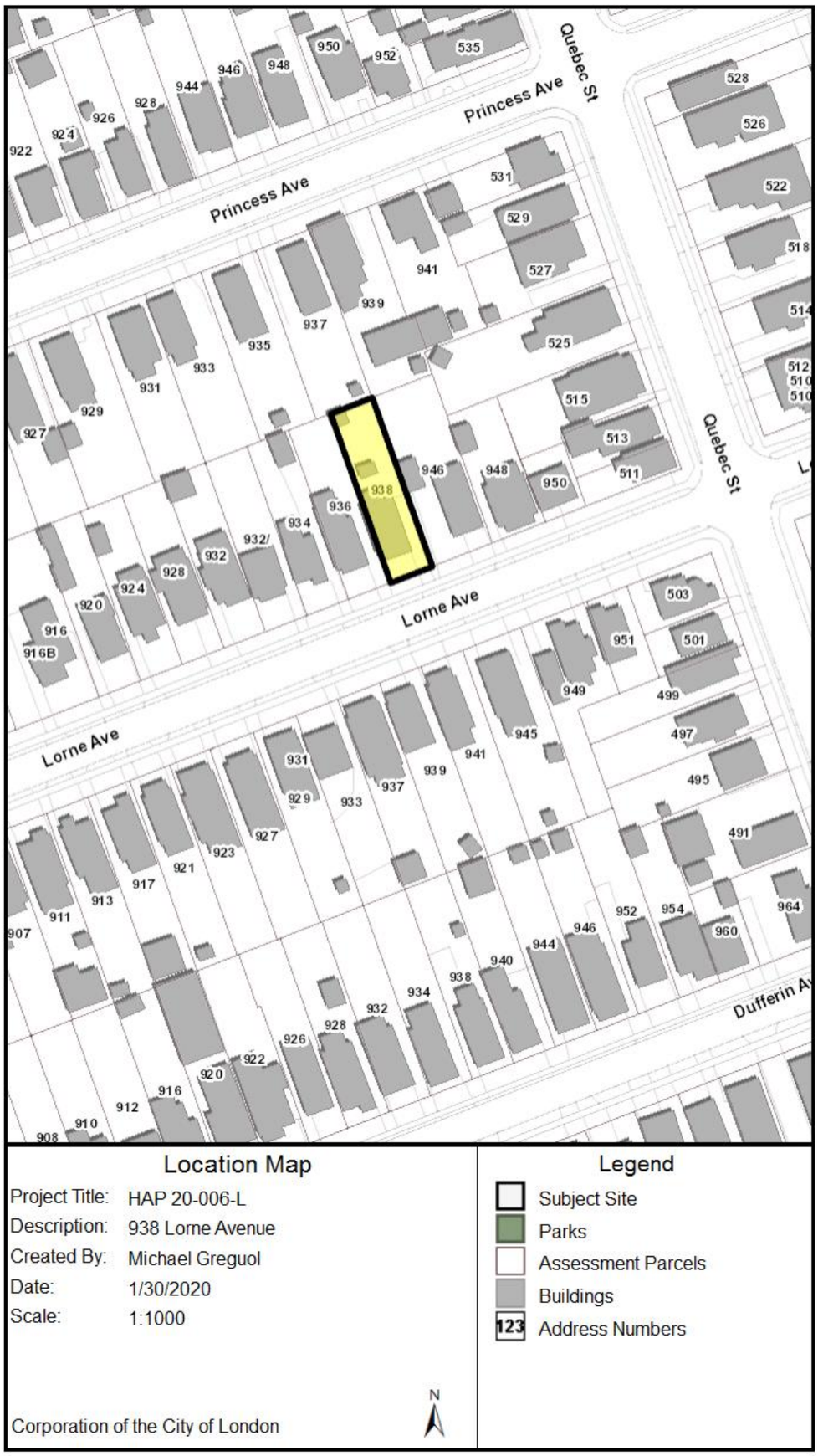

Figure 1: Location of the subject property at 938 Lorne Avenue in the Old East Heritage Conservation District.

Appendix B – Images

Image 1: Google streetview image of the dwelling at 938 Lorne Avenue showing asphalt roof in 2009

Image 2: Detail of projecting gable, and verandah roof submitted as a part of the Heritage Alteration Permit application for 938 Lorne Avenue

Image 3: Photograph showing unapproved roof material alterations being undertaken in October 2019

Image 4: Photograph showing 938 Lorne Avenue within its streetscape context, showing unapproved alterations being undertaken in October 2019

Image 5: Photograph submitted as a part of the Heritage Alteration Permit application showing unapproved alterations underway in October 2019

Image 6: Photograph submitted as a part of the Heritage Alteration Permit application for the roof and porch alterations at 938 Lorne Avenue

Image 7: Photograph submitted as a part of the Heritage Alteration Permit application for 938 Lorne Avenue showing detail of the porch design and existing spandrel details

Image 8: Photograph submitted as a part of the Heritage Alteration Permit application for 938 Lorne Avenue showing the alterations to the verandah ceiling and evidence of removed spandrels exposed during alterations to the porch

Image 9: Photograph submitted as a part of the Heritage Alteration Permit application for 938 Lorne Avenue showing porch light

Image 10: Photograph submitted as a part of the Heritage Alteration Permit application for 938 Lorne Avenue, showing salvaged turned post proposed for the porch steps at 938 Lorne Avenue

Image 11: Photograph showing the unapproved roof materials alterations completed, and existing status of porch in January 2020

Image 12: Photograph showing porch alterations completed to date, in January 2020

Image 13: Photograph showing unapproved sheet metal roofing material alteration at 825 Lorne Avenue in January 2020

Image 14: Photograph showing unapproved sheet metal roofing material alteration at 825 Lorne Avenue in January 2020

Image 15: Photograph showing unapproved roofing material alteration at 753 Lorne Avenue in November 2019

Image 16: Photograph showing unapproved roofing material alteration at 932 Lorne Avenue in November 2019

Image 17: Photograph showing unapproved roofing material alterations at 949 Lorne Avenue in January 2020

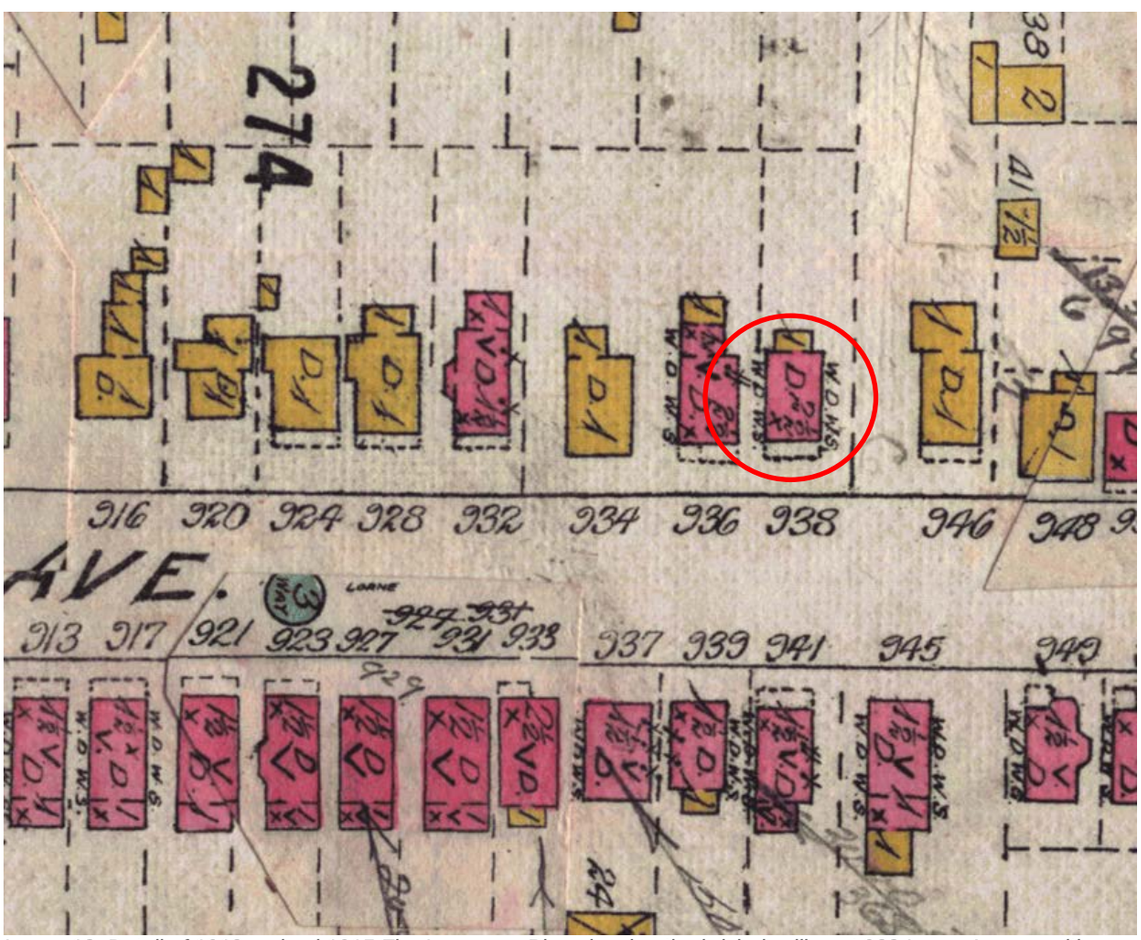

Image 18: Detail of 1912 revised 1915 Fire Insurance Plan showing the brick dwelling at 938 Lorne Avenue with a shingle roof

Report to London Advisory Committee on Heritage

To: **Chair and Members**
London Advisory Committee on Heritage
From: **Gregg Barrett**
Director, City Planning and City Planner
Subject: **Heritage Alteration Permit application by R. Devereux at 1058 Richmond Street, By-law No. L.S.P.-3155-243**
Meeting on: **Wednesday February 12, 2020**

Recommendation

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act* seeking retroactive approval for alterations to roof of the property 1058 Richmond Street, By-law No. L.S.P.-3155-243, **BE REFUSED**.

Executive Summary

The property at 1058 Richmond Street is designated under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3155-243. The heritage designating by-law specifically identifies the wood shingle roof, which is understood to be a heritage attribute of the property. The wood shingle roof was replaced with an asphalt shingle roof without Heritage Alteration Permit approval in August 2019. The property owner has applied for a retroactive Heritage Alteration Permit to recognize the change in the roof. The asphalt roof fails to achieve sufficiently compatible visual and physical characteristics of the wood shingle roof. The replacement of the roofing material fails to conserve this heritage attribute of the property and does not comply with the applicable policies of *The London Plan* or the direction of the *Provincial Policy Statement* to conserve significant built heritage resources. The retroactive Heritage Alteration Permit application should be refused and the property owner required to make a new Heritage Alteration Permit application for a roofing material which conserve this heritage attribute, or the City may lay charges pursuant to the *Ontario Heritage Act*.

Analysis

1.0 Background

1.1 Location

The property at 1058 Richmond Street is located on the southeast corner of Richmond Street and Sherwood Avenue (Appendix A).

1.2 Cultural Heritage Status

The property at 1058 Richmond Street is designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3155-243 (Appendix B). By-law No. L.S.P.-3155-243 was passed by Municipal Council on September 8, 1992 and was registered on the title of the property at 1058 Richmond Street on September 11, 1992. The property was designated for its “architectural value,” consistent with the requirements of the *Ontario Heritage Act* prior to amendments in 2005.

1.3 Description

The property is described in its heritage designating by-law (By-law No. L.S.P.-3155-243) as,

> *Built in 1929 by Hayman Construction, this Arts and Crafts inspired house reflects English vernacular architecture. The most notable feature of the house is the steeply pitched, slightly flared roof which gives the house a picturesque quality. The front façade presents an imposing appearance to Richmond Street, its wood shingle roof and red and brown brick giving the house its strong textural qualities. An imposing front door with matching storm door and a small canopy*

are noteworthy. A garage is attached to the back of the house. A wall around the backyard completed in 1984 relates well to the building.

See photographs in Appendix C.

1.4 Previous Applications

In 1993, the reconstruction/restoration of the chimney of the property at 1058 Richmond Street was supported by a Designated Property Grant.

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

2.2 *Ontario Heritage Act*

Section 33 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

a) Consent to the application;
b) Consent to the application on terms and conditions; or,
c) Refuse the application (Section 33(4), *Ontario Heritage Act*).

Municipal Council must make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 33(4), *Ontario Heritage Act*).

2.2.1 Contravention of the *Ontario Heritage Act*

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to $50,000.

2.3 *The London Plan*

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources.

Applicable policies:

Policy 587_,

Where a property of cultural heritage value or interest is designated under Part IV of the Ontario Heritage Act*, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation expect in accordance with the* Ontario Heritage Act*.*

Policy 589_,

A property owner may apply to alter the cultural heritage attributes of a property designated under the Ontario Heritage Act*. The City may, pursuant to the* Act*, issue a permit to alter the structure. In consultation with the London Advisory Committee on Heritage, the municipality may designate approval for such permits to an authority.*

3.0 Heritage Alteration Permit Application

The property management company inquired, via email, with the Heritage Planner, on June 21, 2019, regarding the potential replacement of the existing wood shingle roof. The Heritage Planner replied, via email, advising that Heritage Alteration Permit approval was required for replacement of the wood shingle roof of the property at 1058 Richmond Street.

A complaint from the community brought unapproved alterations underway to the property at 1058 Richmond Street to the attention of the City on August 26, 2019. The Heritage Planner investigated the complaint on August 26, 2019 (see photographs in Appendix C).

The Heritage Planner attempted to contact the property owner via registered mail, with a letter also sent on August 26, 2019. The registered letter was returned as undeliverable. Eventually, the Heritage Planner was able to contact the property owner via email on September 9, 2019. A meeting between the property owner and Heritage Planner occurred on September 19, 2019, where further information on the replacement of the wood shingle roof with asphalt shingles was requested by the Heritage Planner to be submitted with a Heritage Alteration Permit application.

The Heritage Alteration Permit application was submitted by the property owner and received on December 4, 2019. The property owner has applied for a Heritage Alteration Permit seeking:

- Retroactive approval for removal of the former wood shingle roof and its replacement with asphalt shingles.

The following information was submitted for the Heritage Alteration Permit application:

> *By the summer of 2019, the existing cedar shakes had deteriorated to the point of substantial interior leaking. This leaking was compromising the structural integrity of the property. An emergency roof replacement had to be undertaken to stem the leaking. A cedar material order was quoted at two to three months to secure material and install from numerous suppliers. Time was not on my side, so I tried to match the colour of the roof as closely to the original as possible and address the imminent water problem.*

No quotes or other information was submitted as part of the Heritage Alteration Permit application.

As this alteration have been completed prior to obtaining Heritage Alteration Permit approval, this Heritage Alteration Permit application has met the conditions for referral requiring consultation with the London Advisory Committee on Heritage (LACH).

Per Section 33(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this Heritage Alteration Permit application by March 3, 2020 or the request is deemed permitted.

4.0 Analysis

The “wood shingle roof” is clearly identified as a heritage attribute in the heritage designating by-law for the property at 1058 Richmond Street. By-law No. L.S.P.-3155-243 is registered on the title of the property. There is a blue City of London heritage property plaque affixed near the front door of the property.

By email, the representative of the property owner (the property management company) was advised of the obligations to obtain Heritage Alteration Permit approval on June 21, 2019.

Alterations were underway on August 26, 2019, approximately two months following the correspondence between the representative of the property owner and the loss of the wood shingle roof.

4.1 Previous Heritage Alteration Permit applications - Roofs

4.1.1 836 Wellington Street, Part IV

The slate roof was specifically identified in the heritage designating by-law for the property at 836 Wellington Street, individually designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3104-15. A complaint brought the removal of the slate roof without a Heritage Alteration Permit to the attention of the City.

Subsequently, a Heritage Alteration Permit application (HAP18-042-L) was received. Staff recommended that the proposed “slateline” asphalt shingles (faux slate) be replaced by conventional asphalt shingles; the “slateline” shingles were supported by the London Advisory Committee on Heritage at its meeting on September 12, 2018 and approved with terms and conditions by Municipal Council at its meeting on October 3, 2018. See photographs in Appendix D.

4.1.2 309-311 Wolfe Street, West Woodfield Heritage Conservation District

The property at 309-311 Wolfe Street is located within the West Woodfield Heritage Conservation District. Roof changes, including changes to roofing material, require Heritage Alteration Permit approval per the *West Woodfield Heritage Conservation District Plan*.

In their Heritage Alteration Permit application (HAP18-016-D), the applicant provided detailed information demonstrating that the slate roof was beyond its lifespan and required replacement; repair was no longer feasible. The applicant provided detailed information (including material specifications and quotes) on potential replacement materials including slate, composite, metal, and asphalt shingles. The cost for the replacement of the roof was prohibitive to the property owner, and per Section 10.3.1 of the *West Woodfield Heritage Conservation District Plan*, alternatives were considered. The proposed use of a rubber composite roofing material (“Euroshield Heritage Slate”) was selected as the most appropriate slate alternative for the roofing material and was supported in the Heritage Alteration Permit approval granted. See photographs in Appendix D.

4.1.3 516 Grosvenor Street, Part IV

The wood shingle roofing of the property at 516 Grosvenor Street was specifically identified in its heritage designating by-law, By-law No. L.S.P.-3232-468. A Heritage Alteration Permit application was submitted in 2016 for the proposed replacement of the wood shingle roof with a composite rubber product (“Euroshake”). The cedar roof was last replaced in 1996, demonstrating a 20 year lifespan for the cedar roof. Within the Heritage Alteration Permit application, quotes were provided for a cedar roof as well as a composite roof. Staff recommended that the composite rubber product (“Euroshake”) be approved as it maintained the physical and visual characteristics of the cedar roof. The London Advisory Committee on Heritage (LACH) was consulted on this Heritage Alteration Permit application at its meeting on April 13, 2016, and the replacement of the cedar roof with the composite rubber product (“Euroshake”) approved by Municipal Council at its meeting on May 3, 2016. See photographs in Appendix D.

4.2 Appropriate Roofing Materials

In the cited examples of the roofing replacements at the properties at 309-311 Wolfe Street and 516 Grosvenor Street, the Heritage Alteration Permit application process facilitated a decision-making process where the most appropriate roofing material was selected when it was demonstrated that it was no longer feasible to repair and retain the existing roofing material (heritage attribute). In both of those cases, an alternative replacement roofing material was selected due to the financial limitations of the property owners. However, the appropriate roofing material was selected based on its physical and visual characteristics of the original roofing material as a heritage attribute of the property.

While the Heritage Alteration Permit application cited an effort by the property owner to colour match the asphalt shingles to the wood shingles, it is not successful. The asphalt shingles fail to suitably replicate the physical and visual characteristics of the wood shingle roofing which was protected as a heritage attribute of the property at 1058 Richmond Street. The former cedar roof had a textual quality that contributed to the property’s identification as an example of the Arts and Crafts style and English vernacular architectural style. The change results in a roof that is flat in appearance, with no dimension or physical texture that wood shingles demonstrate. The loss of the wood shingle roof diminishes the architectural value of the property and fails to conserve this heritage attribute of the property. Furthermore, the colour of the asphalt

shingle roof does not faithfully replicate the true colour of a wood shingle roof which changes colour as it ages (unlike asphalt shingles).

5.0 Conclusion

The wood shingle roof of the property at 1058 Richmond Street was removed and replaced with an asphalt shingle roof without Heritage Alteration Permit approval. The asphalt shingle roof is an inappropriate substitute for the wood shingle roof that was specifically identified in the heritage designating by-law and is understood to be a heritage attribute of the property. The change in roofing material has caused an adverse impact on the property's cultural heritage values. The asphalt shingles fail to conserve the "architectural value" (cultural heritage values) of the property at 1058 Richmond Street, does not conform to the policies of *The London Plan*, and is inconsistent with the direction of the *Provincial Policy Statement* to conserve significant built heritage resources. The Heritage Alteration Permit application seeking retroactive approval for the replacement of the wood shingle roof with an asphalt shingle roof should be refused.

Prepared by:	**Kyle Gonyou, CAHP** **Heritage Planner**
Submitted and Recommended by:	**Gregg Barrett, AICP** **Director, City Planning and City Planner**
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

February 5, 2020
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Appendix A Property Location
Appendix B By-law No. L.S.P.-3155-243
Appendix C Images
Appendix D Examples of Other Roof Replacements

Appendix A – Location

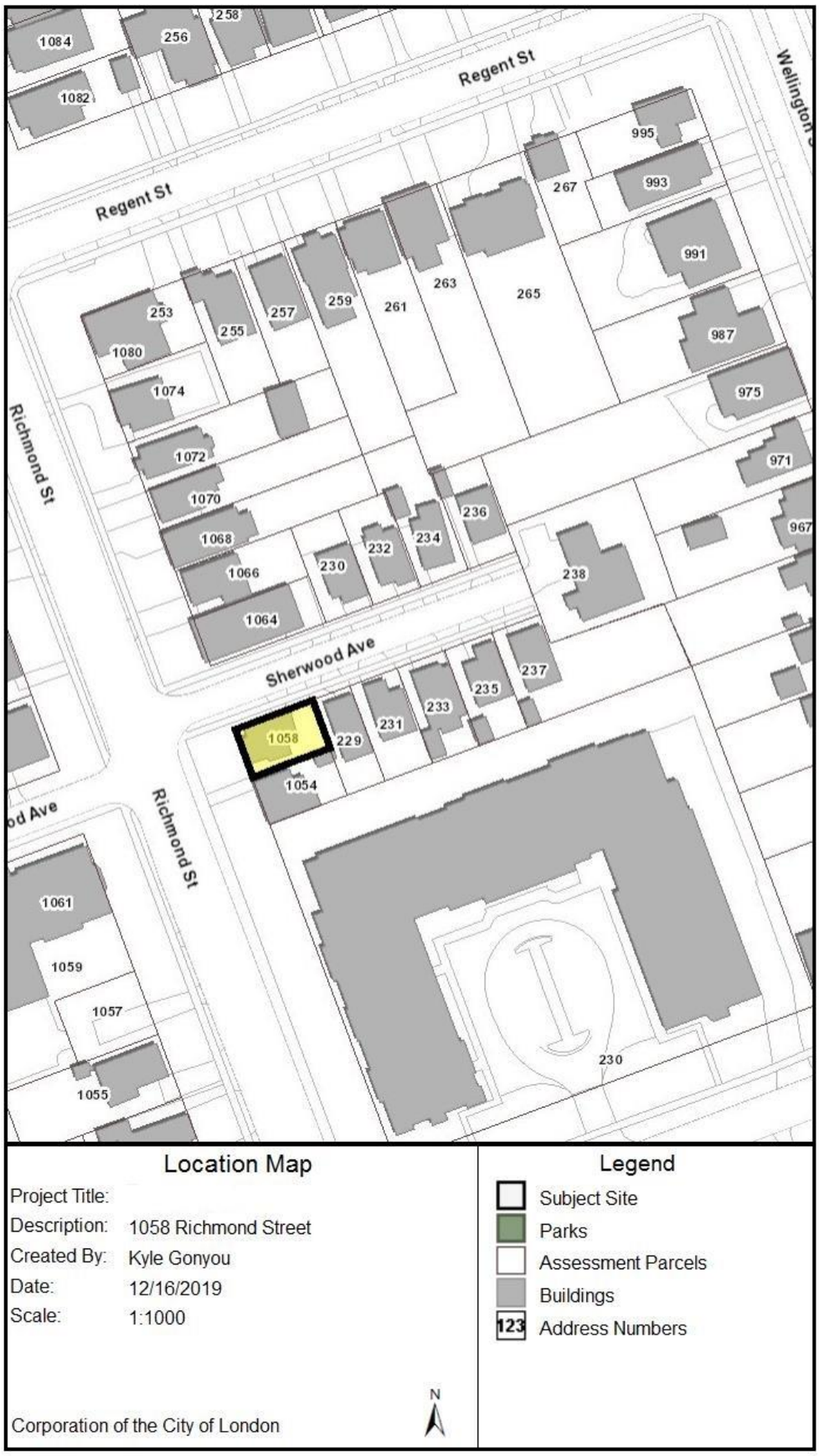

Figure 1: Location map of the subject property at 1058 Richmond Street.

Appendix B – By-law No. L.S.P.-3155-243

DYE & DURHAM CO. LIMITED Form No. 985

Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

D

279914

NUMBER

CERTIFICATE OF RECEIPT

11 SEP 92 13 42

MIDDLESEX NO. 33 LONDON

LAND REGISTRAR

FOR OFFICE USE ONLY

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 3 pages

(3) Property Identifier(s) Block 08242 Property 0095 Additional: See Schedule ☐

(4) Nature of Document

By-law No. L.S.P.-3155-243

(5) Consideration

Dollars $

(6) Description

Part of Lots 1 and 2 on Registered Plan 261 in the City of London and County of Middlesex as in Instrument No. 119407.

New Property Identifiers Additional: See Schedule ☐

Executions Additional: See Schedule ☐

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☒

(8) This Document provides as follows:

TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

The Corporation of the City of London has an unregistered estate, right, interest or equity in the land described herein and registered in the name ~~of The Corporation of the City of London~~ John Allison Funston Paul Funston and hereby applies under Section 74 of the Land Titles Act for the entry of a Notice of By-law in the register for the said parcel.

Continued on Schedule ☐

(9) This Document relates to Instrument number(s)

119407

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE CORPORATION OF THE CITY OF LONDON Applicant	K. W. Sadler, City Clerk	1992	09	11

(11) Address for Service P.O. Box 5035, London, Ontario, N6A 4L9

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D

(13) Address for Service

(14) Municipal Address of Property

1058 Richmond Street

(15) Document Prepared by:

City Clerk's Department
P.O. Box 5035
London, Ontario
N6A 4L9

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	
Total	

10174 (12/84)

Bill No. 371
1992

By-law No. L.S.P.-3155-243

A by-law to designate 1058 Richmond Street to be of architectural value.

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 historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 1058 Richmond Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of architectural value or interest, the real property at 1058 Richmond Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" 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 Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under The Ontario Heritage Act, R.S.O. 1990.

4. This by-law comes into force on the day it is passed.

PASSED in Open Council on September 8, 1992.

T. C. Gosnell
Mayor

K. W. Sadler
City Clerk

First reading - September 8, 1992
Second reading - September 8, 1992
Third reading - September 8, 1992

SCHEDULE "A"

To By-law No. L.S.P.-3155-243

Parts of Lots 1 and 2 according to Registered Plan 261 in the City of London and County of Middlesex more particularly described as:

All and Singular that certain parcel or tract of land and premises situate lying and being in the City of London, in the County of Middlesex and being composed of Parts of Lots Numbers Two and One according to Registered Plan Number 261, more particularly described as follows:

Commencing in the eastern limit of Richmond Street at the point of its intersection with the southern limit of Sherwood Avenue, being the north-west angle of the said Lot Number Two;

Thence southerly along the eastern limit of Richmond Street being the westerly limit of Lots Two and One, Thirty-eight Feet (38') to a point;

Thence easterly parallel with the southern limit of Sherwood Avenue, being the northerly limit of said Lot Two, Sixty Feet (60');

Thence northerly and parallel with the eastern limit of Richmond Street being the westerly limit of Lots One and Two, Thirty-eight Feet (38') more or less to the southern limit of Sherwood Avenue, being the northerly limit of Lot Two;

Thence westerly along the southern limit of Sherwood Avenue being the northerly limit of Lot Two, Sixty Feet (60') more or less to the place of beginning.

Being and Intended to be all of the land conveyed under the Deed Registered as No. 119407, being the last registered conveyance of the property.

SCHEDULE "B"

To By-law No. L.S.P.-3155-243

Architectural Reasons

Built in 1929 by Hayman Construction, this Arts and Crafts inspired house reflects English vernacular architecture. The most notable feature of the house is the steeply pitched, slightly flared roof which gives the house a picturesque quality. The front facade presents an imposing appearance to Richmond Street, its wood shingle roof and red and brown brick giving the house its strong textural qualities. An imposing front door with matching storm door and a small canopy are noteworthy. A garage is attached to the back of the house. A wall around the backyard completed in 1984 relates well to the building.

Appendix C – Images

Image 1: Photograph of the property at 1058 Richmond Street (c.1990).

Image 2: Detail photograph of the property at 1058 Richmond Street, emphasizing the wood shingle roof (c.1990).

Image 3: Photograph of the property at 1058 Richmond Street (January 18, 2018).

Image 4: Photograph of the property (front/west elevation) at 1058 Richmond Street on August 26, 2019 showing work underway to remove the wood shingle roof and replace it with asphalt shingles.

Image 5: Photograph of the property (front/west and south elevations) at 1058 Richmond Street on August 26, 2019 showing work underway to remove the wood shingle roof and replace it with asphalt shingles.

Image 6: Photograph of the property (north and front/west elevations) at 1058 Richmond Street on August 26, 2019 showing work underway to remove the wood shingle roof and replace it with asphalt shingles.

Image 7: Photograph of the property (east and north elevations) at 1058 Richmond Street on August 26, 2019 showing work underway to remove the wood shingle roof and replace it with asphalt shingles.

Image 8: Photograph showing the completed roofing replacement with asphalt shingles on the property at 1058 Richmond Street (north and front/west elevations) on September 17, 2019.

Image 9: Photograph showing the completed roofing replacement with asphalt shingles on the property at 1058 Richmond Street (east and north elevations) on September 17, 2019.

Image 10: Photograph showing the completed roofing replacement with asphalt shingles on the property at 1058 Richmond Street (west/front elevation) on September 17, 2019.

Image 11: Photograph showing the completed roofing replacement with asphalt shingles on the property at 1058 Richmond Street (front/west and south elevations) on September 17, 2019.

Appendix D – Examples of Other Roof Replacements

Image 12: Detail photograph showing the original slate roof of the property at 836 Wellington Street (July 9, 2018).

Image 13: Photograph of the property at 836 Wellington Street, following the replacement of the slate roof with an asphalt shingle ("slateline" faux slate).

Image 14: Photograph of the property at 309-311 Wolfe Street, showing the original slate roof on April 13, 2017.

Image 15: Photograph of the property at 309-311 Wolfe Street following roofing replacement with a rubber composite product on January 15, 2020.

Image 16: Detail photograph showing the rubber composite product on the property at 309-311 Wolfe Street on January 15, 2020 contrasted with the slate shingles of the adjacent property at 315 Wolfe Street.

Image 17: Showing the streetscape of the south side of Wolfe Street, a variety of roofing materials can be seen. From right to left: asphalt shingles, metal roof, asphalt shingles, composite shingles, slate, and asphalt shingles. Some roofing materials are clearly more compatible with the heritage character of the West Woodfield Heritage Conservation District and the individual cultural heritage resources.

Image 18: Photograph of the property at 516 Grosvenor Street in April 2016, showing the cedar shingle roof (courtesy Google).

Image 19: Photograph of the property at 516 Grosvenor Street on January 15, 2020, following replacement of the wood shingle roofing with a composite rubber roofing product.

Image 20: Detail photograph of the composite roof product used on the property at 516 Grosvenor Street to replace the wood shingle roof.

Report to London Advisory Committee on Heritage

To: **Chair and Members**
London Advisory Committee on Heritage
From: **Gregg Barrett**
Director, City Planning and City Planner
Subject: **Heritage Alteration Permit application by P. Scott at 40 & 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District**
Meeting on: **Wednesday February 12, 2020**

Recommendation

That, on the recommendation of the Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval to remove the existing wooden windows and replace with vinyl windows on the property at 40 & 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, **BE REFUSED**.

Executive Summary

The windows of the properties at 40 & 42 Askin Street are an important heritage attribute of the properties that are protected by its designation pursuant to the *Ontario Heritage Act*. The property owner has applied for a Heritage Alteration Permit to remove all of the existing wood windows and replace them with vinyl windows. Insufficient information was provided to demonstrate the necessity for the removal of the existing wood windows. The proposed replacement vinyl windows do not appropriately replicate the historic qualities of the existing wood windows. The proposed alteration does not comply with the policies or guidelines of the *Wortley Village-Old South Heritage Conservation District Plan.* The Heritage Alteration Permit application should be refused.

Analysis

1.0 Background

1.1 Location

The properties at 40 & 42 Askin Street are located on the north side of Askin Street, between Cynthia Street and Teresa Street (Appendix A).

1.2 Cultural Heritage Status

The properties at 40 & 42 Askin Street are “double designated” under both Parts IV and V of the *Ontario Heritage Act*. The properties were individually designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-2740-36 in 1984. The property is included in the Wortley Village-Old South Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act* by By-law No. L.S.P.-3439-321 in 2015.

1.3 Description

The existing semi-detached dwellings located at 40 & 42 Askin Street were built in 1890-1891 for Edward J. Powell. The two-and-a-half-storey building is built of buff brick, with a steeply pitched, cross gable roof, single eave brackets, and an arrangement of vertical, horizontal, and diagonal boards in the gable ends (see Appendix B). Its heritage designating by-law highlights the gingerbread fretwork of its gable bargeboards and its two verandahs on the front and west elevations.

The windows of the semi-detached dwelling are wood, two-over-two true divided light sash windows, with a segmented arch upper sash. Rectangular aluminum storm windows have been applied over the original windows; the aluminum storm windows can be seen on the 1985 photograph of the property (see Appendix B, Image 1).

The properties at 40 & 42 Askin Street were included in Nancy Tausky's *Historical Sketches of London: From Site to City* (1993) in a profile of "double houses" (semi-detached) (Appendix C). It is noted as a particularly unusual example of the "double house" as the two halves are entirely different, and "joined together to look from outside like a single family house" (Tausky 1993, 122).

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

2.2 *Ontario Heritage Act*

Where a property(ies) are designated under both Parts IV and V of the *Ontario Heritage Act*, the process of Part V is followed for alterations per Section 41(2.3) of the *Ontario Heritage Act*.

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

a) The permit applied for
b) Notice that the council is refusing the application for the permit, or
c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act)

Municipal Council must make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.2.1 Contravention of the *Ontario Heritage Act*

Pursuant to Section 69(1) of the *Ontario Heritage Act*, failure to comply with any order, direction, or other requirement made under the *Ontario Heritage Act* or contravention of the *Ontario Heritage Act* or its regulations, can result in the laying of charges and fines up to $50,000.

When the amendments to the *Ontario Heritage Act* in Bill 108 are proclaimed in force and effect, the maximum fine for the demolition or removing a building, structure, or heritage attribute in contravention of Section 42 of the *Ontario Heritage Act* will be increased to $1,000,000 for a corporation.

2.3 *The London Plan*

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources. Policy 554_ of *The London Plan* articulates on of the primary initiatives as a municipality to "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To help ensure that new development is compatible, Policy 594_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan*.

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

2.4 Wortley Village-Old South Heritage Conservation District

Windows are an important part of the heritage character of the Wortley Village-Old South Heritage Conservation District and are identified as heritage attributes. The policies of Section 5.10.1 of the *Wortley Village-Old South Heritage Conservation District Plan* requires Heritage Alteration Permit approval for major alterations, including replacement of windows. Importantly, the replacement, installation, or removal of storm windows does not require Heritage Alteration Permit approval.

Section 8.2.7, Heritage Attributes – Windows, Doors and Accessories, of the *Wortley Village-Old South Heritage Conservation District Plan* notes,

> *Doors and windows are necessary elements for any building, but their layout and decorative treatment provides a host of opportunities for the builder to flaunt their unique qualities and character of each building.*

Section 8.3.1.1.e, Design Guidelines – Alterations, provides the direction to:

> *Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.*

Section 8.3.1.1.f, Design Guidelines – Alterations, states,

> *Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same style, size, proportions and material wherever possible.*

Specifically regarding potential replacement of wood windows, the Conservation and Maintenance Guidelines of Section 9.6 of the *Wortley Village-Old South Heritage Conservation District Plan* states,

> *The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate.*
>
> *Original wood framed doors and windows in most cases can be restored or replaced with new wooden products to match if the original cannot be salvaged, but may require a custom-made product. Take particular care that exact visible details are replicated in such elements as the panel mouldings and width and layout of the muntin bars between the panes of glass.*
>
> *The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.*

3.0 Heritage Alteration Permit Application

The former property owner of 40 & 42 Askin Street sold the properties in August-September 2019, generating a considerable volume of inquiries to the Heritage Planners. As a heritage designated property, the heritage designating by-laws applicable to the properties protect the properties' heritage attributes and require Heritage Alteration Permit approval to make changes. The heritage designating by-laws are registered on the title of the properties.

The new property owners of 40 & 42 Askin Street corresponded with the Heritage Planner in advance of their purchase of the property and were made aware of the heritage designations on the property. The Heritage Planner strongly encouraged the repair and retention of the existing wood windows.

A Heritage Alteration Permit application was submitted by the property owner and received on December 11, 2019. The property owner has applied for a Heritage Alteration Permit seeking:

- Removal of all original true divided light wood windows (27 windows in total);

and,

- Replacement with vinyl windows with faux grilles.

Limited information about the existing conditions of the wood windows and the proposed replacement windows was submitted by the property owner as part of the Heritage Alteration Permit application.

This Heritage Alteration Permit application has met a condition for referral requiring consultation with the London Advisory Committee on Heritage (LACH).

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this Heritage Alteration Permit application by March 10, 2020 or the request is deemed permitted.

4.0 Analysis

The properties at 40 & 42 Askin Street are significant cultural heritage resources. The properties are "double designated" under the *Ontario Heritage Act* to protect and conserve their cultural heritage value and heritage attributes. The properties at 40 & 42 Askin Street retain a high degree of integrity, as their built form is able to articulate the values ascribed to the properties in the heritage designating by-law.

Windows are a valued heritage attribute of properties in the Wortley Village-Old South Heritage Conservation District. Window replacement requires Heritage Alteration Permit approval.

4.1 Existing Wood Windows – Do the Existing Wood Windows Need to Be Replaced?

In the Heritage Alteration Permit application, the property owners provided an opinion from the sales representative of the vinyl window company that they "do not believe your current windows are in any state to be repaired and are far past their life in terms of function and energy efficiency."

In the review of the Heritage Alteration Permit application, the Heritage Planner consulted with a local expert in wood window restoration to determine if the windows of the properties at 40 & 42 Askin Street were truly "far past their life." The Heritage Planner asked the expert window restorer to review the photographs submitted as part of the Heritage Alteration Permit in a blind test, without identifying the property. The restoration expert advised that, while the wood windows would benefit from repair, all of the wood windows were repairable.

The restoration expert recommended that the aluminum storm windows be removed and wood storm windows be constructed and installed. As the restoration expert has no potential benefit to replacing the windows, their opinion is of greater weight.

As it has not been demonstrated that the existing wood windows cannot be retained and restored (Policy 8.3.1.1.e, *Wortley Village-Old South Heritage Conservation District Plan*), the existing wood windows must be retained. The existing wood windows can be repaired and conserved.

Caution must be noted in this approach, as negligence towards the maintenance requirements for historic wood windows could result in the loss of a valued heritage attribute and the possible replacement with synthetic or poor quality replications. Retaining original wood windows is mark of quality in the preservation of a cultural heritage resource.

An alternative Heritage Alteration Permit application could be made for the removal of the existing aluminum storm windows and the installation of wood storm windows.

There are costs associated with the restoration of the original wood windows, as well as with the potential costs associated the production of wood storm windows. There are

also costs for the replacement windows. No cost information was provided in the Heritage Alteration Permit application and does not typically factor in to the review and analysis of a Heritage Alteration Permit application. In their Heritage Alteration Permit application, the property owner states that this approach (wood storm windows) is "not financially possible." Nothing would require the property owner to undertake this approach all at once, but could be phased over several years and leverage grants available to heritage designated properties. Grants, such as those from the London Endowment for Heritage, could support the costs associated with the production of wood storm windows.

4.2 Wood Window Conservation – Why Should Wood Windows Be Retained?

In addition to the policy basis for refusing this Heritage Alteration Permit application, there are many other reasons to retain wood windows:

- Windows are the eyes of buildings – the illuminate interior spaces and give views out
- Preserving the original windows will preserve the architectural value of the property
- Wood windows are heritage attributes that contribute to a property's cultural heritage value
- Windows reflect the architectural style and period of construction of the building
- Original wood windows are irreplaceable
- Wood windows can be repaired; vinyl replacement windows cannot be repaired (see guides in Appendix C)
- Windows are generally considered to only account for 10-25% of heat loss from a building[a]
- Thermal performance of wood windows can be greatly improved by draught-proofing (e.g. weather stripping, storm windows, curtains) without their replacement
- Vinyl windows poorly attempt to replicate the details and profile of wood windows and true divided lights; vinyl windows are inauthentic
- Vinyl (poly-vinylchloride) is a non-renewal resource derived from petrochemicals
- Recycling does not exist for vinyl windows; they must be discarded in a landfill
- Vinyl windows have a very short lifespan (typically 10-25 years; warranties may only last 8 years); with maintenance, wood windows can last over 100+ years
- No material is "maintenance free"
- Wood window conservation is labour-intensive which supports skilled trades who use traditional methods
- Historic wood windows (especially those built before WWII) are likely made of old-growth wood – denser, more durable, more rot resistant, and dimensionally stable
- Installing new windows is not going to "pay for itself" in energy savings; replacing windows is the most costly intervention with a lower rate of return when compared to less costly interventions.[b] The savings in energy costs would experience an excessive payback period that would be longer than the lifespan of the replacement vinyl window. Some sources estimate the payback period as long as 100 years[c]
- Other interventions, such as insulating an attic, can have a more substantial impact on thermal performance of a home
- The greenest building is one that is already built
- Up to 85% of a window unit's heat loss can be through a poorly weather-sealed sash; weather-stripping and other improvements can reduce this loss by 95%[d]

---

[a] National Trust for Historic Preservation, *Repair or Replace Old Windows a Visual Look at the Impacts*.
[b] Preservation Green Lab, *Saving Windows, Saving Money*. 2012.
[c] The time to "payback" the costs for new windows is estimated to be as long as 100 years in Sedovic and Gotthelf (2005). It also cited a warranty lifespan of new windows as between 2 and 10 years, whereas wood windows can reach 100 years and more with minimal maintenance. See Appendix C.
[d] See article on restoration of wood windows (circa 1725) in the Milton House by John Stahl, "Saving Old Windows" in *This Old House Online.*

In 2009, English Heritage (now Historic England) and Historic Scotland funded research at Glasgow Caledonia University to study the energy performance of traditional wood windows (see Baker et al 2010). Traditional windows (wood windows) are often considered to be "drafty, prone to condensation, and hard to maintain." The study found that,

> *…traditional methods can be used to improve thermal performance of windows and, in turn, the thermal comfort of a room… this study demonstrates that good thermal performance can be achieved by relative low-cost methods, such as employing shutters, blinds, and curtains. Further performance gain is achievable by using sensitive methods such as secondary glazing [storm windows], which allow the historic character of the window to be retained.*

In a study conducted in Boulder, Colorado in 2011, a properly-built wood storm window was found to outperform an aluminum storm window by a factor of 1.5. The best performance was achieved by restoring wood windows and installing new storm windows with insulated frames, with a 6.8 fold improvement in the energy performance over a wood window (see Kinney and Ellsworth 2011).

A study published by the Preservation Green Lab of the National Trust for Historic Preservation (US) in 2012 found that a number of existing window retrofit strategies can come very close to the energy performance of high-performance replacement windows at a fraction of the cost.

These studies were further validated by testing undertaken at Mohawk College, in Hamilton, Ontario, in 2017 under the direction of Shannon Kyles. Their research and testing found that restored wood windows were just as efficient as new windows when subjected to "blow test" (air infiltration).[e]

4.3 Proposed Replacement Windows

Notwithstanding the analysis of Section 4.1, Do the Existing Wood Windows Need to Be Replaced?, it is necessary to provide an analysis of the proposed replacement windows. Few details were provided in the Heritage Alteration Permit application.

The replacement windows proposed in the Heritage Alteration Permit application are incompatible for the following reasons:

- A faux grille pattern (a plastic muntin between the panes of glass) poorly replicates the true divided light style of the existing windows; other methods of replicating historic fenestration patterns are more successful
- Vinyl windows are bulkier and distort the proportions of wood windows; alternative materials better replicate the qualities of historic wood windows
- The property owner has not demonstrated that the segmented arch top sash of the existing windows will be replicated by the proposed windows, requiring flashing to fill in the void of the window opening; the original window shape and size should be maintained by replacement windows

5.0 Conclusion

The original wood windows of the properties at 40 & 42 Askin Street are a significant heritage attribute that contribute to the cultural heritage value of the "double designated" protected heritage property. The replacement of the original wood windows with vinyl replacement windows, as proposed in this Heritage Alteration Permit, would result in a negative impact on the cultural heritage value of this property. The proposed replacement with vinyl windows does not comply with the policies and guidelines of the *Wortley Village-Old South Heritage Conservation District*, does not conform to the direction of the policies of *The London Plan* for cultural heritage resources, and is inconsistent with the direction of the *Provincial Policy Statement* (2014) as it does not conserve the heritage attributes of this cultural heritage resource (built heritage resource). This Heritage Alteration Permit application should be refused.

[e] See Alter (2017) and Mahoney (2017) for reporting on the Mohawk College testing of wood windows compared to new replacement windows.

An alternative Heritage Alteration Permit application for the removal of the existing aluminum storm windows and their replacement with wood storm windows should be strongly considered should the property owner to address thermal issues related to the properties. This approach could be phased over several years and leverage grants available to heritage designated properties.

Many low cost interventions, such as weather stripping, would greatly improve the energy efficiency of the existing wood windows and not require their costly replacement.

Prepared by:	**Kyle Gonyou, CAHP** **Heritage Planner**
Submitted and Recommended by:	**Gregg Barrett, AICP** **Director, City Planning and City Planner**
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.	

January 29, 2020
kg/

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Appendix A Property Location
Appendix B Images
Appendix C Additional Information

Sources

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Appendix A – Location

Figure 1: Location map of the subject properties at 40 & 42 Askin Street.

Appendix B – Images

Image 1: Photograph of the properties at 40 & 42 Askin Street (1985).

Image 2: Photograph of the properties at 40 & 42 Askin Street (December 7, 2017).

Image 3: Photograph of the properties at 40 & 42 Askin Street on January 16, 2020.

Image 4: Detail photograph of the windows under the porch on the property at 42 Askin Street. Note that the window openings are topped by a segmented arch brick voussoir; the wood windows feature a segmented arch top sash which is obscured by the rectangular aluminum storm window applied over top.

Image 5: Detail photograph of the exterior of the front windows (facing Askin Street) on the property at 40 Askin Street.

Image 6: Detail photograph of the exterior of the window on the easterly bay on the property at 40 Askin Street.

Appendix C – Additional Information

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The Double House:

40-42 Askin Street

1891

There were few terraces or row houses in nineteenth-century London, but the double house was extraordinarily popular. The double houses were both modest, such as that on Albert Street, and prestigious, like that on Princess Street west of Waterloo (See Sketch 45). What is particularly interesting about the form, however, is the seemingly infinite variety of the ways in which the two parts are made to relate to each other. Occasionally, as at 593-595 Talbot Street, a double house is to be formed simply by putting two single houses side by side, though in this case the centering of the front doors and the continuous rhythm of the curved cornice works to unify the building. More frequently the two units share a common centre section: a frontispiece, as at 526-528 Waterloo, or perhaps a porch, as at 512-514 and 516-518 Waterloo. In the interesting version at 485-487 William, the two halves are simultaneously separated by the carriage-way and pulled together by the striking oriel window above it. In almost all cases, however, the two parts of the double house turn out to be mirror images of each other. One unusual feature of the building at 40-42 Askin Street is that the two halves are entirely different, and joined together to look from outside like a single family house.

Among the building's numerous other interesting features is the Stick Style influence evident in the gables, with decorative king's post trusses in the minor gables, a modified queen's post truss in the main gable, and, in both, boarding applied in various directions. The house was built by real estate agent Edward J. Powell,[1] who lived on the site prior to 1891, but chose to rent out both sides of his double house. He must have been proud of his rental property because, as with a major public building, he prominently displays its date. There is a board saying "1891" centered in the truss of the main gable.

119-121 Albert Street
(Photo by Sue Schenk)

485-487 William Street
(Photo by Karsten Schulz/ *Images*)

593-595 Talbot Street
(Photo by Nancy Z. Tausky)

526-528 Waterloo Street
(Photo by Sue Schenk)

512-514, 516-518 Waterloo Street
(Photo by Nancy Z. Tausky)

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Figure 2: The properties at 40 & 42 Askin Street were featured in a profile of "double houses" in Historical Sketches of London: From Site to City *(Tausky, 1993)*.

123

Figure 3: The properties at 40 & 42 Askin Street were featured in a profile of "double houses" in Historical Sketches of London: From Site to City *(Tausky, 1993)*.

U.S. Department of the Interior, National Park Services, Cultural Resources – Heritage Preservation Services. *Preservation Briefs: 9 – The Repair of Historic Wooden Windows*. 1981.

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

Preservation Briefs: 9
The Repair of Historic Wooden Windows

John H. Myers

The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building (see figure 1). Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. The *Secretary of the Interior's Standards for Rehabilitation*, and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This **Brief** is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

Figure 1. *Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows here with larger panes could dramatically change the appearance of the building. The areas of missing windows convey the impression of such a change. Photo: John T. Lowe*

Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural element (see figure 2).

After all of the factors have been evaluated, *windows should be considered significant to a building if they:* 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to pro-

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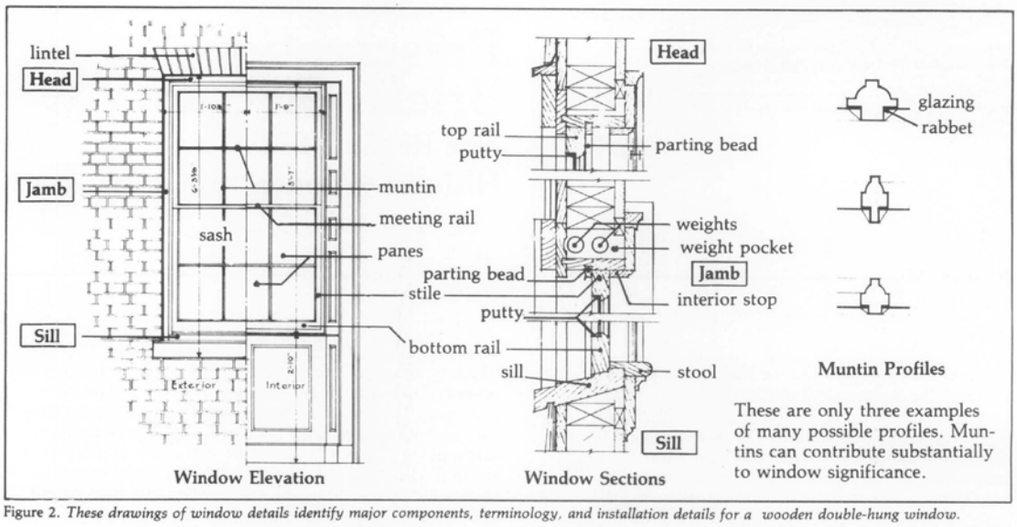

Figure 2. *These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.*

ceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum, 1) window location, 2) condition of the paint, 3) condition of the frame and sill, 4) condition of the sash (rails, stiles and muntins), 5) glazing problems, 6) hardware, and 7) the overall condition of the window (excellent, fair, poor, and so forth).

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water run-off, particularly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins (see figure 3). The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the end-grain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small sec-

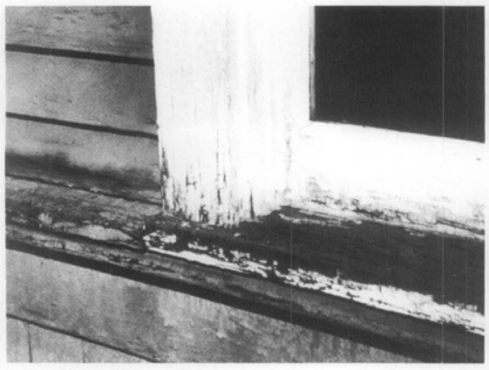

Figure 3. *Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints where water can collect and saturate the wood. The problem areas are clearly indicated by paint failure due to moisture. Photo: Baird M. Smith, AIA*

tion of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement. These categories will be discussed in the following sections and will be referred to respectively as Repair Class I, Repair Class II, and Repair Class III. Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window (see figures 4a-f), but they may be adapted to other window types and styles as applicable.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers of peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed. Several techniques such as scraping, chemical stripping, and the use of a hot air gun are discussed in "Preservation Briefs: 10 Paint Removal from Historic Woodwork" (see Additional Reading section at end).

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments (see figure 4b). With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used (see figure 4c), the glass should be removed or protected from the sudden temperature change which can cause breakage. An

Figure 4a. *The following series of photographs of the repair of a historic double-hung window use a unit which is structurally sound but has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: John H. Myers*

Figure 4b. *After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. To avoid visible scarring of the wood, the sash can be raised and the stop pried loose initially from the outer side. Photo: John H. Myers*

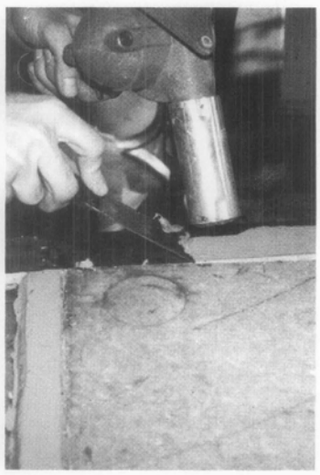

Figure 4c. *Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun while an asbestos sheet protects the glass from sudden temperature change. Photo: John H. Myers*

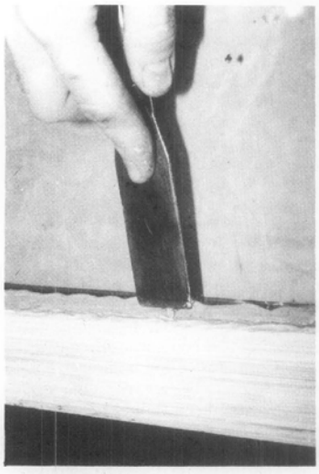

Figure 4d. *Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points are inserted to hold the pane (shown), and a final seal of putty is beveled around the edge of the glass. Photo: John H. Myers*

Figure 4e. *A common repair is the replacement of broken sash cords with new cords (shown) or with chains. The weight pocket is often accessible through a removable plate in the jamb, or by removing the interior trim. Photo: John H. Myers*

Figure 4f. *Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Both the historic material and the detailing and craftsmanship of this original window have been preserved. Photo: John H. Myers*

overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane (see figure 4d). The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weathertight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains (see figure 4e). The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition (see figure 4f). The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: 1) dry the wood, 2) treat decayed areas with a fungicide, 3) waterproof with two or three applications of boiled linseed oil (applications every 24 hours), 4) fill cracks and holes with putty, and 5) after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semi-rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi-rigid epoxy patching compound, sanded and painted (see figure 5). Epoxy patching compounds can be used to build up

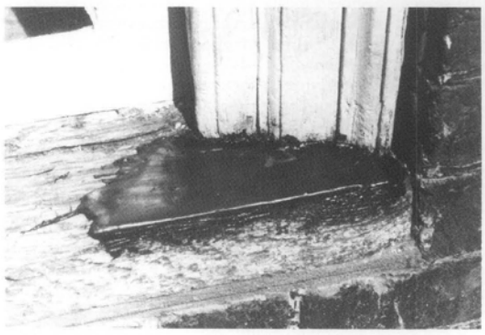

Figure 5. *This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers*

missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Technical Preservation Services has published *Epoxies for Wood Repairs in Historic Buildings* (see Additional Reading section at end), which discusses the theory and techniques of epoxy repairs. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin* of the Association for Preservation Technology, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, *if* the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: 1) conduct regular maintenance of sound frames to achieve the longest life possible, 2) make necessary repairs in place wherever possible, using stabilization and splicing techniques, and 3) if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in

the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this **Brief** is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should *not* begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of wood; 6) paint color; 7) characteristics of the glass; and 8) associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to *ASHRAE 1977 Fundamentals,* the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

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What Replacement Windows Can’t Replace: The Real Cost of Removing Historic Windows

WALTER SEDOVIC and JILL H. GOTTHELF

Sustainability looks even better through a restored window.

MATERIALS	EMBODIED ENERGY MJ/kg	MJ/m3
Aggregate	0.10	150
Straw bale	0.24	31
Soil-cement	0.42	819
Stone (local)	0.79	2030
Concrete block	0.94	2350
Concrete (30 Mpa)	1.3	3180
Concrete precast	2.0	2780
Lumber	2.5	1380
Brick	2.5	5170
Cellulose insulation	3.3	112
Gypsum wallboard	6.1	5890
Particle board	8.0	4400
Aluminum (recycled)	8.1	21870
Steel (recycled)	8.9	37210
Shingles (asphalt)	9.0	4930
Plywood	10.4	5720
Mineral wool insulation	14.6	139
Glass	15.9	37550
Fiberglass insulation	30.3	970
Steel	32.0	251200
Zinc	51.0	371280
Brass	62.0	519560
PVC	70.0	93620
Copper	70.6	831164
Paint	93.3	117500
Linoleum	116.0	150930
Polystyrene Insulation	117.0	3770
Carpet (synthetic)	148.0	84900
Aluminum (recycled)	227.0	515700

NOTE: Embodied energy values based on several international sources - local values may vary.

Fig. 1. Comparative values of the embodied-energy levels of common building materials. Note that glass and aluminum (i.e., principal components of many replacement windows) are ranked among the highest levels of embodied energy, while most historic materials tend to possess much lower levels. Courtesy of Ted Kesik, Canadian Architect’s Architectural Science Forum, Perspectives on Sustainability.

For all the brilliance reflected in efforts to preserve historic buildings in the U.S., the issue of replacing windows rather than restoring them remains singularly unresolved. Proponents on both sides of the issue may easily become frustrated by a dearth of useful data, as well as conflicting information, or misinformation, promulgated by manufacturers. Indeed, it often seems that many preservation practitioners and building owners remain in the sway of advertising claiming that the first order of business is to replace old windows. In the context of preservation and sustainability, however, it is well worth reconsidering this approach.

Sustainability and Authenticity

In considering alternatives to replacing historic windows, one needs to keep in mind two important elements: sustainability and authenticity. Sustainability (building green) and historic preservation are a natural marriage, so long as one remains mindful that sustainability is not just about energy conservation.[1] Preservation and sustainability involve myriad elements that can work in symbiotic and synchronized ways toward a favorable outcome. For example, preservation work is more labor- than material-intensive, which benefits local economies; natural ventilation afforded via operable windows can reduce the size of mechanical equipment, especially of air-conditioning; and salvaging historic materials, such as wood sash, obviates the need to harvest live trees and other natural resources for the manufacture of replacement units.

Similarly, retaining and celebrating authenticity is one key element of an exemplary preservation program. No one should take lightly the option of discarding authentic historic materials — in this case, windows — without fully evaluating the consequences. Once authentic material is lost, it is lost forever. It does not matter how accurate the replacement window, it never reflects the nuances of the original.

Taking the Long View

Historic windows possess aesthetic and material attributes that simply cannot be replaced by modern replacement windows. Like preserving whole buildings, restoring historic windows is a solid step forward into the realm of sustainability. The present approach to sustainability, however, still too often focuses on new construction and issues such as “intelligent” windows and energy efficiency, while overlooking other important, holistic benefits of preserving historic windows, such as the following:

- Conservation of embodied energy (i.e., the sum total of the energy required to extract raw materials, manufacture, transport, and install building products). Preserving historic windows not only conserves their embodied energy, it also eliminates the need to spend energy on replacement windows. Aluminum and vinyl — the materials used in many replacement windows — and new glass itself possess levels of embodied energy that are among the highest of most building materials (Fig. 1).[2]
- Reduction of environmental costs. Reusing historic windows reduces environmental costs by eliminating the need for removal and disposal of existing units, as well as manufacture and transportation of new units. Also, many replacement units are manufactured with such materials as

MISSOURI DEPARTMENT OF NATURAL RESOURCES
ENERGY CENTER - ENERGY LOAN PROGRAM
WINDOW REPLACEMENT WORKSHEET

BUILDING	LOCATION	DATE

To estimate the savings of replacing existing windows with efficiency upgrades, the following information must be known:

The U-Factor of the existing window (See U-Value table below).
The U-Factor of the replacement window (See U-Value table below).
The total area of the windows being replaced (square feet).
The heating energy cost ($/million Btu).
The heating plant efficiency (in percent).

SAVINGS CALCULATIONS

1.	Enter the U-Factor of the existing windows		_____
2.	Enter the U-Factor of the replacement windows		_____
3.	Subtract line 2 from line 1	_____	
4.	Add 0.86 to line 3	_____	
5.	Enter the total area of the windows to be replaced		_____
6.	Multiply line 4 by line 5	_____	
7.	Multiply 0.1 by line 6	_____	
8.	Enter the heating plant efficiency (percent divided by 100)		_____
9.	Divide line 7 by line 8	_____	
10.	Enter the energy cost ($/million Btu)		_____

YEARLY SAVINGS

11.	Multiply line 9 by line 10	$ _____	/year

PROJECT COST

12.	Enter the total cost of the window replacement including material, labor and design	$ _____	

SIMPLE PAYBACK

13.	Divide line 12 by line 11	_____	years

WINDOW U-VALUE TABLE

Window System Type	U-Factor*
Single Glass	1.10
Single Glass with storm window	0.50
Single Glass, low E coating	0.91
Single Glass, low E coating with storm window	0.44
Insulating Glass (double glass)	0.55
Insulating Glass (double glass) with storm window	0.35
Insulating Glass (double glass), low E coating	0.38
Insulating Glass (double glass), low E coating with storm window	0.32
Insulating Glass (triple glass)	0.35
Insulating glass (triple glass) with storm window	0.25

* U-Factor values adapted from the 1985 ASHRAE Fundamentals Handbook.

MO 780-1363 (5-98) DNR/TAREQV 3.5 (5-98)

Fig. 2. Many excellent worksheets are available for calculating payback of replacement windows; this one is produced by the Missouri Department of Natural Resources. Results of payback calculations often reveal grossly overstated claims. Courtesy of the Missouri Department of Natural Resources.

vinyl and PVC, whose production is known to produce toxic by-products. So, while energy savings is green, the vehicle toward its achievement — in this case, replacement windows — is likely to be the antithesis of green.[3]

- Economic benefits. Restoration projects are nearly twice as labor-intensive as new construction, meaning more dollars spent go to people, not materials. This type of spending, in turn, has the beneficial effect of producing stronger, more dynamic local economies.[4]
- Ease of maintenance. "Maintenance-free" is a convenient marketing slogan; many replacement windows, in reality, cannot be maintained well or conserved. Vinyl, fiberglass, sealants, desiccants, and coating systems all degrade, and they are materials that remain difficult or impossible to recycle or conserve.[5]
- Long-term performance. While manufacturers' warranties have been lengthened in the past few years (they are now generally from 2 to 10 years), they still pale in comparison to the actual performance life exhibited in historic windows, which can reach 60 to 100 years and more, often with just minimal maintenance.

Clearly, sustainability takes into account more than just the cost of energy savings. It also promotes salient social, economic, and environmental benefits, along with craftsmanship, aesthetics, and the cultural significance of historic fabric. Still, the issue of energy savings is often used to justify replacement over restoration, but just how valid is this argument?

Energy Savings

If the foremost goal for replacing historic windows is energy savings, beware of "facts" presented: they very likely will be — intentionally or not — skewed, misinformed, or outright fallacious. Window manufacturers universally boast about low U-values (the measure of the rate of heat loss through a material or assembly; a U-value is the reciprocal of an R-value, which is the measure of resistance to heat gain or loss). For example, U-values are often misleadingly quoted as the value for the entire window unit, when in fact it is the value through the center of the glass (the location of the best U-value), not that of the sash nor the average of the entire unit.[6] To be sure that data are being presented appropriately, request the U-values published by the National Fenestration Rating Council (NFRC), which rate whole-window performance.[7]

When U-values are offered for the entire window assembly, they often are significantly worse (i.e., higher) due to infiltration around the frame and rough opening.[8] In cases where replacements tend to warp and bow over time (and they do), this factor becomes ever more crucial.[9] It is also important to watch for comparative analyses: some replacement-window manufacturers compare their window units to an "equivalent" single-pane aluminum window. Clearly, this is an inappropriate analogy since these types of windows are not likely to be found in a preservation context.

Infiltration of Outside Air

Infiltration of outside air — rather than heat lost through the glass — is the principal culprit affecting energy; it can account for as much as 50 percent of the total heat loss of a building.[10] When retrofit windows are installed over or within the existing window frame, the argument for preservation already exists: restoring the integrity of the fit between the frame and building wall should be the first component of a preservation approach.

Sash pockets, pulleys, and meeting rails are areas prone to air infiltration in double-hung units. Yet, several weatherproofing systems for existing windows can overcome these heat-sapping short circuits.[11] Replacement-window manufacturers themselves admit that even among replacements, double-hung units present the greatest challenges for controlling heat loss because infiltration occurs most frequently at sash-to-sash and sash-to-frame interfaces, which are highly dependent on the quality of the installation.[12] The energy efficiency of restored windows incorporating retrofit components (weatherstripping and weatherseals combining pile, brush, bulb, or "Z" spring seals) can meet and even exceed the efficiency of replacement units.[13] This approach is suggested as the first alternative among green-building advocates.[14]

Payback

Focusing on windows as the principal source of heat transfer may lead to the conclusion that windows are more important than, say, insulating the attic, foundation, or walls. While data vary somewhat, up to 25 percent of heat may be lost through doors and windows.[15] But when the aforementioned potential 50 percent loss through infiltration is taken into account, the total effective percentage of heat loss attributed to the window units themselves would be only 12.5 percent. That is a relatively small percentage for a potentially large investment, especially when other options are available.

In actuality, typical window-replacement systems offer payback periods that are often nowhere near manufacturers' claims: the payback of a typical unit could take as long as 100 years (Fig. 2).[16]

Heat Loss/Heat Gain

Heat loss is often discussed, but what about heat gain? In summer, heat gain can add significantly to the energy costs associated with cooling a building.[17] Long waveforms within the daylight spectrum that enter through the glass must be able to exit, or else they degrade to heat that then must be overcome by the building's cooling system.[18] Low-emittance ("low-e" or "soft low-e") glass handles this task best, improving thermal performance by virtually eliminating infrared (long-wave) radiation through the window.[19] It accomplishes this task by allowing short-wave radiation through and reflecting long-wave heat back to its source, while at the same time providing an appearance that is virtually clear.[20]

Low-e glazing can be substituted into existing units that are only single-glazed and still achieve important energy savings. Single-pane low-e glass can provide a virtually equivalent level of combined energy savings as a standard new double-glazed unit when used in concert with an existing single-paned sash (e.g., as a storm or interior sash).[21] Replacing panes of glass, then tightening up the sash and frame, is a very simple and cost-effective way to achieve the desired whole-assembly U-value without having to modify visible light, mullions, or sash weights.[22]

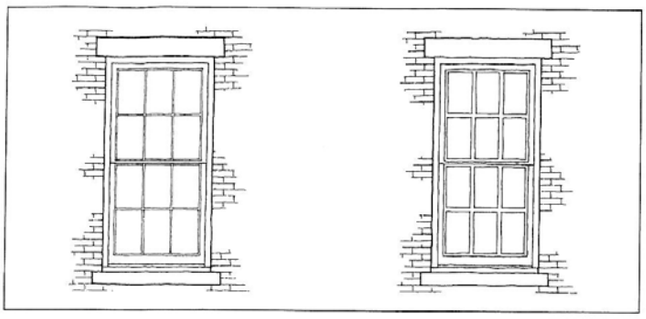

Fig. 3. At left is a drawing of a typical late-nineteenth- to early-twentieth-century six-over-six, double-hung window. At right is a modern "equivalent" replacement. The considerably thicker mullions and frame of the replacement unit (necessitated by the use of insulated glass) result in a nearly 15 percent reduction of visible light and views. Drawing by Walter Sedovic Architects.

Insulated Glass

Replacement windows nearly always incorporate insulated glass (IG) units. The effectiveness of an IG unit is greatly dependent on the depth of the airspace between inner and outer panes, as well as on the nature, type, and amount of desiccant and seals employed around the unit perimeter.[23] While manufacturing techniques for IG units have continued to improve, when IG units fail, they are difficult and time-consuming to replace.[24]

The additional weight and thickness of IG units preclude their use as retrofits in historic sashes of either wood or metal. Indeed, to compensate for their heft, virtually all IG replacement window mullions, sash, and frames are bulkier than their historic counterparts. The result is that visible daylight levels are reduced by 15 percent or more and views are interrupted.[25] Reducing daylight and negatively affecting views are explicitly not consistent with a sustainable approach (Fig. 3).

Laminated Glass as an Alternative

Laminated glass remains an often-overlooked alternative to IG units, perhaps because of the industry's focus on marketing it as "safety" glass. While laminated glass cannot compete with technologically advanced, complex IG units, it does offer enhanced U-values for monolithic glass without having to materially alter the mullions of the historic sash into which it is being fitted.[26] It is important to recognize, though, that a U-value is not the only criterion that determines the relative thermal efficiency of a window. Solar and light transmittance also affect performance, and they may be benefit when low-e laminated glass is selected.[27] The benefits of laminated glass, though, go much further when considered part of a comprehensive program to restore and thermally upgrade historic sash:

- Laminated glass offers significantly higher levels of noise abatement than IG.
- Historic glass may be laminated, offering energy and noise benefits while maintaining an authentic finish.
- Laminated glass is far easier and less expensive to procure and install and allows for field cutting.
- It offers superior safety and security features.
- Laminated glass may be equipped with low-e glazing to help offset heat gain.
- Historic sash, both metal and wood, can be outfitted with laminated glass without modifying or replacing mullions and frame elements (something that would be required by the installation of significantly thicker IG units).
- Condensation is reduced as a result of the internal thermal break of laminated glass.
- A variety of features (UV protection, polarization, translucency, etc.) can be incorporated as layers within laminated glass. Efforts to achieve the same results in IG units through the use of applied films (as opposed to an integral layer within the glass) has been shown to greatly reduce the life of double-glazed units by inhibiting the movement of their seals.[28]

Performance and Material Quality

A hallmark of sustainability is long-term performance. Intrinsic within that premise are issues about material quality, assembly, and conservability. As noted above, some material choices (e.g., PVC) incorporated into replacement-window units are inherently not able to be conserved.[29] When the material degrades, it then becomes necessary to replace the replacement.[30]

One of the great virtues of historic windows is the quality of the wood with which they were constructed. Historic windows incorporate both hardwoods and softwoods that were often harvested from unfertilized early-growth stock. Such wood has a denser, more naturally occurring grain structure than what is generally available today from second-growth stock or fertilized tree farms. Also, historically, greater concern was given to milling methods, such as quarter- or radial sawing. The resulting window performs with greater stability than its modern counterpart. This alone has far-reaching benefits, from minimizing dimensional change, to holding a paint coating, to securing mechanical fasteners.

No amount of today's staples, glue, finger-splices, and heat welds can match the performance of traditional joinery.[31] Similar comparisons could be made of the quality of hardware employed in replacement windows, such as spring-loaded balances and plastic locking hardware; they cannot compete with the lasting performance and durability of such historic elements as pulley systems and cast-metal hardware.

Ease of Maintenance

For cleaning windows, traditional single- and double-hung windows are often outfitted with interior sash stops that may be removed readily, allowing for full access to the interior and exterior, as well as to the pulley system. Both casement and pivot windows are inherently very easy to clean inside and out.

Replacement windows incorporating tilt-in sash — a feature that on its surface appears enticing — require that there is no interior stop, increasing the potential for air infiltration around the sash. Compressible jamb liners that allow for the tilt-in feature are often constructed of open-cell foams that, once they begin to degrade, lose both their compressibility and sash-to-frame infiltration buffer.

The ability to readily disassemble historic wood windows also allows for selectively restoring, upgrading, and adapting individual components of a window throughout its life. Most replacement-window systems cannot make that claim.

Aesthetics and Authenticity

Nuances in molding profiles, shadow, line, and color of windows, along with quality and appearance of the glass, contribute greatly to the overall building aesthetic and generally emulate the stylistic details of the building as a whole. Even what might seem like small changes in these elements can and does have a noticeable and usually detrimental effect on many historic facades. Outfitting historic buildings with modern replacement windows can and often does result in a mechanical, contrived, or uniformly sterile appearance. Worse, when historic windows are replaced, authenticity is lost forever.

Value and Cost

Repairs of historic windows should add to the value of the property, as an authentically restored automobile would command greater value than one "restored" with plastic replacement parts.

While there is a dearth of cost-comparative analyses between a replacement window and its restored, authentic counterpart, empirical knowledge based on field experience covering a wide variety of window types suggests that restoration is on a par, cost-wise, with a middle-of-the-road replacement. Corollary conclusions are that:

- cheap replacement windows will always exist to superficially counter the cost-basis argument for restoration; and
- high-quality equivalent replacement units have been shown in practice to cost as much as three times that of restoration.

Windows are a critical element of sustainability, but sustainability is not just about energy. It is about making environmentally responsible choices regarding historic windows that take into account the spectrum of associated costs and effects. The choice of whether to replace or restore requires embracing a more encompassing definition of sustainability. The answer is not as simplistic as some would have us believe.

WALTER SEDOVIC, the principal and CEO of Walter Sedovic Architects, works in historic preservation and sustainable design. His work and firm are recognized for integrating green-building approaches and ideologies into preservation projects.

JILL H. GOTTHELF is an associate at Walter Sedovic Architects, providing project management, design, and construction administration. She has extensive experience in integrating sustainable building technologies into preservation projects.

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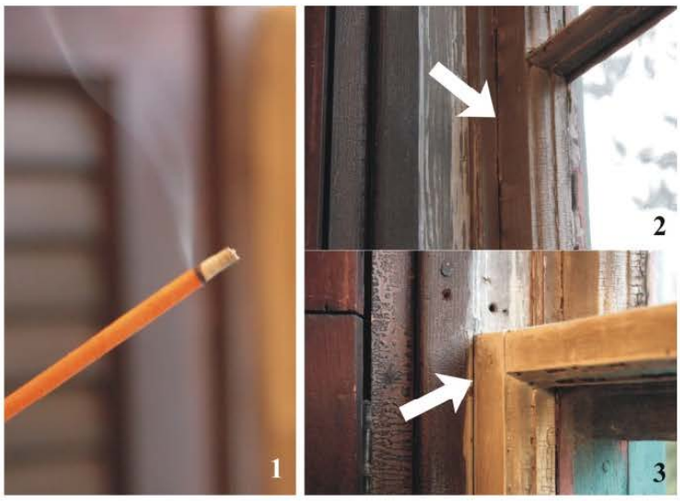
Drafty Wood Windows, in Need of Repair? 9 Simple Tips – to Save You Money this Winter!

Editorial and Photography By: Dr. Christopher Cooper

I have found most people, including ourselves at our three Vintage Home Charm project houses, are in a flux of partially restored windows or windows that have been restored, however need a little extra work to make them a little less drafty for the winter months.

There are many options on the market to stop draft, notwithstanding this, most modern contrivances are damaging to a wood window. The plastic, two-sided tape, and a hair dryer over the window trick, does nothing but cause condensation on the principal window, which allows the principal windows to mold and rot. Moreover, the two-sided tape will destroy the paint on the

window trim. Another product is a caulking that is supposed to be easily peeled-off in the spring, along with your paint too. And in most cases, you will have to scrape off the excess, damaging the underlying wood.

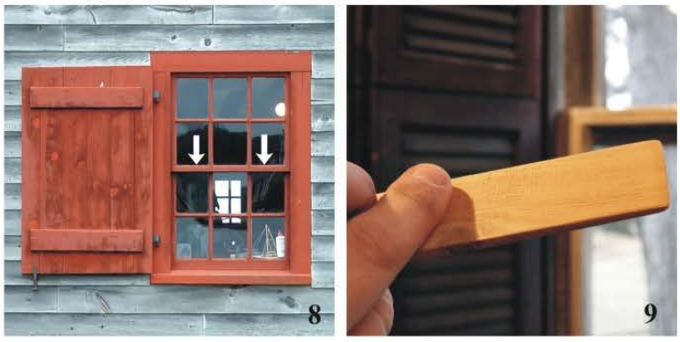


This article will take a low-tech approach to stopping drafts, and in turn save on energy consumption without any newfangled, new-and-improved, buy-it-now products. The first approach is to see if there is draft around the windows where the sash slides in the frame and comes in contact with the stool (on the lower edge of the sash). By using an incense stick, one can detect air infiltration by seeing a break in the smoke stream from the incense. Smoke rises without a draft, however when caught in a draft, the smoke will break in a horizontal stream **(see Image 1)**. By slowly running the incense stick around the window, areas that need attention will become very apparent.

An operating window should never be caulked rather only the window trim where it comes in to contact with the wall surface! Most air infiltration is found where the upper sash rides against the parting bead **(see Image 2, only in double-hung windows)** and where the lower sash rides up along the interior stop **(see Image 3)**.

Another area for air infiltration is at the meeting rails **(see Image 4)** and where the lower sash rests behind the stool **(see Image 5)** and at the weight pulley **(see Image 6)**.

First, let's take a look at the meeting rails. Most people confuse the device shown in **Image 7** as a window lock, to lock your windows. These devices have been around for quite some time (mid 19th century) and in the days when you didn't lock your front door, you certainly were not going to lock your windows! These sash locks are actually devices to lock your meeting rails together to stop draft and should be installed on all operating windows.



There should be one sash lock for windows of 24″ and less, and two locks evenly spaced between the lights of larger windows **(see Image 8)**.

The areas located at Images 3 and 5 are the most notorious air infiltration points. I take care of these areas using a modern product. However, it will not damage the window in any way and can be installed in minutes! Foam backer rods (available at your local hardware store) can easily be pushed into the gap at the interior stop and at the stool, effectively stopping draft in its tracks. The backer rod is pushed into place using a wooden shim I have fashioned with soft rounded edges that does not damage the surrounding wooden surfaces or tear the backer rod **(see Image 9)**.


10


11


12

I am using a 3/8″ diameter backer rod, starting on the left side of the stop at the meeting rail and running the rod down and across the stool and up to the right side meeting rail **(see Images 10, 11 & 12)**. The results are amazing. This will completely stop the air infiltration, and if the space is bigger, the backer rods are available in many sizes starting at a 1/4″ diameter.

13


14

This same method can be done to the upper sash in double-hung windows and placed between the upper sash's stile and the parting bead **(see Image 2)**. Another low-tech product available for double-hung windows (again available at your local hardware store) is crack seal **(see Image 13)**. This product has been around for a very long time and is somewhat like the consistency of plasticine. You simply roll it out and push it in place. The product does not tear the paint and is easily removed in the spring **(see Image 14)**. I only use this product when the gap between the parting bead and the upper sash stile is too small to push in a backer rod.

The final air infiltration culprits are the sash pulleys. This is easily remedied with a small 4" length of a backer rod, pushed into the top of the pulley and the other end pushed into the bottom of the pulley **(see Image 15)**. The terrific thing about backer rod is that it can be reused for years. I will put the used backer rod in a large zip-top bag and use a permanent marker to mark which room and which window it came from, then store it away until next winter **(see Image 16)**. The crack seal can also be saved and reused!

A good fitting wood storm window is always important to achieve a better and in some cases, higher energy efficiency over any vinyl or wood replacement window on the market today, coupled with the tips noted in this article. Another important task to be performed on your original wood sash windows and storms is to properly re-putty the glazing **(see Image 17)**, however, we will leave that to a subsequent article.

Cracked Glass

Many of us, during the restoration of our houses, have had to deal with cracked window glass from time to time. Cracked glass can cause all sorts of discomforts when a cold breeze is finding its way through the gap during inclement weather.

I hate to say it, but we as a society tend to only replace glass when it is completely broken-out; replacement of one cracked pane is usually low on our to-do-list. A testament to this is all the cracked glass in many of our project houses.

One of the biggest concerns for me is the large cylinder glass sheets in the 1877 replacement windows in the front facade of one of our project houses. They have large horizontal cracks from one side of the sash stile to the other; they have become very unstable and await final restoration before the glass is replaced. This type of crack could be potentially disastrous with our young daughters having the run of the place.

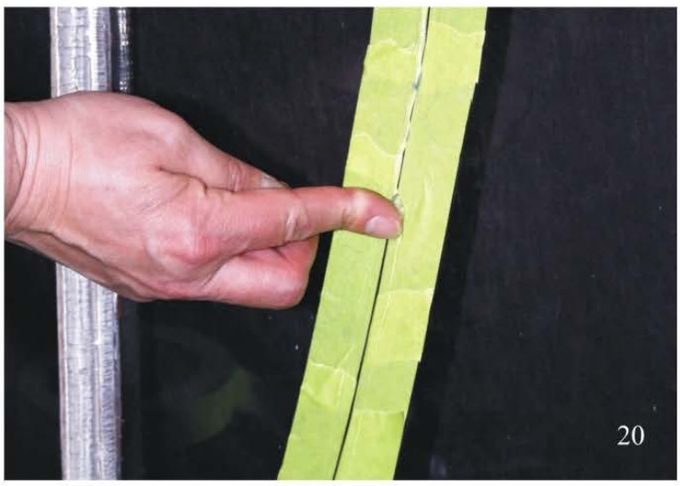
I have found that the best possible solution to stabilize cracked glass and to stop draft is to caulk both sides of the crack with a very high quality clear marine silicone caulk.


18


19

The Temporary Repair Process:

My apprentice, Janet, demonstrates placing masking tape on both sides of the window crack on the interior side of the window before using the silicone **(see image 18)**. Approximately a sixteenth of an inch on either side of the crack is needed. For wavy or arched cracks, use a 2-inch-wide roll of masking tape and use a razor to trim away an eighth of an inch swath where the crack is; this will allow a smoother appearance. This step with the masking tape can be skipped if appearance is not a concern. Janet then simply runs a bead of silicone over the crack between the masking tape **(see image 19)**.



Then, with a moistened finger, Janet smooths out the silicone **(see image 20)**. After the silicone is smoothed out, the masking tape is removed carefully so as not to ruin the uncured silicone (see image 21). Allow the interior repair to cure overnight and follow the same process as above on the exterior side of the glass.

The final temporary repair is relatively attractive and has stabilized the glass and stopped the draft. This is only a temporary fix and the cracked pane will eventually have to be replaced. However, it has made the pane safe for cleaning and for touching with little hands that have the run of the place!

How-To Projects, Workshops
DR CHRISTOPHER COOPER , DRAFTY WOOD WINDOWS , EDIFICE MAGAZINE , HOW TO REPAIR WOOD WINDOWS , HOW-TO PROJECTS , REPAIR DRAFTY WOOD WINDOWS

2 thoughts on "Drafty Wood Windows, in Need of Repair? 9 Simple Tips – to Save You Money this Winter!"

1. ***Angela***

City of London

Cultural Heritage Evaluation Report
72 Wellington Street
London, Ontario

Prepared by:

AECOM
410 – 250 York Street, Citi Plaza
London, ON, Canada N6A 6K2
www.aecom.com

519 673 0510 tel
519 673 5975 fax

December, 2019

Project Number: 60613026

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AECOM: 2015-04-13

Signatures

Report Prepared By:

DRAFT

Liam Smythe, B. URPL
Heritage Researcher

Report Reviewed By:

DRAFT

Michael Seaman, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist

Distribution List

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Revision History

Revision #	Date	Revised By:	Revision Description
0	December 13, 2019	L. Smythe	Draft submission to the City of London
1	January 15, 2020	M. Seaman, L. Smythe	Revised draft to City of London
2	January 20, 2020	L. Smythe	Revised draft to City of London

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 72 Wellington Street. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

The subject building is a two-and-half storey detached house. It was constructed between 1888 and 1915 and was converted to a church in the mid-1980s. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 72 Wellington Street was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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1. Introduction

1.1 Development Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) as to determine the cultural heritage value of the property at 72 Wellington Street. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

2. Legislation and Policy Context

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTC) is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario. The *Ontario Heritage Act* works with other legislation to support an integrated provincial framework for the identification and conservation of the province's cultural heritage resources. Other provincial land use planning and resource development legislation and policies include provisions to support heritage conservation, including:

- The *Planning Act* and *Provincial Policy Statement 2014,* which identify cultural heritage as a 'matter of provincial interest' requiring that land use planning decisions conserve cultural heritage.
- The *Environmental Assessment Act,* which defines 'environment' to include cultural heritage and ensures that governments and public bodies consider potential impacts in infrastructure planning.

The following documents have informed the preparation of this CHER:

- Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992);
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981);
- MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties (2010);
- MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007); and
- The Ontario Heritage Toolkit (2006).

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement* (PPS) (2014) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

> 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Criteria for determining significance for the resources are mandated by the Province in Ontario Regulation 9/06.

2.1.2 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the designation of heritage properties under the *Ontario Heritage Act*. All designations under the *Ontario Heritage Act* after 2006 must meet at least one of the criteria outlined in the regulation.

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether the property is of cultural heritage value or interest:

1. The property has design value or physical value because it,

   i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
   ii. displays a high degree of craftsmanship or artistic merit;
   iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
   i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,
   ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;
   iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
   i. is important in defining, maintaining or supporting the character of an area;
   ii. is physically, functionally, visually, or historically linked to its surroundings;
   iii. is a landmark.

2.1.3 Municipal Policies

The London Plan is the City of London's new Official Plan which was consolidated on August 27, 2018. *The London Plan* focuses on three areas of cultural heritage planning, including: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources, including individual cultural heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O.Reg. 9/06.

2.2 Methodology

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 are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its social context, comparisons with similar properties, and mapping.

2.3 Consultation

Consultation has been conducted with the LACH. A draft CHSR (dated February 6, 2018) was provided for their review and comment. The LACH Stewardship Sub-Committee recommended that 104 properties which were identified by the draft CHSR to have potential cultural heritage value or interest, do not require further examination for consideration as having cultural heritage value or interest (CHVI). The LACH also recommended that an additional 30 properties, not identified by the draft CHSR, be evaluated for their potential cultural heritage value. Further, the remaining properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act* by resolution of Municipal Council on March 27, 2018.

The draft CHSR was also provided to the MTCS for review, and comments were received in July 2018. In response to MTCS comments, the CHSR was revised to include additional information on impacted properties, and a preliminary impact assessment. The property at 72 Wellington Street was one of twelve properties identified in the CHSR as having potential cultural heritage value or interest, which may be directly or indirectly impacted by the

project. As there is an opportunity to mitigate impacts to these properties, it was recommended that CHERs be completed following the completion of the TPAP process.

The revised CHSR (October 8, 2018) was provided to the LACH on October 10, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This CHER will be submitted and reviewed by the LACH Stewardship Sub-Committee at their January 29, 2020 meeting. Recommendations of the Stewardship Sub-Committee will be presented to LACH at their meeting on February 12, 2020.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 City of London

Prior to European settlement, the present site of London was occupied by several Neutral, Odawa, and Ojibwe villages, which were driven out by the Iroquois by circa 1654 in the Beaver Wars. Archaeological investigations in the region show that indigenous people have resided in the area for at least 10,000 years.

The current location of London was selected as the site of the future capital of Upper Canada in 1793 by Lieutenant Governor John Graves Simcoe, who also named the village which was founded in 1796.[1] The original town plot for London was laid out in 1826, and over time, the town plot and the surrounding downtown core have become a densely built-up area containing structures and streetscapes that date to the 1840s. The continuous redevelopment of the downtown core has resulted in a variety of building types and uses from every period of the core's development. Many of the surviving buildings and properties within the downtown core represent industrial, wholesaling, retailing, and financial firms that have been important in the development of the City of London, and the broader region. Specific to Wellington Street, the east and west sides of the historically lined with private residences.[2]

3.1.2 Soho

The subject property is located within the Soho neighbourhood of the City of London. Originally named St. David's Ward, the neighbourhood derives its present name from "South of Horton Street". St. David's Ward was originally one of four wards within the boundaries of the Village of London in 1844. In the 1840s, a bridge was constructed on Wellington Road across the Thames River to connect the Village of London to Westminster Township on the south side of Thames. Construction of this bridge was petitioned by Reverend William Clarke, who resided on the south bank of the Thames, opposite his church, which was located on the north bank along Wellington Street.[3] In the 1870s, the General Hospital was established on South Street, between Waterloo Street and Colborne Street. At this time, most of the surrounding streets were lined with modest homes, occupied by a working-class community.[4]

3.1.3 Wellington Street

Running north to south from Huron Street to the City of St. Thomas with brief interruptions by the Western Ontario Pacific Railway (now Canadian Pacific Railway) line, Wellington Street was named for Arthur Wellesley, 1st Duke of Wellington. A major figure in British military history, Wellington was famous for his victory over Napoleon at the Battle of Waterloo in 1815. From 1818 to 1827, he served Master General of the Ordnance, commanding military officers and artillery in Upper Canada.[5] Within the City of London, Wellington Street is identified by various official names. Between Huron Street and the Thames River, the road runs relatively parallel with Richmond Street and is identified in this section as Wellington Street. South of the Thames River, the road changes names to Wellington

[1] Max Braithwaite (1967). *Canada: wonderland of surprises.* New York: Dodd, Mead, 1967.
[2] *Downtown Heritage Conservation District Study,* 2.0.
[3] *Clark's Bridge: Cultural Heritage Evaluation Report.* WSP, February 2019
[4] City of London. *Heritage Places 2.0: Potential Heritage Conservation Districts in the City of London.* August, 2019. p. 19
[5] Michael Baker & Hilary Bates Neary. *London Street Names.* Toronto: James Lormier & Company Ltd., 2003. p. 100

Road, and is identified as such between the River and the road's intersection with Exeter Road, just north of Highway 401. Lastly, the road is identified as Wellington Road South southwards from Exeter Road to south of the municipal city limits. The road serves as a major north-south thoroughfare, carrying traffic into London's downtown core from the south.

3.2 Land Use History

3.2.1 1840-1896

The subject property is located on part of Lot 1, south of South Street East in the City of London. Land Registry records indicate that Lot 1, South of South Street East was originally granted to John K. Fairchild in March, 1844. Fairchild later sold the property to Finlay Maleah in December of 1844. The property changed hands several times during the 1840s and 1850s. it was purchased by Patrick Smith in 1861, however subsequent land registry records could not be located in the abstract indexes.

A review of City Directories suggests that while neighbouring properties were developed at this time, the subject property at 72 Wellington Street is identified as a vacant lot. Beginning in the 1880-1881 City Directory, Nolan Daniels is identified as residing at 72 Wellington Street. He is identified as labourer, and a freeholder on the property. The 1881, revised 1888 Fire Insurance Plan shows that a single-storey wood framed structure was located on the property at 72 Wellington Street.

3.2.2 1896-1950

In 1896, City Directories indicate that Nolan Daniel had relocated across the street to 75 Wellington Street, and that James H. Carroll was now residing at 72 Wellington Street. At no point do City Directories note that the property was vacant, or that a new house was under construction. The 1897, revised 1907 Fire Insurance Plan identifies a two-and-a-half storey brick house on the property which appears to be the present house, however the 1897, revised 1907 Fire Insurance Plan is not considered reliable for dating structures due to later revisions to the map. The absence of any further Land Registry information makes determining a specific date of construction difficult. One possible clue to the house's date of construction is the 1893 Bird's Eye View of the City of London published by Toronto Lithograph Company. Although it is only an artist's conception, the map shows a two-storey house with a hipped roof located on the east side of Wellington Street south of South Street. The 1912, revised 1915 Fire Insurance Plan confirms that the present brick house had been constructed by that time. City Directories indicate that the house changed occupancy several times during the 1920s and 1930s. It was occupied by Edna Hunter for a period in the mid-1930s but appears to have often been rented due to the rapid turnover of occupants.

3.2.3 1950-Present

Through the 1950s and 1960s, City Directories indicate that the house had a number of different tenants, suggesting it continued to be rented at this time. Around 1970-71, the house was converted to commercial uses. During the early 1970s it housed a television and radio repair shop. A single residential unit also remained. The property continued to be used for mixed commercial and residential purposes until the 1980s. In the 1981 City Directory, the property is occupied by Deep Three Enterprises Limited, and had one additional residential tenant. Between 1981 and 1984, the property is listed as vacant. In 1985, a Gospel Church known as the People's Church of London moved into the building. It is presumed that the rear addition to the building was constructed around this time. City Directories of the 1980s suggest that many of the neighbouring residential properties were demolished at this time, as their addresses are no longer listed. By 1990, the 72 Wellington Street was the first address identified on Wellington Street north of the river. The People's Church of London occupied the building until circa 2014-15,

after which the building was left vacant. In July 2016, the interior of the building was damaged by fire in a suspected arson incident.[6] At the time of the field review in September 2019, the building appeared vacant.

[6] "Fire at former People's Church on Wellington Street a Possible Arson. *The London Free Press.* July 12, 2016

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the east side of Wellington Street between South Street and the Thames River. The property is one of only two structures remaining on this section of Wellington Street; the other being a two-store commercial office building at 82 Wellington Street. In this area, Wellington Street is a four-lane arterial road which provides a connection between London's downtown area and Highway 401 (south of the Thames River, it is named Wellington Road). Nearby land uses are primarily commercial, with buildings generally one or two-storeys in height. It appears that several of these commercial properties have been converted from former residential dwellings. To the immediate north of the subject property is an asphalt-surfaced parking lot which connects to the commercial building at 82 Wellington Street. South of the subject property is open parkland, with an entrance to the Thames Valley Parkway recreational trail on the north bank of the Thames River.

4.2 Architectural Description

The subject property contains a two-and-a-half storey detached house with a hipped roof with cross gables. The building was originally constructed between 1888-1915 as a private residence but was converted to a church in the mid-1980s. The house has a side-hall plan and the exterior is clad in yellow brick. Surviving design elements suggest that the house was originally constructed with influences of the late Queen Anne Revival style, although it has undergone significant alterations and subsequently retains few of these details. The front (west) facade of the house faces onto Wellington Street. Some ghosting is evident above the doorway suggesting there was once a verandah. On the right side of this façade is a flat two-storey bay with pairs of tall fixed-pane windows on the ground floor and second floor. The windows have black aluminium frames, the ground floor windows have been covered with plywood. The windows have surrounds of brown brick, with two recessed brown brick panels below the second storey windows. Cross gables are located on the front (west), north, and south sides of the roof. All three have been clad in vertical wooden siding, painted brown. The cladding on the front gable has been partially removed, revealing a small pair of windows with imbricated shingle cladding and a decorative bargeboard. It is presumed that the other gables may have a similar treatment beneath the cladding.

Most other exterior windows on the house have a segmental arch like that of the front door and have wooden sills. A small keyhole window opening is located at the front entrance of the house on the north side. A pair wood framed sash windows is located on the north façade; however, most window openings have been covered with plywood and details of the window design could not be determined. A single entrance door is located on the second-storey of the south façade, accessed by a set of metal stairs. A chimney is also located on the south side; the portion extending above the eaves has been removed.

A single-storey extension with a hipped roof is located at the rear of the property. Historic mapping indicated that this is a later addition and was possibly added when the building was converted to a church. The south façade of this extension has a single entrance door with a concrete ramp for handicapped access.

4.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the City of London, and to determine if the property "is a rare, unique, representative, or early examples of a style, type, expression, material or construction method" as described in O.Reg. 9/06.

Comparative examples of two-and-a-half storey detached houses were located within the City of London. All of these examples have hipped roofs with a central front gable. Three exhibit Queen Anne Style design influences.

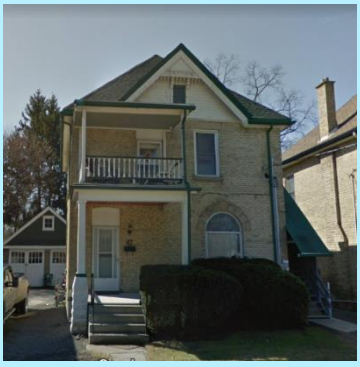
Six comparable properties were identified. However, this sample does not represent all available properties, and is rather intended to be a representative selection (**Table 1**). Various similar or comparable properties are located throughout the City, however, these six were identified to provide similar examples for the purposes of this report. The following observations were noted in analyzing the comparable properties.

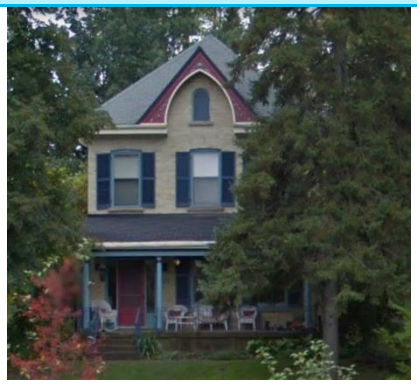
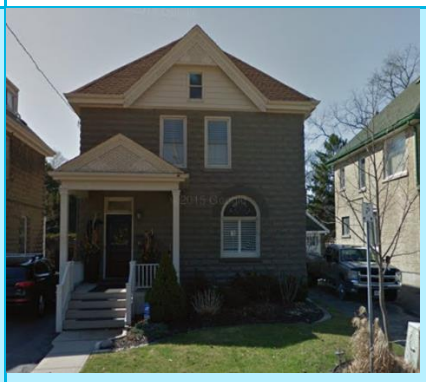
Of these examples:

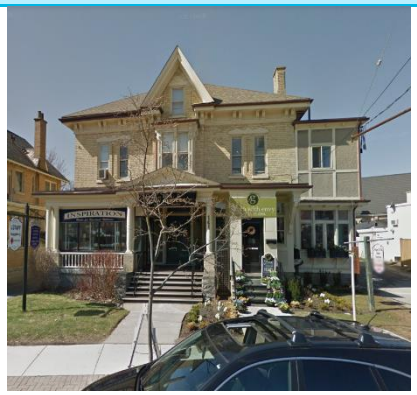
- All include buildings that were originally designed as detached houses;
- All have hipped roofs;
- All have a central front gable;
- All have decorative bargeboards;
- All have shingle cladding in the gable;
- Five are clad with exterior brick;
- All appear to still function as private residences.

The comparative analysis suggests that the subject property is of a design that is relatively common for houses in the City of London constructed between the 1880s and the early 1900s. The hipped-roof, two-and-a-half storey massing, central front gable, buff brick and bargeboard are all common design elements from this period, although the cross-gable roof design of the house at 72 Wellington Street appears to be uncommon as no other examples could be identified. Additionally, earlier comparative examples tend to display Italianate-influenced design details, as oppose to the Queen Anne style influences of the house at 72 Wellington Street. The subject property is however an altered example of this style of house, and examples can be found around the city which display a higher degree of integrity. From a comparative perspective, the property does not appear to be a rare, unique, representative, or example of a style, type, expression, material, or construction method.

Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology

Address	Recognition	Picture	Age	Material	Style
47 Beaconsfield Road	Designated, Part V		1901	Brick – Buff	Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gabled-dormer with bargeboard and imbricated shingles

120 Wortley Road	Designated, Part V		1909	Brick – Buff	Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gabled-dormer with bargeboard and imbricated shingles.
195 Elmwood Avenue	Designated, Part V		1885	Brick - buff	Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gable with bargeboard. Full-width veranda. Italianate details.
520 Huron Street	Listed		1909	Brick - buff	Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gable with bargeboard. Italianate details.
45 Beaconsfield Road	Designated, Part V		1901	Rusticated concrete block	Two-and-a-half storey detached house with side-hall plan, hipped roof. Central front gable with bargeboard and

					imbricated shingles.
141 Wortley Road	Designated, Part V		1883	Brick - buff	Two-and-a-half storey detached house with centre-hall plan, hipped roof. Central front gable with bargeboard. Full-width veranda. Italianate details.

4.4 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), *"Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property."* The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by way of a qualified heritage engineer, building scientist, or architect.

The subject property contains a two-storey-and-a-half storey detached residential dwelling which has been converted to a church. The building appears to have originally been constructed with Queen Anne style influences, however few of these design details remain. Although no historic drawings or photographs were located, the building appears to have been significantly modified since its construction. Ghosting on the front façade, particularly above the door indicates that structure likely had a porch or verandah attached. The first and second storey fixed-pane windows with brown brick surrounds are a later addition, likely dating to the 1970s or 1980s when the property was converted to commercial/institutional uses. All other visible windows and exterior doors are modern replacements, many of which have been covered with plywood. A chimney is located on the south façade, which has been truncated at the eaves. The exterior wooden staircase leading to the second-storey door is also a later addition. The small keyhole-shaped window opening on the north façade is one of the few remining Queen Anne inspired details, although the window itself has been removed and covered with plywood. All three gables of the house have been covered with vertical wooden siding. A section of this siding had been removed from the front gable, revealing that the gable contains a pair of small windows with imbricated shingle cladding and a decorative wooden bargeboard. Similar details may also exist beneath this siding on the remaining gables. The house was appeared to be unoccupied at the time of the field review and showed signs of fire damage. As a result of these extensive modifications, the house has retained few noteworthy design elements that would contribute to its identification as an example of the Queen Anne Revival style.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has *design or physical value* because it:		
i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	No	The property at 72 Wellington Street contains a two-and-a-half storey detached house. It has been altered through renovations, and comparative analysis suggests it is of a relatively common design for the period in which it was constructed. It is therefore it does not meet these criteria.
ii) Displays a high degree of craftsmanship or artistic merit.	No	Comparative analysis suggests that the building on the property is of a relatively common design for the period in which it was constructed. Any noteworthy design features it once had have been removed in subsequent renovations. The building therefore does not display a high degree of craftsmanship or artistic merit that exhibits cultural heritage value.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate an unusual degree of technical or scientific achievement. It is very similar to many other houses of the era.
2) The property has historic or associative value because it**:**		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	There is no information that suggests any of the property owners or residents were of significance to the community.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The property does not yield any information towards understanding the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder,	No	No evidence was found related to the architect, builder, or designer of the building. As a result, the

designer or theorist who is significant to the community.		building has no significant associations with an architect, artist, builder, designer, or theorist.
3) The property has contextual value because it**:**		
i) Is important in defining, maintaining, or supporting the character of an area	No	The property is a former residential structure located in an otherwise mixed character area. It does not play an important role in defining, maintaining or supporting the character of the area.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of two structures on the east side of Wellington Street in this area. It has been isolated from its original context and it is not considered to be functionally, visually, or historically linked to its surroundings.
iii) Is a landmark	No	The property is not considered to be a landmark in the area.

6. Conclusions

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 72 Wellington Street was not determined to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest, or Description of Heritage Attributes has been prepared.

7. Recommendations

The subject property contains a two-and-half storey detached house. Research suggests that it was constructed sometime between 1888 and 1915 and was converted to a church in the mid-1980s. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 72 Wellington Street was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

8. Images

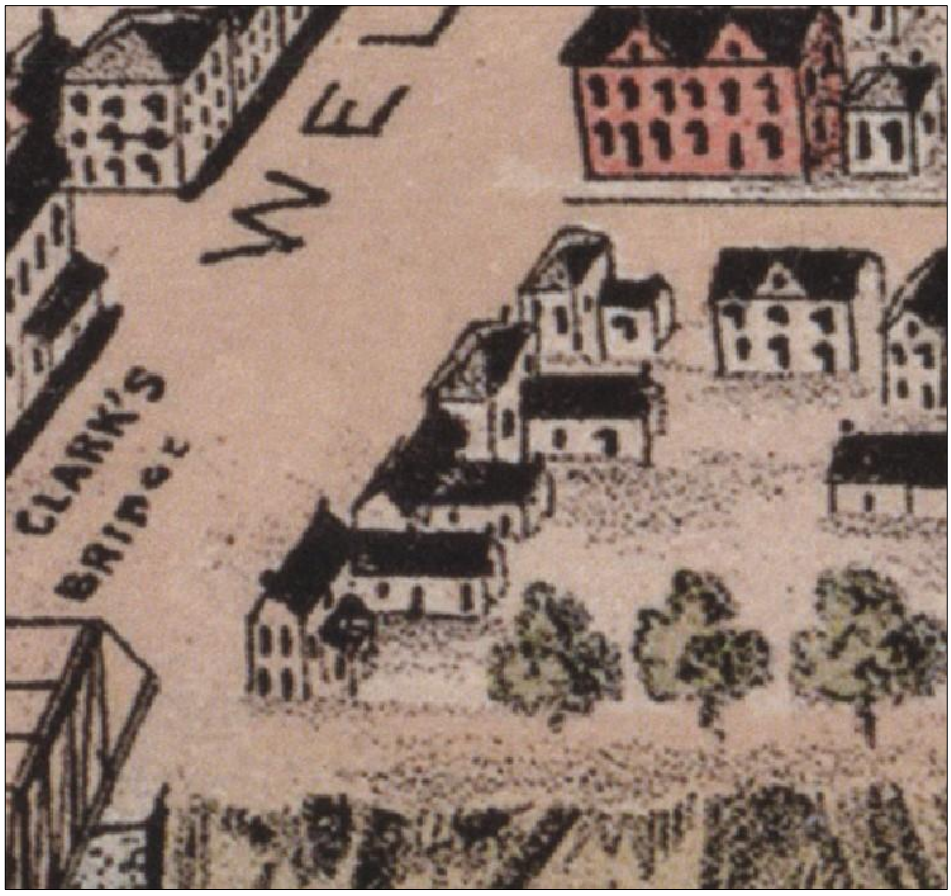


Image 1: Section of the 1893 Bird's Eye View of the City of London. The structure at centre show similar massing and details to that of the subject property.

Image 2: Front (west) and north façades, 72 Wellington Street (AECOM, 2019)

Image 3: Single-storey extension at rear of building (AECOM, 2019)

Image 4: Detail of bargeboard and shingle cladding in front gable (AECOM, 2019)

Image 5: Detail of Keyhole window on north façade (AECOM, 2019)

9. Mapping

All mapping related to the subject property is located on the following pages.

Figure 1: Project Location

Figure 2: Project Location in Detail

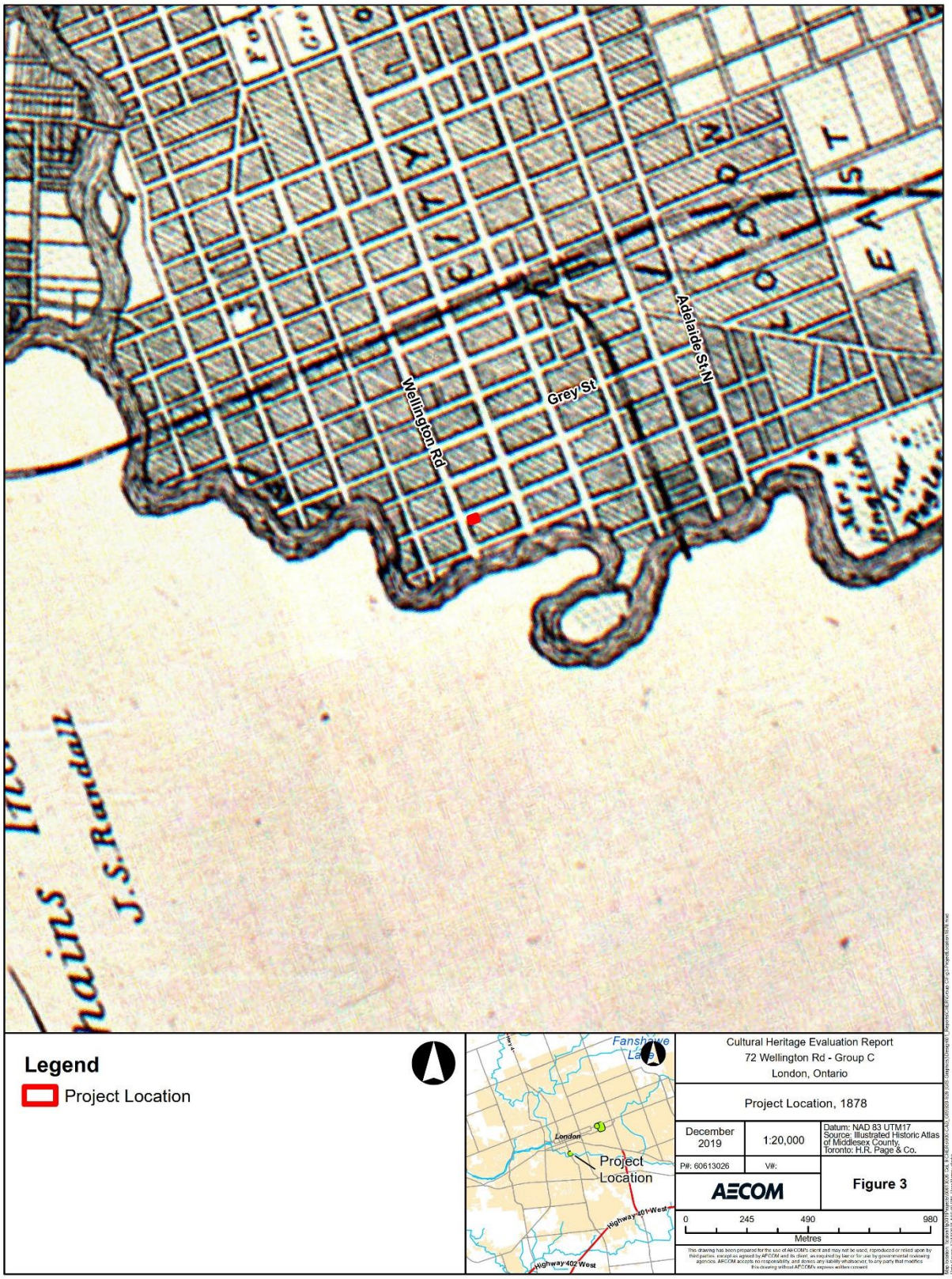


Figure 3: Project Location, 1878

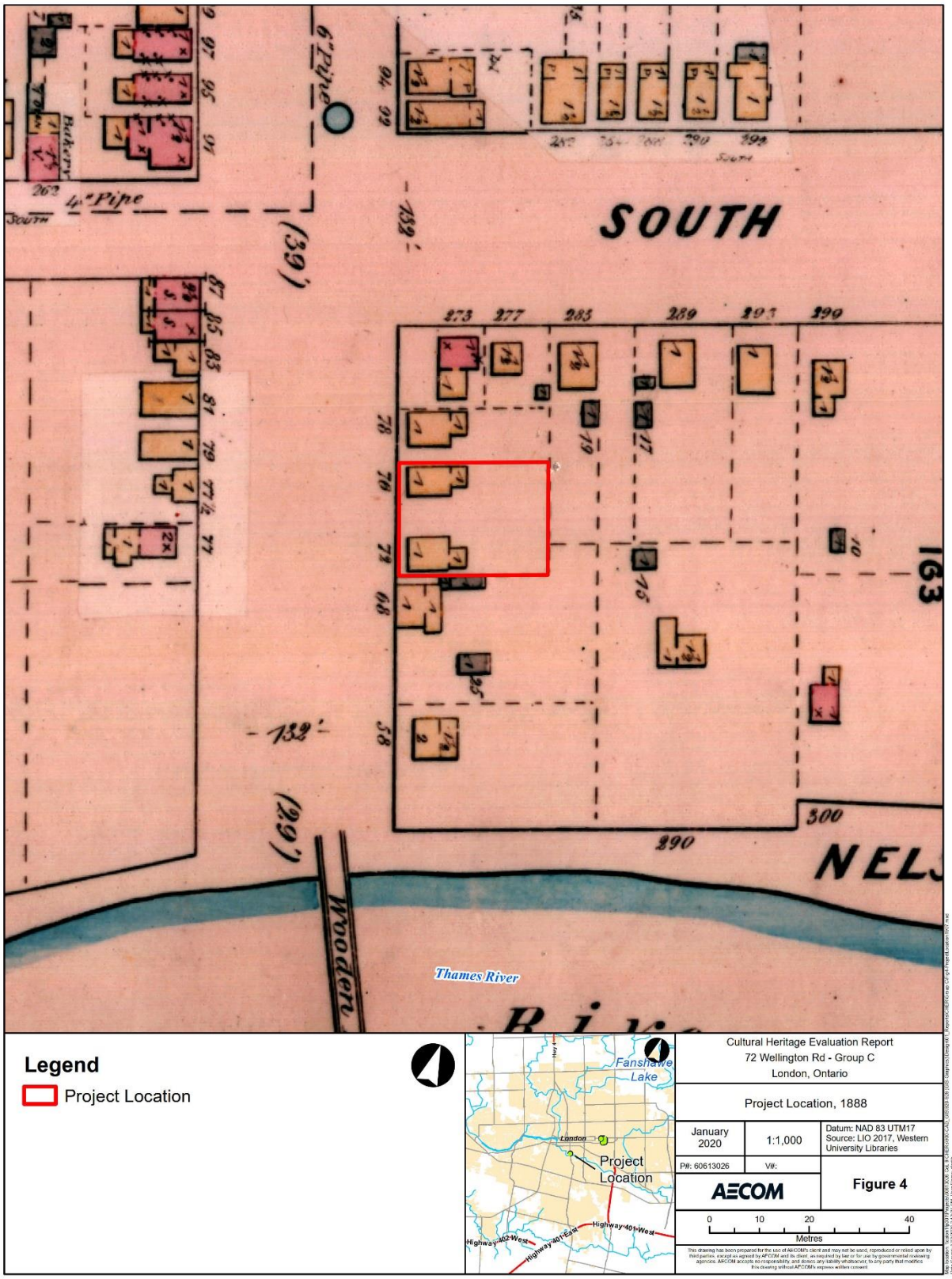


Figure 4: Project Location on the 1881 Revised 1888 *Fire Insurance Plan of the City of London*

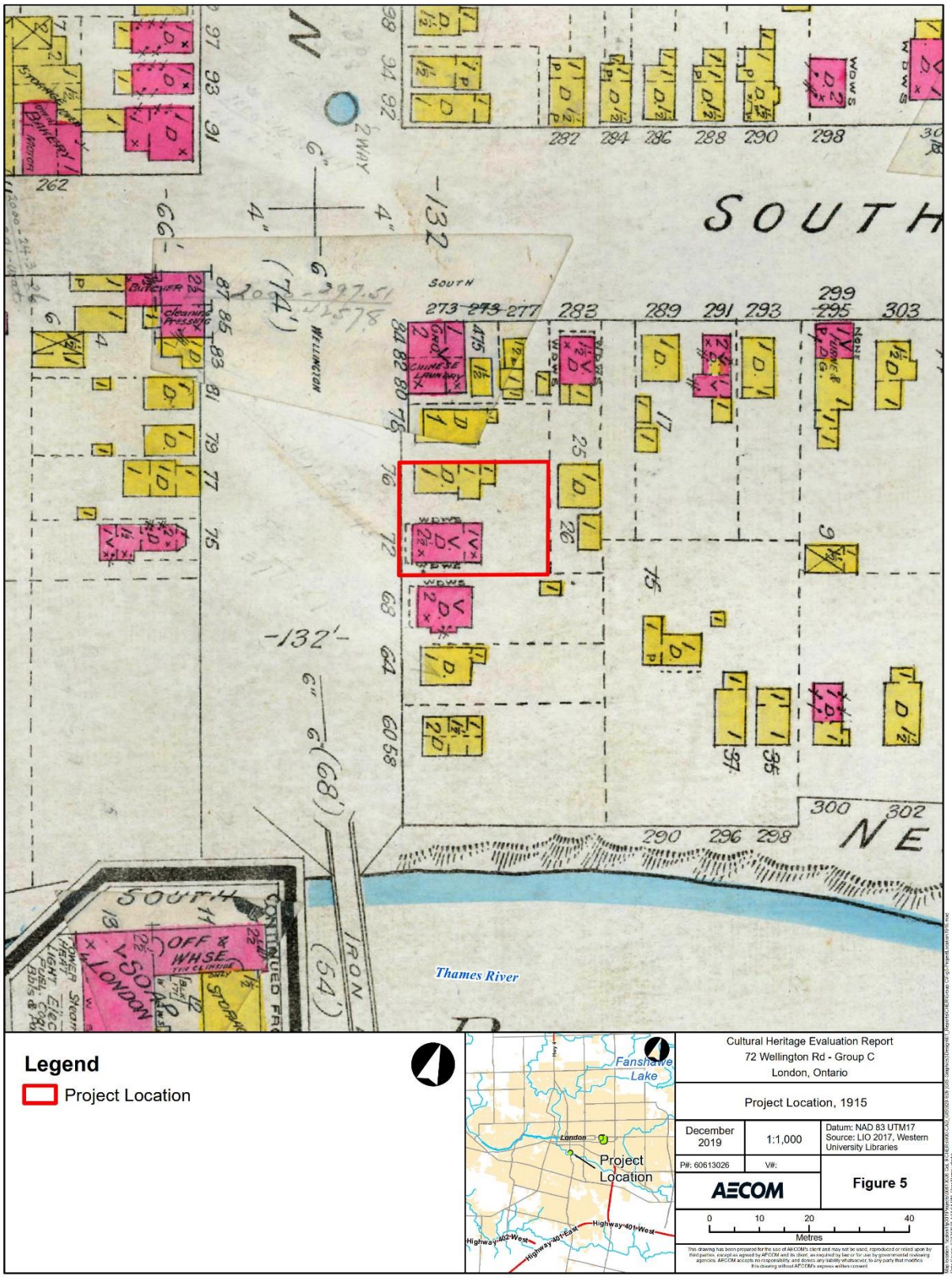


Figure 5: Project Location on the 1912 Revised 1915 *Fire Insurance Plan of the City of London*

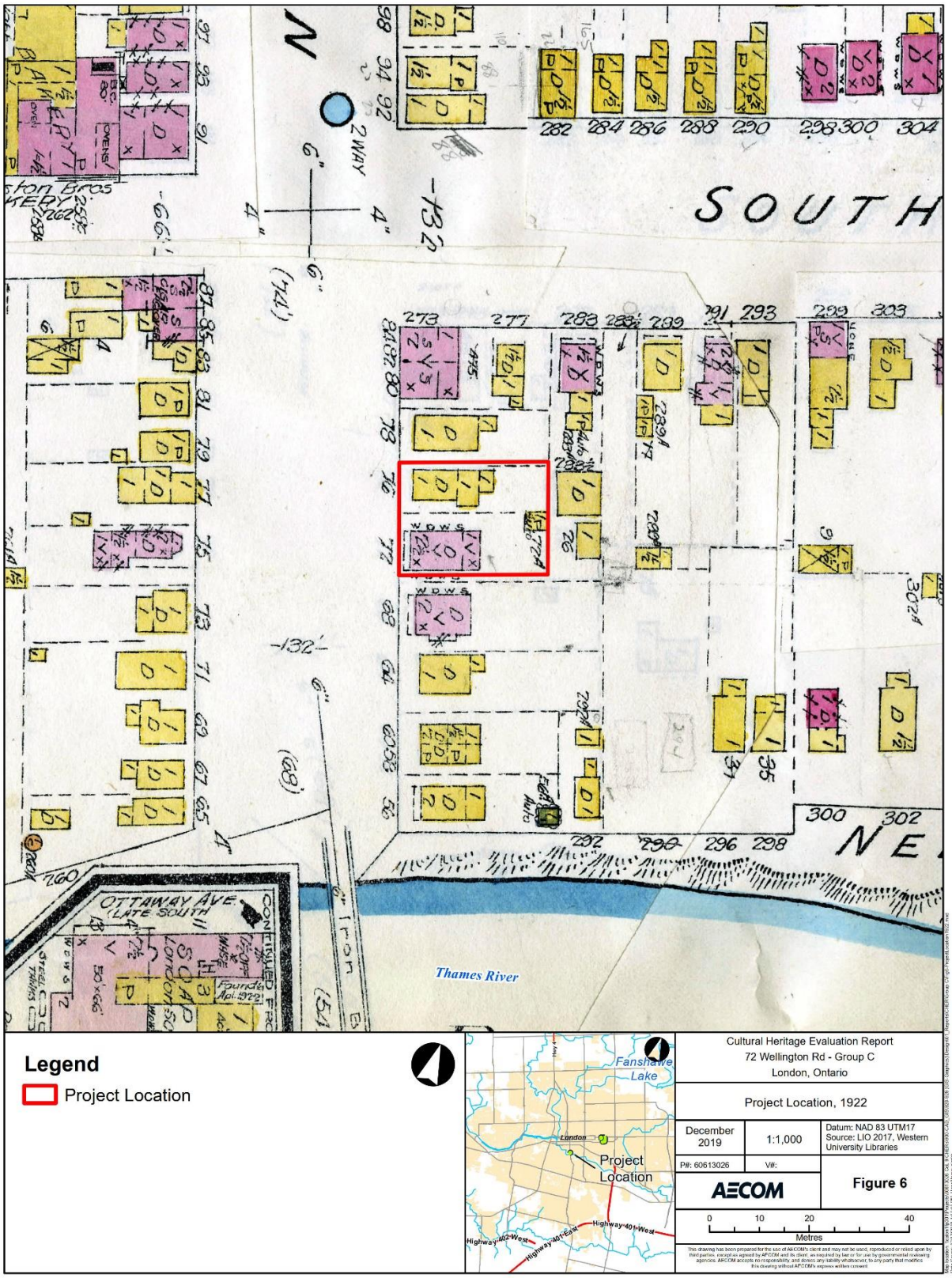


Figure 6: Project Location on the 1912 Revised 1922 *Fire Insurance Plan of the City of London*

Figure 7: Project Location, 1945 Aerial Photograph

Figure 8: Project Location, 1965 Aerial Photograph

Figure 9: Project Location, 1972 Aerial Photograph

10. Bibliography and Sources

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Provincial Standards and Resources:

Ontario Heritage Tool Kit
http:// www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm
Ontario Heritage Act (2006)

Reference Guide on Physical and Cultural Heritage Resources (1996)

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)

Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

National and International Standards and Resources:

Canadian Register of Historic Places
http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada
http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada
http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

City of London

Cultural Heritage Evaluation Report
1033-1037 Dundas Street
London, Ontario

Prepared by:

AECOM
410 – 250 York Street, Citi Plaza
London, ON, Canada N6A 6K2
www.aecom.com

519 673 0510 tel
519 673 5975 fax

January, 2020

Project Number: 60613026

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AECOM: 2015-04-13

Signatures

Report Prepared By:

DRAFT

Liam Smythe, B. URPL
Heritage Researcher

Report Reviewed By:

DRAFT

Michael Seaman, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist

Distribution List

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Revision History

Revision #	Date	Revised By:	Revision Description
0	December 13, 2019	L. Smythe	Draft submission to the City of London
1	January 15, 2020	M. Seaman, L. Smythe	Revised Draft to City of London
2	January 20, 2020	L. Smythe	Revised Draft to City of London

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 1033-1037 Dundas Street. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

The subject property contains a pair of one-and-a-half storey houses constructed circa 1906. The houses were originally constructed as detached houses and were joined together with an addition at a later date. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 1033-1037 Dundas Street was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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1. Introduction

1.1 Development Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) as to determine the cultural heritage value of the property at 1033-1037 Dundas Street. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

2. Legislation and Policy Context

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario. The *Ontario Heritage Act* works with other legislation to support an integrated provincial framework for the identification and conservation of the province's cultural heritage resources. Other provincial land use planning and resource development legislation and policies include provisions to support heritage conservation, including:

- The *Planning Act* and *Provincial Policy Statement 2014,* which identify cultural heritage as a 'matter of provincial interest' requiring that land use planning decisions conserve cultural heritage.
- The *Environmental Assessment Act,* which defines 'environment' to include cultural heritage and ensures that governments and public bodies consider potential impacts in infrastructure planning.

The following documents have informed the preparation of this CHER:

- Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992);
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981);
- MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties (2010);
- MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007); and
- The Ontario Heritage Toolkit (2006).

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement* (PPS) (2014) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

> 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Criteria for determining significance for the resources are mandated by the Province in Ontario Regulation 9/06.

2.1.2 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the designation of heritage properties under the *Ontario Heritage Act*. All designations under the *Ontario Heritage Act* after 2006 must meet at least one of the criteria outlined in the regulation.

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether the property is of cultural heritage value or interest:

1. The property has design value or physical value because it,

   i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
   ii. displays a high degree of craftsmanship or artistic merit;
   iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
   i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,
   ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;
   iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
   i. is important in defining, maintaining or supporting the character of an area;
   ii. is physically, functionally, visually, or historically linked to its surroundings;
   iii. is a landmark.

2.1.3 Municipal Policies

The London Plan is the City of London's new Official Plan which was consolidated on August 27, 2018. *The London Plan* focuses on three areas of cultural heritage planning, including: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources, including individual cultural heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O.Reg. 9/06.

2.2 Methodology

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 are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its social context, comparisons with similar properties, and mapping.

2.3 Consultation

Consultation has been conducted with the LACH. A draft CHSR (dated February 6, 2018) was provided for their review and comment. The LACH Stewardship Sub-Committee recommended that 104 properties which were identified by the draft CHSR to have potential cultural heritage value or interest, do not require further examination for consideration as having cultural heritage value or interest (CHVI). The LACH also recommended that an additional 30 properties, not identified by the draft CHSR, be evaluated for their potential cultural heritage value. Further, the remaining properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act* by resolution of Municipal Council on March 27, 2018.

The draft CHSR was also provided to the MTCS for review, and comments were received in July 2018. In response to MTCS comments, the CHSR was revised to include additional information on impacted properties, and a preliminary impact assessment. The property at 1033-1037 Dundas Street was one of twelve properties identified in the CHSR as having potential cultural heritage value or interest, which may be directly or indirectly impacted by the

project. As there is an opportunity to mitigate impacts to these properties, it was recommended that CHERs be completed following the completion of the TPAP process.

The revised CHSR (October 8, 2018) was provided to the LACH on October 10, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This CHER will be submitted and reviewed by the LACH Stewardship Sub-Committee at their January 29, 2020 meeting. Recommendations of the Stewardship Sub-Committee will be presented to LACH at their meeting on February 12, 2020.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 Pre-Settler History

The subject property is located in what was historically Westminster Township, in Middlesex County. Prior to European settlement, the present site of London and Middlesex County was occupied by several Neutral, Odawa, and Ojibwe peoples, which were driven out by the Iroquois by circa 1654 in the Beaver Wars. Archaeological investigations in the region show that indigenous people have resided in the area for at least 10,000 years. [1] The nearby Thames, with its abundant fish and game, provided a focus for each group in the sequence of Indigenous peoples, including those who were the first to practice agriculture in Canada between 500 and 1650 A.D. In the 1700s, the river attracted French fur traders and European settlers, while still being used by Indigenous groups.

3.1.2 East London

Prior to the 1850s, most of the land in East London remained as uncleared forest. The first development in the area began with the construction of the Great Western Railway in the mid-1850s. In 1855, Murray Anderson constructed his house at the intersection of Dundas Street and Adelaide Street. Anderson was a prosperous factory owner who would later serve as London's mayor. Anderson operated the Globe stove foundry and was planning to move his facilities to East London where space was more plentiful, and nearby lots would also be available for workers to construct their houses. Further industrial development of the area followed over the next twenty years. The discovery of oil in Lambton County created a boom in the refining industry in the mid-1860s. As refineries required large amounts of land and were frequent fire hazards, the large tracts of open land in London East were an ideal location with access to the railway. The railway industry itself also played a large role in the development of the area; maintenance shops and rolling stock manufacturers established themselves in the area during the 1870s.[2]

By 1873, the population of the area east of Adelaide Street on Dundas Street was over 2000 inhabitants. The community was incorporated as the Village of London East in 1874. Many of the industrial property owners in the area favoured incorporation as it was expected that amalgamation with the City of London would cause an increase in property tax assessments. The Village of London East would only exist as an independent municipality for slightly more than ten years; it was eventually annexed by the City of London in August of 1884, taking effect January 1, 1885, however this part of London East was not annexed until 1912. The area continued to serve as a major industrial centre through the twentieth-century.[3] Following annexation, the former village was swallowed by the expanding City of London. Industry continued to thrive in the area, particularly during the Second World War, and into the postwar years. In recent years however, industry in the area has experienced somewhat of a downturn, with many former manufacturing plants becoming under-utilized, or closed entirely. The McCormick Foods plant at 1156 Dundas Street closed in 2008; Kellogg's London plant followed suit in 2014.

[1] Ellis, Christopher; Deller, D Brian. "An Early Paleo-Indian Site near Parkhill, Ontario". ASC Publications. Archived from the original on 30 September 2007. Retrieved 24 September 2009

[2] Stantec. *Old East Village Heritage Conservation District Study.* October 2004.

[3] Ibid.

3.1.3 Dundas Street

Dundas Street, also known as "The Governor's Road" was the first Road in the Province of Upper Canada. It was named for Henry Dundas, Secretary of State for the British Home Departments (1791-17940, was built on Lieutenant Governor Simcoe's orders in 1793-94. The road, located on the site of a trailed used by indigenous peoples, was cut by a party of Queen's Rangers from Burlington Bay to the upper forks, a navigable point on the Thames River, was part of a land and water communications system linking Detroit and Montreal. The road also connected the site of Simcoe's proposed capital, London, 16 miles downstream, with the larger network. While Simcoe's primary consideration was military, Dundas Street also helped to open the region for settlement.

3.2 Land Use History

3.2.1 1810-1874

The subject property is located on the north half of what was originally Lot 10, Concession C in London Township. Land Registry records indicate that the original Crown Patent for the north half of Lot 10 was granted to Jessie Kemp in 1833. Kemp sold the property later that same year to Elmer Stinson. Samuel Park purchased the entire 100-acre lot from Stinson in 1835. Park held ownership of the lot for almost twenty years. *A History of the County of Middlesex* published in 1889 notes that Park was one of the first few residents of London East when it established itself as a village in the 1850s. In 1853, Park sold the property to brothers William and David Glass. William and David were both born in the London area; their father Samuel Glass Senior had arrived in Middlesex County from Ireland in 1819. The two brothers originally worked in the flour and grain business before David moved to California during the 1850s. William went on the serve as Sheriff of the City of London, and as a member of City Council.[4] During the 1850s and 1860s, the Glass brothers sold off parcels of the property as building lots. A one-acre parcel purchased by Samuel Glass in 1863. It is presumed that this Samuel Glass was either younger William's brother, or his father, as William's son Samuel was born in 1861 and would have only been two years old at the time.

3.2.2 1874-1907

In 1874, Samuel Glass subdivided his portion of the former Lot 10 and registered it as RP 320 (3rd). The subject property is situated on Lot 13, and the west half of Lot 12, RP 320 (3rd). Available Land Registry records from this period are poorly legible, however it appears that Glass sold Lot 12 to George Edward and Lot 13 to John Powers in November of 1874. Both lots passed through several different owners during the 1880s and 1890s, however a review of City Directories from this period suggests that the subject property remained undeveloped at this time, as no addresses are listed. Lot 13, RP 320 (3rd) was purchased by William James Pitcher in 1889 and remained under ownership of the Pitcher family for the next thirty years. 1033 and 1037 Dundas Street first appear in the 1907 London City Directory which suggests (along with the Land Registry information) that the houses were constructed on William Pitcher's property circa 1906. The 1912, revised 1915 Fire Insurance Plan shows that the houses at 1033-1037 Dundas Street were originally the two easternmost houses in a row of five detached houses between 1033 and 1043 Dundas Street. All five houses appear to be virtually identical in size and floor plan, and all addresses initially appear in the 1907 City Directory, which would suggest that all were constructed at the same time. The original occupant of 1033 Dundas Street is identified in City Directories as John H. Pike and the original occupant of 1037 Dundas is listed as Mrs. E Summers. Both occupants would have been tenants as the property was under ownership of the pitcher family at this time.

[4] *A History of the County of Middlesex, Canada*. Toronto: W. A. & C. L. Goodspeed, 1889. p.832

3.2.3 1907-Present

Thomas Trotter purchased Lot 13 from Hannah Pitcher (presumably a relative of William James Pitcher) in 1919. City Directories indicate that the Pike family remained at 1033 Dundas Street location through the 1940s. It appears that John Pike passed away sometime in the mid-1930s, as City Directories from 1936 onward only list Mrs. E.J. Pike at this address. The house at 1037 Dundas Street had a variety of tenants during this period. During the 1950s and 1960s, both houses continued to have been rented. Various tenants with the surname of “Clifford” appear in the City Directories, however the Clifford name does not appear in the Land Registry information. It was not determined when the addition was constructed between the two houses, as both properties have retained their original municipal addresses. Google aerial mapping indicates that the neighbouring houses at 1039-1043 Dundas Street were demolished circa 2005. Both houses at 1033 and 1037 Dundas Street still function as residences today.

4. Existing Conditions

4.1 Landscape Context

The subject property is located on the south side of Dundas Street, east of its intersection with Egerton Street. Dundas Street is a four-lane arterial road with follows an east-west orientation through the City of London. It is a major route for traffic heading into and out of the downtown area. The subject property is one of the few remining residential structures along this section of Dundas Street. Land uses within the area are primarily commercial, with two-storey commercial storefronts located along the north side of Dundas Street. On the south side of Dundas Street, a Tim Horton's restaurant and shopping plaza are located to the immediate west of the subject property. A multi-storey residential building was under construction to the east of the subject property at the time of the field review.

4.2 Architectural Description

The subject property at 1033-1037 Dundas Street contains a pair of one-and-a-half storey semi-detached brick houses. Originally constructed as detached houses, the two have been connected by means of a one-and-a-half storey extension. Both houses are similar in design; the house 1037 Dundas Street is essentially a mirror image of the house at 1033. Both houses are clad in white painted brick; sections where the paint is deteriorating indicates that the underlying brick is buff-coloured. The two houses have a side-hall plan with end-gable roofs and are generally vernacular in design with some Queen Anne style design details. The front (north) façades face Dundas Street. Both houses have front second-storey gables which contain a pair of wood-framed sash windows with decorative wooden shutters. Above these paired windows, the gables are clad in imbricated shingles, and have decorative wooden bargeboards. A cast-concrete deck extends across the entire frontage of the two houses; it has a full-width verandah supported by square metal posts on the house at 1033 Dundas Street. The porch has a metal lattice-style railing, and a single metal step in front of each house.

The ground floor façade of the house 1033 Dundas Street has a voussoir-arched window with decorative wooden shingles. The arched transom section of the window has a stained glass insert, although details of its design were difficult to discern due to a storm window having been installed over it. To the right of this window is a single entrance door with a stained-glass transom light above. The address number "1033" is incorporated into the stained glass. The door itself is a simple panel door. All other exterior windows have shallow segmented arch openings; a single sash window is located in the second-storey dormer on the west side, a pair of sash windows with storm windows over and decorative shutters are located on the ground floor. A single-storey extension with a shallow gable roof extends out the rear of the house; it has a single sash window with shutters located on the west side.

The ground floor of the house at 1037 Dundas Street is the reverse of that at 1033 Dundas; the front door at 1037 is located to the east of the façade as opposed to the west. Like its neighbour, this doorway has a transom light above, although it was not determined during the field review if a similar stained-glass insert exists. An extension has been added at the front of the house, west of the front door. This addition encloses a section of the front deck. This addition is clad in horizontal aluminum siding and has a large, fixed rectangular window with decorative shutters. The house at 1037 Dundas Street also has a second-storey dormer on the west face of the roof, which has been incorporated into the addition between the houses. A segmented-arched window opening is located on the ground floor of the north façade. Comparison with the house at 1033 Dundas Street suggests that this originally contained a pair of windows, however this opening has since been filled in with concrete blocks. A brick chimney is located at the peak of the roof, at the rear of the house. This is a feature not present on the house at 1033 Dundas.

A single-storey gable-roofed extension is located at the rear of the house, also like that at 1033 Dundas Street. It too has a brick chimney, not present at 1033 Dundas Street.

4.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the City of London, and to determine if the property "is a rare, unique, representative, or early examples of a style, type, expression, material or construction method" as described in O.Reg. 9/06.

Comparative examples of one-and-a-half storey detached houses were located within the City of London. All of these examples exhibit some influences of the Queen Anne style. Although the two houses on the subject property have now been joined through an addition, both were originally constructed as separate, detached houses and detached examples have been identified. No comparative examples could be located which have been joined in a similar fashion.

Seven comparable properties were identified. However, this sample does not represent all available properties, and is rather intended to be a representative selection (**Table 1**). Various similar or comparable properties are located throughout the City, however, these seven were identified to provide similar examples for the purposes of this report. The following observations were noted in analyzing the comparable properties.

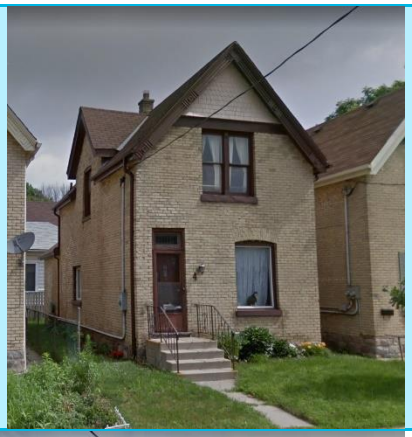
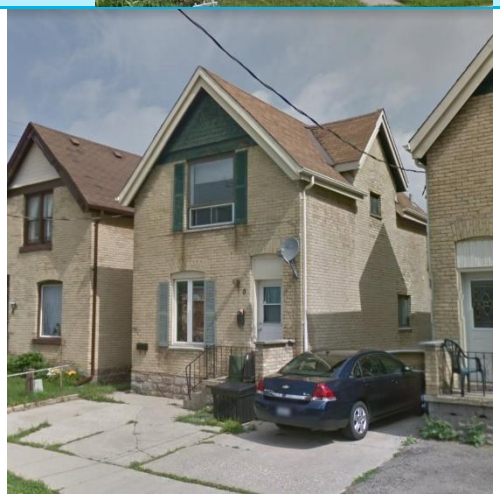
Of these examples:

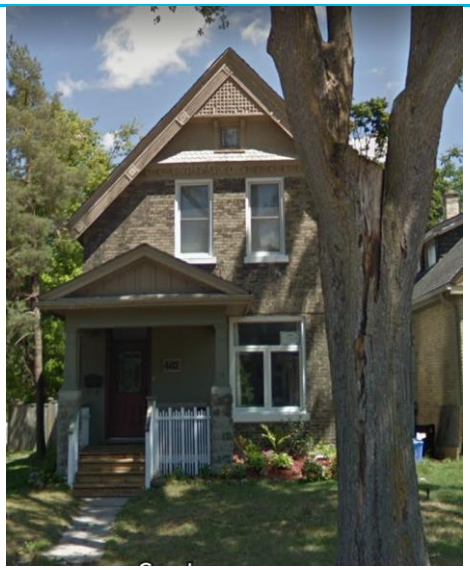
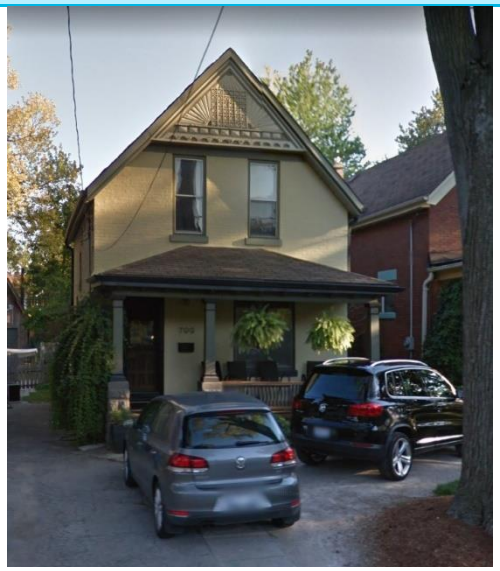
- All include buildings that were originally designed as detached houses;
- All have an end-gable roof;
- All have a side-hall plan;
- All are clad with exterior brick;
- All have decorative bargeboards;
- Five have shingle cladding in the front gable;
- One has an arched window with a stained-glass insert;
- All appear to still function as private residences.

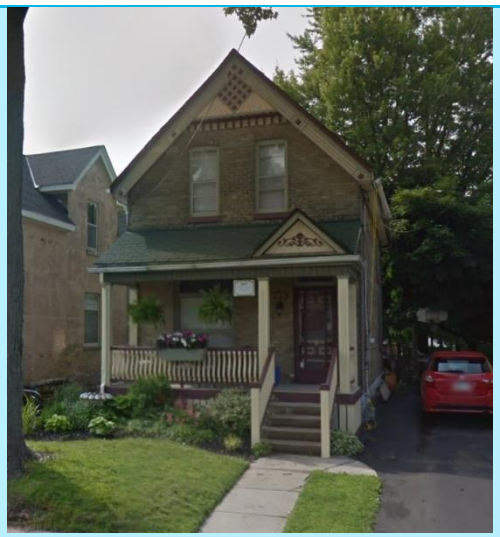
The comparative analysis suggests that the subject property has design elements which are relatively common within the City of London. The one-and-a-half storey side-hall plan house with an end-gable roof appears to be a common design for houses constructed in the urban areas of London during the 1890s and early-1900s. Queen Anne inspired features such as decorative bargeboards, shingle cladding, and stained-glass windows are popular design details from this period. From a comparative perspective, the property does not appear to be a rare, unique, representative, or example of a style, type, expression, material, or construction method.

Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology

Address	Recognition	Picture	Age	Material	Style

4 Euclid Avenue	Designated, Part V		1890	Brick - Buff	One-and-a-half storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable.
8 Euclid Avenue	Designated, Part V		1891	Brick - Buff	One-and-a-half storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable.
29 Wilson Avenue	Designated, Part V		1910	Brick - Buff	One-and-a-half storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable. Voussoir-arched window with stained-glass insert.

482 English Street	Designated, Part V		1890	Brick - buff	One-and-a-half storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable.
729 Queens Avenue	Designated, Part V		1895	Brick - buff	Two-storey house with side hall plan and end-gable roof. Imbricated shingle cladding and bargeboard in front gable. Arched front window.
799 Lorne Avenue	Designated, Part V		1906	Brick - painted	One-and-a-half storey house with side hall plan and end-gable roof. Decorative bargeboard in front gable.

772 Princess Avenue	Designated, Part V		1912	Brick - buff	One-and-a-half storey house with side hall plan and end-gable roof. Decorative bargeboard in front gable.

4.4 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), *"Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property."* The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by way of a qualified heritage engineer, building scientist, or architect.

The subject property contains a pair of one-and-a-half storey brick houses. Originally constructed as single detached houses, they have been joined together by means of a one-and-a-half storey extension clad in aluminum siding. The houses have an end-gable roof and are generally vernacular in design, exhibiting some Queen Anne style design details. A concrete porch has been constructed across the front of the two houses; it has a shingle-covered roof supported by square metal posts and metal lattice style railings. The addition which joins the two houses is clad in aluminium siding. When the two houses were joined was not determined. Despite these additions, the houses retain some Queen Anne style details, most notably the decorative shingles and bargeboard, as well as the stained-glass window insert and transom light on the house at 1033 Dundas Street. Although joining the two houses together has negative impacted the integrity of the property, many elements of the houses' Queen Anne inspired design are still legible and it can therefore be considered to retain a degree of integrity as an example of that style.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has *design or physical value* because it:		
i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	No	The property at 1033-1037 Dundas Street contains a pair of one-and-a-half storey vernacular houses with Queen Anne style design details. Both were originally constructed as detached houses and were joined together at an unknown later date. Comparative analysis suggests the houses are of a common design for houses constructed in London during the late-nineteenth and early-twentieth centuries.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The two houses on the property exhibit design details which comparative analysis suggests are relatively common for the period in which they were constructed and do not display a high degree of craftsmanship or artistic merit that exhibits cultural heritage value.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate an unusual degree of technical or scientific achievement. The two houses are similar to many other houses of the era.
2) The property has historic or associative value because it**:**		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	There is no information that suggests any of the property owners or residents were of significance to the community.
ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The property does not yield any information towards understanding the community or its culture.

iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No information was found related to the architect, builder, or designer of the houses. As a result, the property has no significant associations with an architect, artist, builder, designer, or theorist.
3) The property has contextual value because it**:**		
i) Is important in defining, maintaining, or supporting the character of an area	No	The subject property contains a pair of houses. They are among the few remaining residential properties along this section of Dundas Street. This section of Dundas Street was previously a residential area, which has over the course of the twentieth century has become largely commercial. The property does not define, maintain or support the character of the area.
ii) Is physically, functionally, visually or historically linked to its surroundings	No	The subject property was originally one of many residential properties located along this section of Dundas Street. The area has since transitioned into a largely commercial area. The property is not considered to be linked to its surroundings in a way which conveys cultural heritage value or interest.
iii) Is a landmark	No	The property is not considered to be a landmark in the area.

6. Conclusions

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 1033-1037 Dundas Street was not determined to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest, or Description of Heritage Attributes has been prepared.

7. Recommendations

The subject building is a one-and-a-half-store house with Queen Anne style design influences. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 1033-1037 Dundas Street was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

8. Images

Image 1: Property at 1037 (left) and 1033 Dundas Street (right) (AECOM, 2019)

Image 2: Front (north) and west façades, 1033-1037 Dundas Street (AECOM, 2019)

Image 3: Detail of arched front window at 1033 Dundas Street with stained-glass insert (AECOM, 2019)

Image 5: Detail of shingles and decorative bargeboards (AECOM, 2019)

Image 4: Detail of window openings and shutters, west façade of 1033 Dundas Street (AECOM, 2019)

9. Mapping

All mapping related to the subject property is located on the following pages.

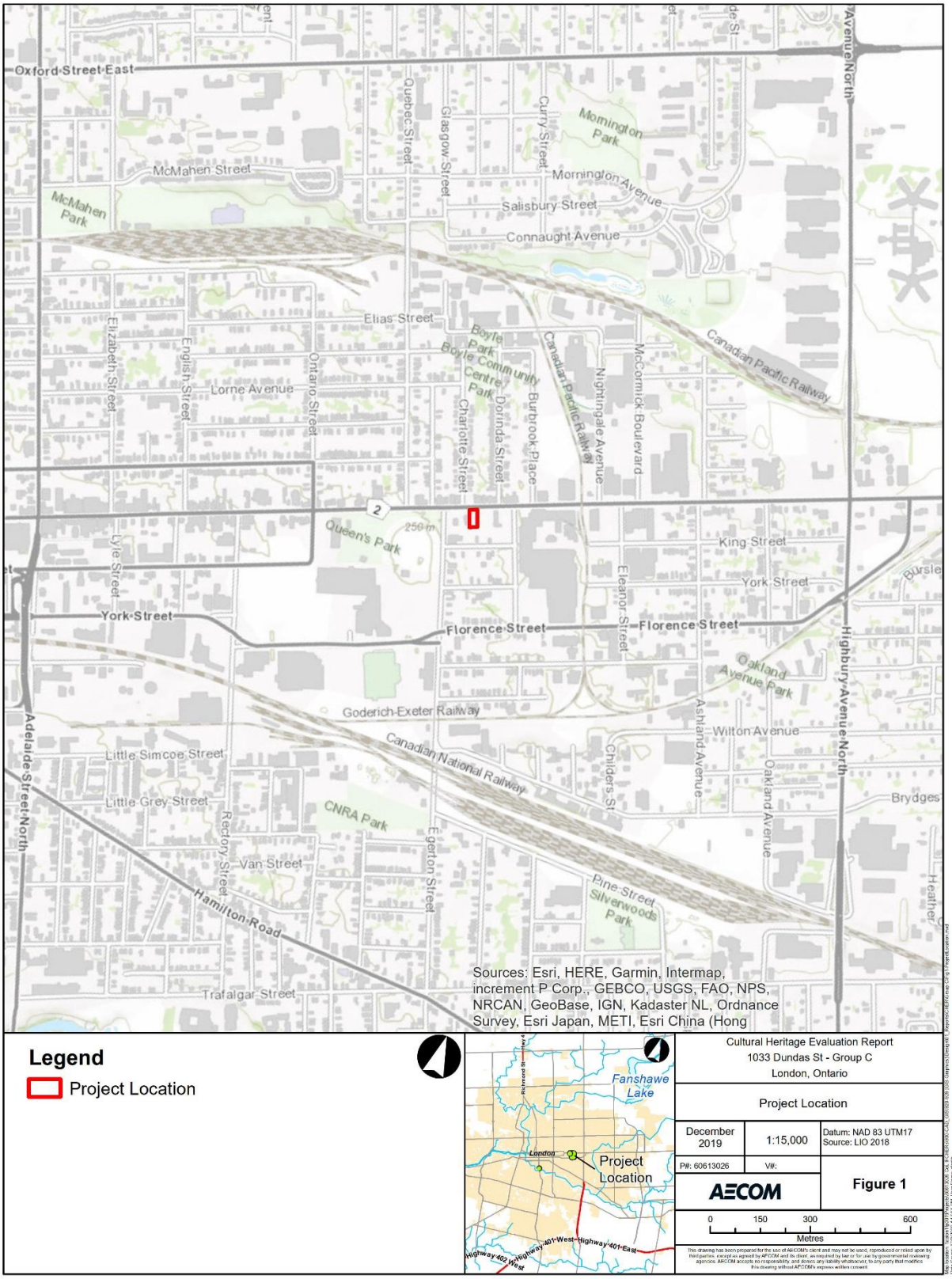


Figure 1: Project Location

Figure 2: Project Location in Detail

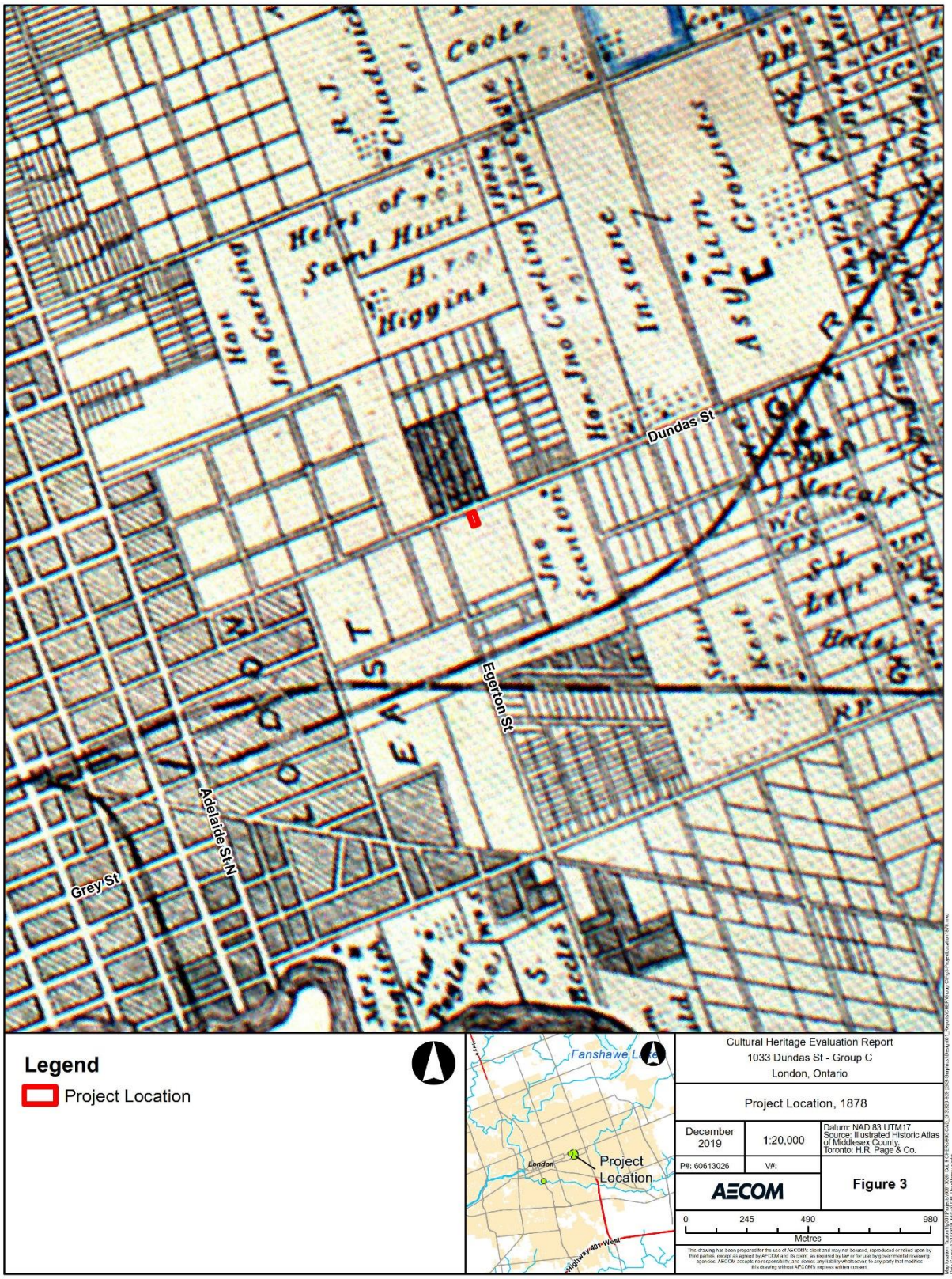


Figure 3: Project Location, 1878

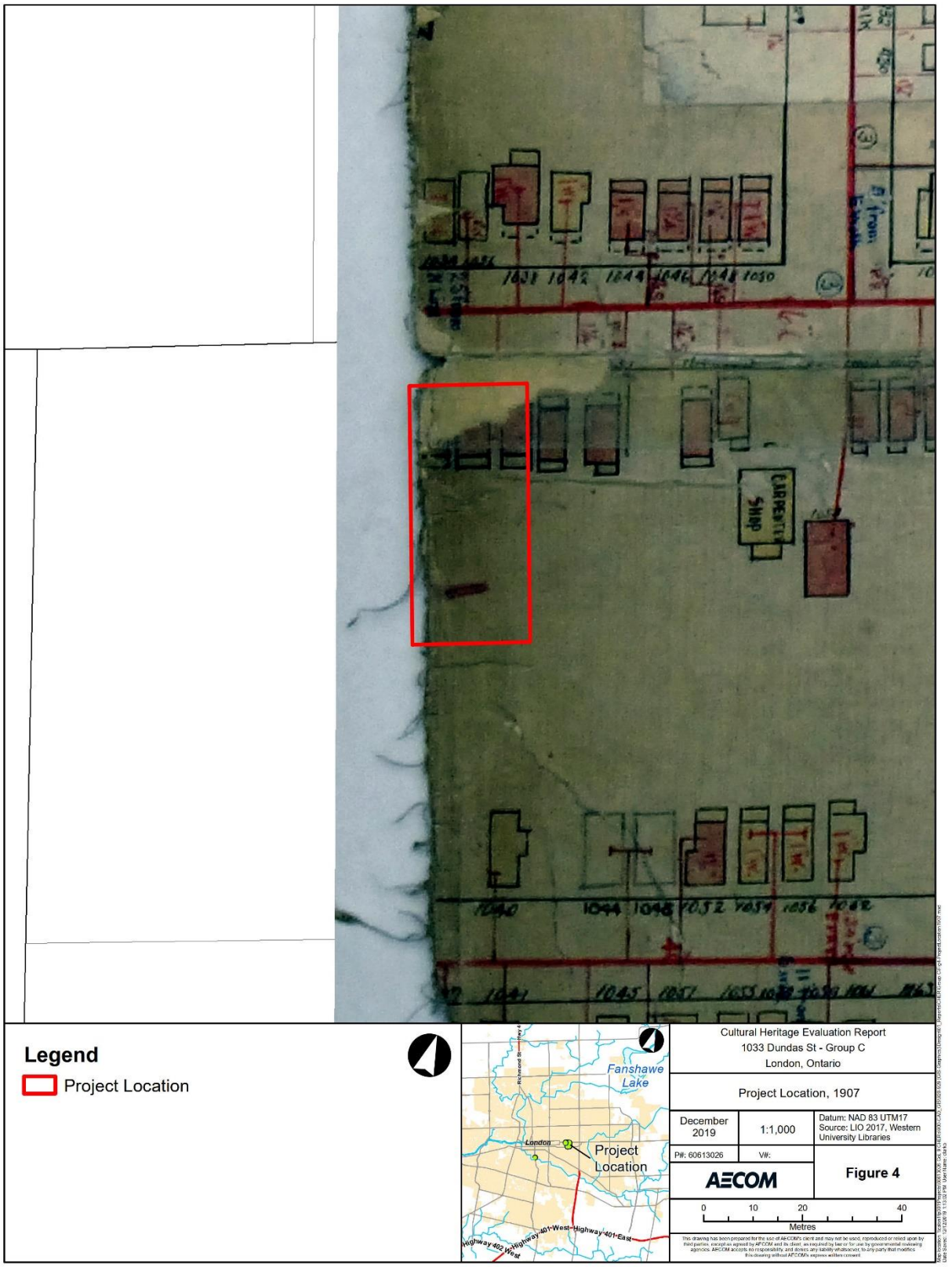


Figure 4: Project Location on the 1897 Revised 1907 *Fire Insurance Plan of the City of London*

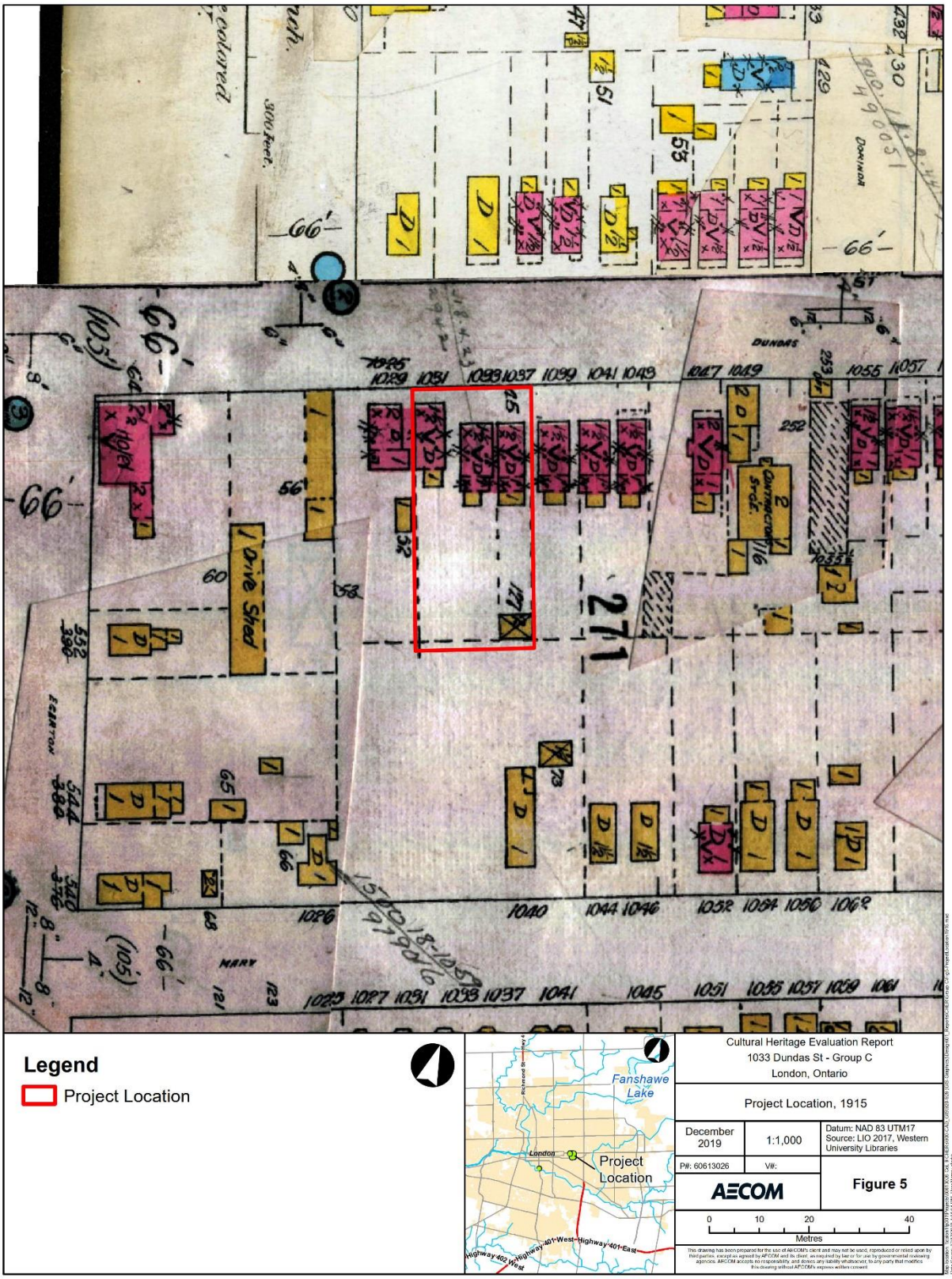


Figure 5: Project Location on the 1912 Revised 1915 *Fire Insurance Plan of the City of London*

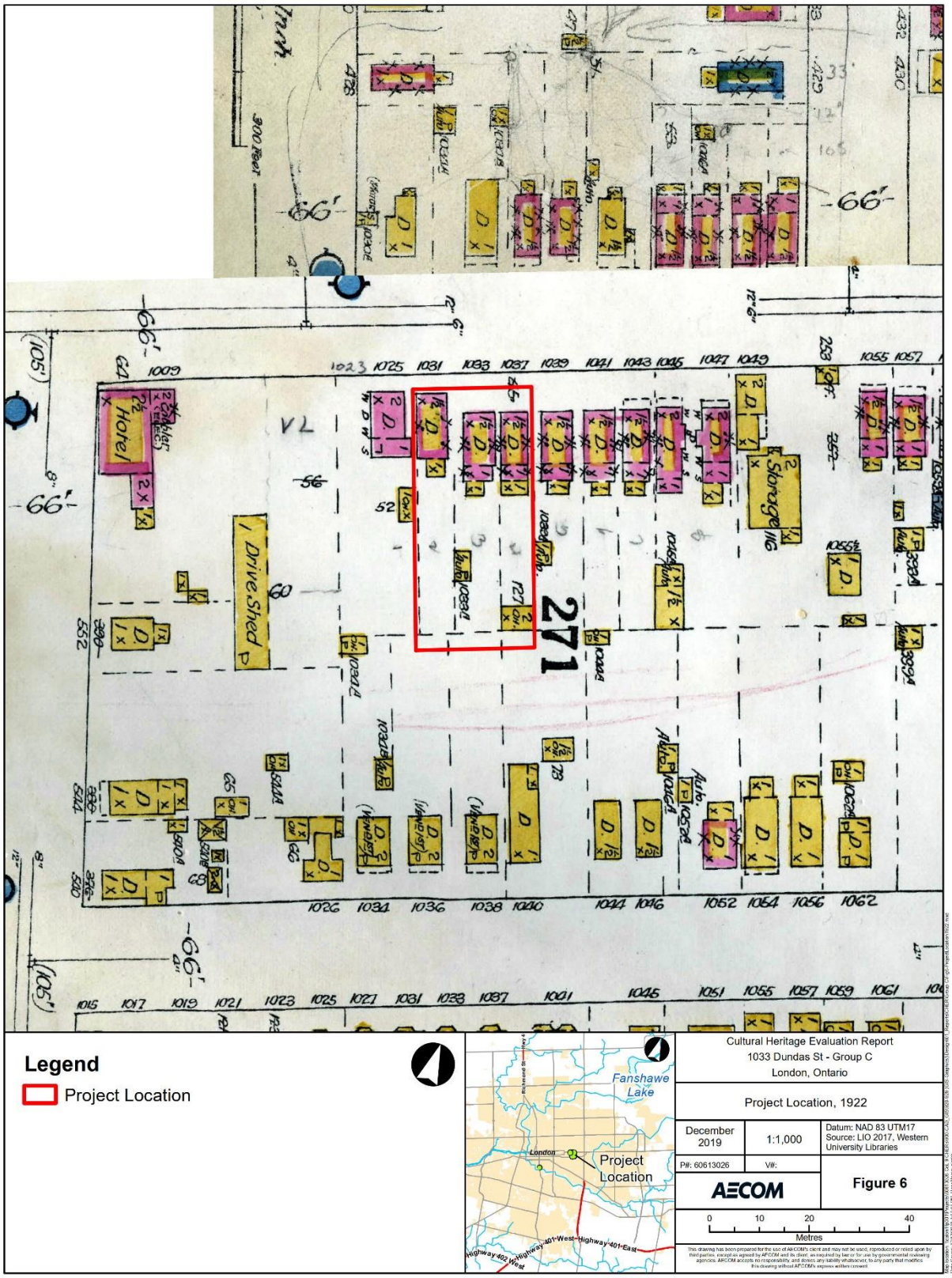


Figure 6: Project Location on the 1912 Revised 1922 *Fire Insurance Plan of the City of London*

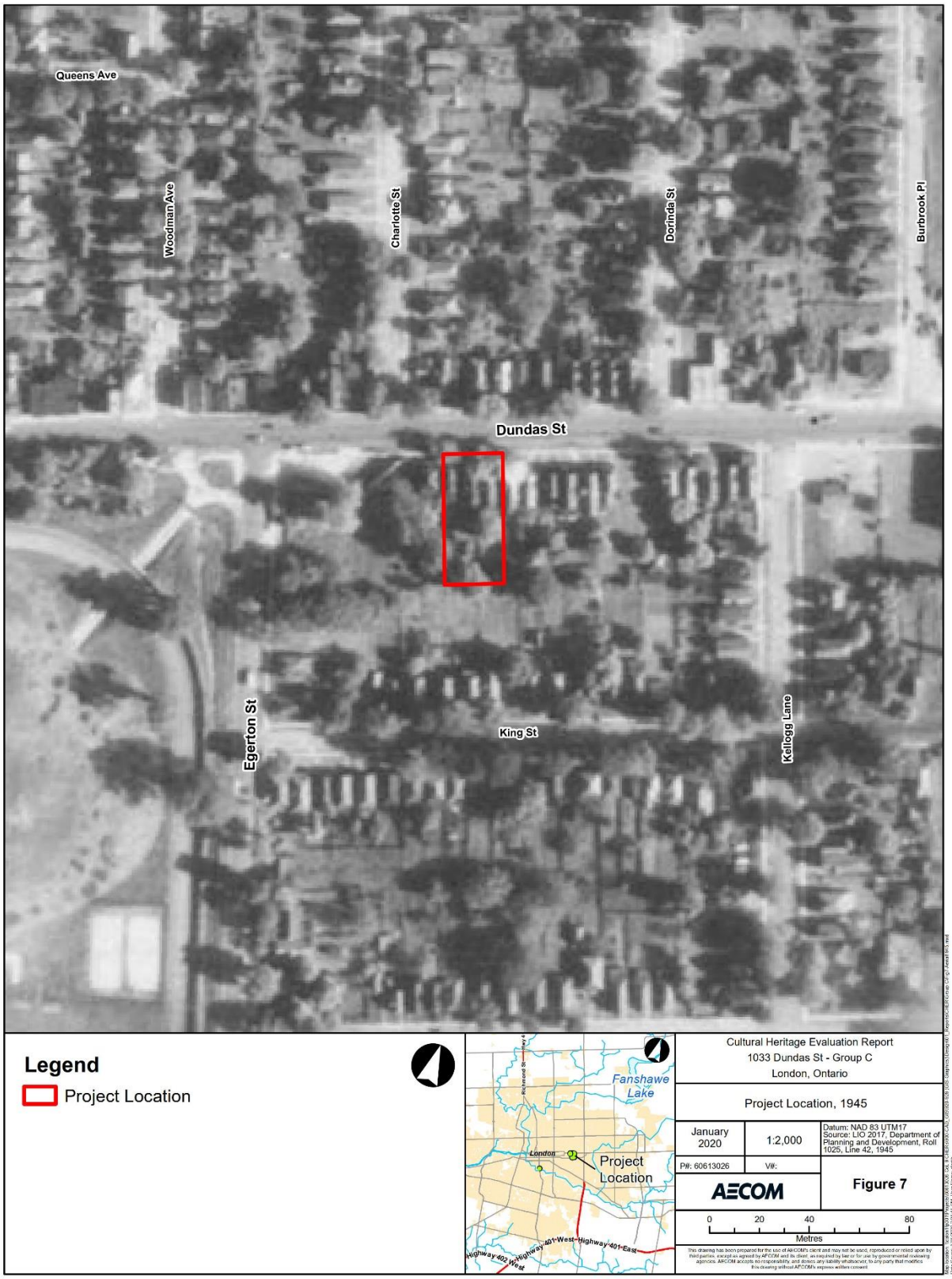


Figure 7: Project Location, 1945 Aerial Photograph

Figure 8: Project Location, 1965 Aerial Photograph

Figure 9: Project Location, 1972 Aerial Photograph

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Provincial Standards and Resources:

Ontario Heritage Tool Kit
http:// www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm
Ontario Heritage Act (2006)

Reference Guide on Physical and Cultural Heritage Resources (1996)

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)

Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

National and International Standards and Resources:

Canadian Register of Historic Places
http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada
http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada
http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

City of London

Cultural Heritage Evaluation Report
100 Kellogg Lane
London, Ontario

Prepared by:

AECOM
410 – 250 York Street, Citi Plaza
London, ON, Canada N6A 6K2
www.aecom.com

519 673 0510 tel
519 673 5975 fax

December, 2019

Project Number: 60613026

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AECOM: 2015-04-13

Signatures

Report Prepared By: DRAFT

Liam Smythe, B. URPL
Heritage Researcher

Report Reviewed By: DRAFT

Michael Seaman, MCIP, RPP, CAHP
Senior Cultural Heritage Specialist

Distribution List

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Revision History

Revision #	Date	Revised By:	Revision Description
0	December 13, 2019	L. Smythe	Draft submission to the City of London
1	January 15, 2020	M. Seaman, L. Smythe	Revised draft submission to City of London
2	January 20, 2020	L. Smythe	Revised draft submission to City of London

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) to determine the cultural heritage value of the property at 100 Kellogg Lane Street. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

The subject property contains a number of industrial buildings constructed for the Kellogg Company and its predecessors for the production of cereals and related food products. The buildings on the subject property were constructed in stages between 1914 and 1986. The property operated as a manufacturing plant until 2014 and is currently undergoing renovation to accommodate the 100 Kellogg Lane entertainment complex. Based on the evaluation of the background historical research, field review, and application of criteria from *Ontario Regulation 9/06,* the property was found to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendations:

- A Heritage Impact Assessment is required for this property to identify appropriate mitigation measures with respect to any proposed interventions;
- Further research, and an interior assessment of the property is recommended to pursue designation of the property under Part IV of the OHA, in order to inform a comprehensive designating by-law for the property.

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1. Introduction

1.1 Development Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) as to determine the cultural heritage value of the property at 100 Kellogg Lane. This property was one of twelve identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as having potential cultural heritage value or interest, and the potential to be directly or indirectly impacted by the project. The CHSR was completed as part of the Transit Project Assessment Process (TPAP) for the London BRT project. As there is an opportunity to mitigate impacts to this property, it was recommended that a CHER be completed on the property after the completion of the TPAP process in June 2019.

2. Legislation and Policy Context

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The Ministry of Heritage, Sport, Tourism and Culture (MHSTCI) is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario. The *Ontario Heritage Act* works with other legislation to support an integrated provincial framework for the identification and conservation of the province's cultural heritage resources. Other provincial land use planning and resource development legislation and policies include provisions to support heritage conservation, including:

- The *Planning Act* and *Provincial Policy Statement 2014,* which identify cultural heritage as a 'matter of provincial interest' requiring that land use planning decisions conserve cultural heritage.
- The *Environmental Assessment Act,* which defines 'environment' to include cultural heritage and ensures that governments and public bodies consider potential impacts in infrastructure planning.

The following documents have informed the preparation of this CHER:

- Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992);
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981);
- MHSTCI Standards and Guidelines for Conservation of Provincial Heritage Properties (2010);
- MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007); and
- The Ontario Heritage Toolkit (2006).

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement* (PPS) (2014) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

> 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Criteria for determining significance for the resources are mandated by the Province in Ontario Regulation 9/06.

2.1.2 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the designation of heritage properties under the *Ontario Heritage Act*. All designations under the *Ontario Heritage Act* after 2006 must meet at least one of the criteria outlined in the regulation.

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether the property is of cultural heritage value or interest:

1. The property has design value or physical value because it,

   i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
   ii. displays a high degree of craftsmanship or artistic merit;
   iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
   i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,
   ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;
   iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
   i. is important in defining, maintaining or supporting the character of an area;
   ii. is physically, functionally, visually, or historically linked to its surroundings;
   iii. is a landmark.

2.1.3 Municipal Policies

The London Plan is the City of London's new Official Plan which was consolidated on August 27, 2018. *The London Plan* focuses on three areas of cultural heritage planning, including: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources, including individual cultural heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O.Reg. 9/06.

2.2 Methodology

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 are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its social context, comparisons with similar properties, and mapping.

2.3 Consultation

Consultation has been conducted with the LACH. A draft CHSR (dated February 6, 2018) was provided for their review and comment. The LACH Stewardship Sub-Committee recommended that 104 properties which were identified by the draft CHSR to have potential cultural heritage value or interest, do not require further examination for consideration as having cultural heritage value or interest (CHVI). The LACH also recommended that an additional 30 properties, not identified by the draft CHSR, be evaluated for their potential cultural heritage value. Further, the remaining properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act* by resolution of Municipal Council on March 27, 2018.

The draft CHSR was also provided to the MHSTCI for review, and comments were received in July 2018. In response to MHSTCI comments, the CHSR was revised to include additional information on impacted properties, and a preliminary impact assessment. The property at 100 Kellogg Lane was one of twelve properties identified in the CHSR as having potential cultural heritage value or interest, which may be directly or indirectly impacted by the

project. As there is an opportunity to mitigate impacts to these properties, it was recommended that CHERs be completed following the completion of the TPAP process.

The revised CHSR (October 8, 2018) was provided to the LACH on October 10, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This CHER will be submitted and reviewed by the LACH Stewardship Sub-Committee at their January 29, 2020 meeting. Recommendations of the Stewardship Sub-Committee will be presented to LACH at their meeting on February 12, 2020.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 Pre-Settler History

The subject property is located in what was historically Westminster Township, in Middlesex County. Prior to European settlement, the present site of London and Middlesex County was occupied by several Neutral, Odawa, and Ojibwe peoples, which were driven out by the Iroquois by circa 1654 in the Beaver Wars. Archaeological investigations in the region show that indigenous people have resided in the area for at least 10,000 years. [1] The nearby Thames, with its abundant fish and game, provided a focus for each group in the sequence of Indigenous peoples, including those who were the first to practice agriculture in Canada between 500 and 1650 A.D. In the 1700s, the river attracted French fur traders and European settlers, while still being used by Indigenous groups.

3.1.2 Dundas Street

Although the municipal address for the subject property is 100 Kellogg Lane, the site fronts onto Dundas Street, one of Ontario's most historic thoroughfares. Dundas Street, also known as "The Governor's Road" was the first Road in the Province of Upper Canada. It was named for Henry Dundas, Secretary of State for the British Home Departments (1791-17940, was built on Lieutenant Governor Simcoe's orders in 1793-94. The road, located on the site of a trailed used by indigenous peoples, was cut by a party of Queen's Rangers from Burlington Bay to the upper forks, a navigable point on the Thames River, was part of a land and water communications system linking Detroit and Montreal. The road also connected the site of Simcoe's proposed capital, London, 16 miles downstream, with the larger network. While Simcoe's primary consideration was military, Dundas Street also helped to open the region for settlement.

3.1.3 East London

Prior to the 1850s, most of the land in East London remained as uncleared forest. The first development in the area began with the construction of the Great Western Railway in the mid-1850s. In 1855, Murray Anderson constructed his house at the intersection of Dundas Street and Adelaide Street. Anderson was a prosperous factory owner who would later serve as London's mayor. Anderson operated the Globe stove foundry and was planning to move his facilities to East London where space was more plentiful, and nearby lots would also be available for workers to construct their houses. Further industrial development of the area followed over the next twenty years. The discovery of oil in Lambton County created a boom in the refining industry in the mid-1860s. As refineries required large amounts of land and were frequent fire hazards, the large tracts of open land in London East were an ideal location with access to the railway. The railway industry itself also played a large role in the development of the area; maintenance shops and rolling stock manufacturers established themselves in the area during the 1870s.[2]

By 1873, the population of the area east of Adelaide Street on Dundas Street was over 2000 inhabitants. The community was incorporated as the Village of London East in 1874. Many of the industrial property owners in the area favoured incorporation as it was expected that amalgamation with the City of London would cause an increase

[1] Ellis, Christopher; Deller, D Brian. "An Early Paleo-Indian Site near Parkhill, Ontario". ASC Publications. Archived from the original on 30 September 2007. Retrieved 24 September 2009

[2] Stantec. *Old East Village Heritage Conservation District Study.* October 2004.

in property tax assessments. The Village of London East would only exist as an independent municipality for slightly more than ten years; it was eventually annexed by the City of London in August of 1884, taking effect January 1, 1885, however this part of London East was not annexed until 1912. The area continued to serve as a major industrial centre through the twentieth-century.[3] Following annexation, the former village was swallowed by the expanding City of London. Industry continued to thrive in the area, particularly during the Second World War, and into the postwar years. In recent years however, industry in the area has experienced somewhat of a downturn, with many former manufacturing plants becoming under-utilized, or closed entirely. The McCormick Foods plant at 1156 Dundas Street closed in 2008; Kellogg's London plant followed suit in 2014.

3.2 Kellogg's

The origins of the Kellogg Company began in 1876, when Dr. John Kellogg was appointed to oversee the operation of the Battle Creek Sanitarium, an early health resort in Battle Creek, Michigan. Under Dr. Kellogg's direction, the facility became a popular destination for upper- and middle-class Americans seeking improved health and rejuvenation.[4] The "San", as it became known, stressed the importance of a good diet, fresh air, and exercise, along with then-popular treatments such as hydrotherapy and electrotherapy to treat specific ailments and afflictions.[5] Dr. Kellogg also employed his brother, William Keith Kellogg, as business manager. In 1897-98, while attempting to develop an easily digestible type of bread, the two brothers created a flake-style cereal out of toasted, dried dough.[6] The product was originally marketed as "Granose" and sold by Dr. Kellogg's Sanitas Food Company. Improvements to the product followed, and a variety of similar cereal products appeared, including Postum, created by former Sanitarium patient C.W. Post.[7]

Despite its popularity, Dr. Kellogg declined to invest in the development of the business. William however capitalised on the economic potential of the product and founded the Battle Creek Toasted Corn Flake Company with a former Sanitarium patient in 1906. William launched an aggressive advertising campaign and the business grew rapidly during the early twentieth century. A bitter rivalry ensued between the two brothers. William renamed the business the Kellogg Toasted Cornflake Company in 1909; and later successfully sued his brother for the rights to the Kellogg name after a twelve-year long lawsuit. The two did not speak to each other again for forty-one years.[8] Under William's direction, the company expanded into Canada in 1914, and introduced a variety of new cereal products including All-Bran in the 1916, and Rice Krispies in 1928.[9]

3.3 Land Use History

3.3.1 1810-1865

The subject property is located on the north half of what was originally Lot 10, Concession C in London Township. Land Registry records indicate that the original Crown Patent for the north half of Lot 10 was granted to Jessie Kemp in 1833. Kemp sold the property later that same year to Elmer Stinson. Samuel Park (the township's first full-time jailer) purchased the entire 100-acre lot from Stinson in 1835. Park held ownership of the lot for almost twenty years. *A History of the County of Middlesex* published in 1889 notes that Park was one of the first few residents of London East when it established itself as a village in the 1850s.[10] In 1853, Park sold the property to brothers

[3] Ibid.
[4] "Snap, Crackle, and Pop: The Kellogg Brother's Angry Rise to Fame". *Maclean's,* July 15, 1961, p. 10-11
[5] Ibid. p. 11
[6] Ibid. p. 35
[7] Ibid. p. 11
[8] Ibid. p. 36
[9] B.S. Scott. *Economic and Industrial History of the City of London.* Thesis, University of Western Ontario, 1930. p. 203
[10] *A History of the County of Middlesex.* Toronto: W.A. & C.L. Goodspeed, 1889. p. 409

William and David Glass. William and David were both born in the London area; their father Samuel Glass Senior had arrived in Middlesex County from Ireland in 1819. The two brothers originally worked in the flour and grain business before David moved to California during the 1850s. William went on the serve as Sheriff of the City of London, and as a member of City Council.[11]

3.3.2 1865-1912

During the mid-nineteenth century, East London began to develop as a manufacturing and industrial centre. During the 1850s and 1860s, the Glass brothers sold off parcels of the property as building lots. The 1862 Tremaine Map of Middlesex County shows that the north section of neighbouring Lot 11 had already been subdivided at that time, and the street grid established. The original name of what is now Kellogg Lane was Eva Street, named for the wife of Samuel Glass. The street was renamed Kellogg Lane in the 1960s.[12] The earliest Fire Insurance Plan to cover this section of what is now the City of London is the 1892, revised 1907 plan which shows that the immediate area around the subject property was still quite sparsely populated at that time. The southeast corner of the Dundas Street intersection was at that time occupied by several small brick houses. There are some inaccuracies with the 1897, revised 1907 plan however. A small building identified as the "Battle Creek Health Food Company" is identified on the subject property. This is almost certainly a later addition to the map as the company did not acquire the property until 1912.

There also appears to be some conflicting accounts as to how the London-based Battle Creek Health Food Company came to be established. Kellogg's itself credits Dr. John H. Kellogg with establishing the London branch of the company in 1905, however a thesis published by Western University student Benjamin Scott in 1930 credits Toronto-based doctors S. Powell and Van Nostrand with establishing the company as a branch of the American firm.[13] The company originally operated out of a small building on Grey Street at the intersection of William Street, and produced a variety of cereal products. This business venture was not a success and folded in January of 1906. A group of London businessmen then purchased the insolvent company's assets, as well as the rights to its name and recipes. The group paid Dr. Kellogg $75,000 for the rights to manufacture his product and named the new venture the Battle Creek Toasted Cornflake Company. Although William Keith Kellogg's company used the same name between 1906 and 1909, the new Canadian firm was not related. By focusing on the production of cornflakes alone, the company expanded rapidly and outgrew its Grey Street location. The company acquired the property at the intersection of Dundas Street and Eva Street in 1912 for the construction of a new plant, the same year that this section of the former East London was annexed by the City of London.[14]

3.3.3 1912-1945

The Battle Creek Toasted Cornflake Company was lured to East London for the same reasons other manufacturers were. Ample amounts of land were available for expansion, and connections to nearby railways allowed for easy shipments of raw materials and finished products. The original section of the Battle Creek Company plant was constructed on the south side of Dundas Street in 1914, immediately west of the railway spur line which connected then connected the Canadian Pacific Railway with the Grand Trunk Railway. This four-storey red brick building forms the easternmost section of the present Dundas Street building. Kellogg's accounting documents from the Western University Archives show that the cost of erecting the structure and installing equipment was over $120,000. The plant was attributed to noted London architect John M. Moore (1857-1930),[15] however no primary-source drawings or documents were located to confirm this. Originally trained as a surveyor and engineer, Moore

[11] Ibid, p. 832
[12] Hank Daniszewski. "*Make Cereal Giant's Street Name Toast*". *London Free Press.* February 26, 2014
[13] Frederick Henry Armstrong. *The Forest City: An Illustrated History of London Canada.* Windsor Publications, 1986. p. 282
[14] Ibid, p. 282-283
[15] Nancy Z. Tausky & Lynne D. DiStefano. *Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration.* University of Toronto Press, 1986. p.356

established himself as an architect in London after training under George F. Durand. Moore was responsible for the design of many factories and industrial buildings in London. His projects included the Empire Brass Manufacturing Company plant, the power plant of the Canadian General Electric Company, and car house facilities for the London Street Railway Company.[16]

As indicated on the 1912, revised 1915 Fire Insurance Plan, the new Battle Creek Company building contained two dryers, an oven room, office space, manufacturing floor space and a coal fired steam plant at the western end. Electricity was used to power the plant's production machinery and assembly lines; steam was produced on-site to be used in the cooking process.[17] Kellogg's accounting documents show that a $70,000 addition was added to the plant later in 1914, and a corn mill and grain elevator to process the raw corn was added in 1917 at a cost of $73,000. The addition of the corn mill allowed the company to preform the entire production process in Canada. White corn was imported from the United States as the yellow corn grown in Ontario was considered unsuitable for cornflake production. A new subsidiary company was also formed with the addition of the corn mill, selling waste products of the milling process as animal feed.[18]

Around 1916, William Keith Kellogg established a Canadian branch plant of his American-based Kellogg Toasted Cornflake Company in Toronto. William's company also manufactured cornflakes according to his brother's recipe and marketed their product in packages which were largely similar to those of the Battle Creek Toasted Cornflake Company. Litigation ensued in the early 1920s, which resulted in the American Kellogg Toasted Cornflake Company absorbing the London-based Battle Creek Company in 1923.[19]

In 1924, Kellogg's moved their Canadian operations to the larger London plant. Almost immediately, the company began enlarging and improving the plant. New machinery was installed to automate production as much as possible.[20] The existing building was expanded at a cost of $70,000, bringing the total floorspace of the plant to over 30,000 square feet. The London-based architectural firm of Watt & Blackwell was retained for these additions, which were completed in 1926-1927; construction of the building was contracted to the Toronto firm of Sullivan & Fried.[21] Much of this expansion was necessitated by the addition of new products to the Kellogg's line during the 1920s, such as All-Bran and Rice Krispies cereals. By the end of the 1920s, the Kellogg's London plant employed an average of 160 people and was operating twenty-four hours per day during busy periods.[22] 1930-1945

With the arrival of the Great Depression in 1929, businesses were faced with declining profits and were often forced to lay off large numbers of employees. Most manufacturers scaled back production at this time and any further expansion of manufacturing facilities was cancelled. Kellogg's adopted the unusual strategy of increasing spending during this time; William Keith Kellogg doubled the company's advertising spending in 1930. Buoyed by its popularity as an inexpensive food item, sales of cereal increased at this time.[23] Expansion of the London plant continued; a detached powerhouse and boiler room were constructed on the south side of the property along King Street in 1931. To design this powerhouse, Kellogg's retained notable American architect, Albert Khan. Nicknamed "The Builder of Detroit" for his architectural contributions to that city, Kahn was the one of the foremost industrial architects of the early-twentieth centuries. Much of Kahn's work was focused on automobile plants, particularly in the Detroit area. His Canadian clients included General Motors in Oshawa, and Chrysler in Walkerville. Noted for his use of reinforced concrete, Albert Kahn revolutionised industrial architecture through his simple, efficient designs, with extensive use of glass and reinforced concrete.[24]

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[16] Ibid, p.355
[17] Scott. *Op Cit.* p. 203
[18] Ibid. p. 203
[19] Armstrong. *Op Cit.* p. 283
[20] B.S. Scott. *Op Cit.* p. 205
[21] "Kellogg Company to Erect $50,000 Addition to Plant". *The Globe and Mail.* July 31, 1926
[22] B.S. Scott. *Op Cit.* p. 205
[23] James Surowiecki. "Hanging Tough". *The New Yorker.* April 13, 2009
[24] "Kahn, Albert". *Biographical Dictionary of Architects in Canada, 1800-1950.* http://dictionaryofarchitectsincanada.org/. (Accessed November 2019)

Further improvements were made to the plant in 1933, when a 54 x 100 foot building was constructed at the west end of the existing plant. The new building housed the machine shop, freeing up space in the existing plant for new equipment. The *Globe and Mail* noted that the design of the building would be "in harmony" with the existing structures on the property. Construction was to begin in the spring of 1933, however the construction date was moved forward to provide employment during the winter months. The architect of this addition was not noted, however the Piggot Construction Company of Hamilton served as contractors.[25] In 1934, the main Dundas Street building was extended again. A four-storey, 92 x 102 foot addition was constructed on the western end of the existing building.[26] Albert Kahn was once again retained as architect, although the design of the addition was largely similar to that of the existing building. The new addition added approximately 49,000 square feet of floor space, and housed the company's executive offices, and an expanded packing floor.[27] It appears that no further additions to the plant were completed during the 1930s.

3.3.4 1945-1982

Few specific details of the plant's postwar growth were determined. A review of the 1945 Aerial Photographs of the City of London, and the 1958 London Fire Insurance Plans shows that a large warehouse was constructed in the block between King Street and York Street (now Florence Street), at the eastern edge of the property sometime between those dates. Details of the building's design and a specific date construction were not determined. The 1958 Fire Insurance Plan indicates that the warehouse contained a train shed and siding which connected to the railway spur line at the eastern edge of the property. The building was connected by means of an elevated conveyor belt over King Street which was then a through-street between Eleanor Street and Eva Street (now Kellogg Lane). In 1954, Kellogg's Canadian operations merged with Pillsbury Canada Ltd. The new partnership was formed to produce and distribute Pillsbury's cake mixes in Canada. To accommodate the new production lines, Kellogg's and Pillsbury purchased the neighbouring building to the east of the Kellogg plant from the Kelvinator Corporation and converted it to a new production facility.[28]

In July 1960, the *Globe and Mail* announced that a three-storey, $1,000,000 addition would be constructed at the London plant, but further details of the project were not determined. A review of historic aerial photos suggests that this is referring to the four-storey western extension of the Dundas Street building. Construction of the building was delayed due a plumber's union strike in 1961.[29] After the plant was extended westward to the Dundas Street and Eva Street intersection, Eva Street was renamed Kellogg Lane in the early 1960s.[30] No further additions appear to have been made to the plant during the 1960s and 1970s. In 1969, Kellogg's took over control of the Canadian Salada Foods Limited, moving some operations from Salada's Toronto plant to London. The *Globe and Mail* reported in 1972 that Kellogg's had shut down parts of its London operations during the 1970-72 period as a result of a nation-wide industrial slump.

3.3.5 1982-Present

In 1982, Kellogg's announced their $110,000 "Millennium Plan" or "Plan 2000" which would increase the plant's square footage by fifty percent and increase production by thirty to forty percent. Promoted as an "advanced-technology" cereal plant, a massive five-storey concrete-clad addition with a curved glass curtain-wall was constructed on a site southwest of the original Dundas Street building, previously occupied by a surface parking

25 "Kellogg Co. Adds to New Plant" *The Globe and Mail.* December 31, 1932
26 "Construction Underway on New Company Building". *The Globe and Mail.* January 2, 1934.
27 Ibid.
28 "Pillsbury-Kellogg Form New Firm". *The Globe and Mail.* April 1, 1954
29 "Big London Projects Halted Over Plumber's Dispute". *The Globe and Mail.* July 11, 1961
30 Daniszewski. *Op Cit.*

lot.[31] With the completion of the Millennium Plan expansion in 1986, the Kellogg's plant and associated parking lots now occupied the entire block bounded by Dundas Street, York Street, Kellogg Lane, and the railway spur to the east.

The facility continued to thrive during the 1990s and early-2000s before experiencing a downturn in the 2010s. Kellogg's cited changes in consumer tastes as the reason for the downturn, with consumers eschewing breakfast cereals in favour of "on the go" options such as granola bars, yoghurt, and fast-food breakfast sandwiches.[32] In 2013, the London plant produced an estimated 67 million kilograms of cereal product, down from 73 million the year before. At that time, the plant employed around 500 people. In November of that year, Kellogg's announced that 110 staff members would be laid off. In December, it was announced that the entire plant would close by the end of 2014 as part of a global restructuring of company facilities. A manufacturing plant in Australia was also set to close, and facilities in Thailand expanded. The London plant was noted as being the oldest production facility in the company and becoming increasingly expensive to operate. The plant produced its last box of cereal (a package of Frosted Flakes) on December 10th, 2014.[33]

After sitting vacant for three years, the property was purchased by a group of developers who announced plans to renovate the former Kellogg facility into a 170,000 square foot complex known as "100 Kellogg Lane".[34] The new development would combine office space, a brewery, and a family fun park called The Factory, with trampolines, go-karts, mini golf, and an arcade. 100 Kellogg Lane has opened in stages since 2018, and development is ongoing at the time of writing. Current tenants include The Factory, Powerhouse Brewery, Paradigm Spirits Company, Drexel Industries, the London Children's Museum, and the Canadian Medical Hall of Fame which moved from its former downtown location in July 2019 and will reopen in the spring of 2020.[35] As part of the renovation, the 1917 Corn Mill silos were demolished in 2018.

31 "Kellogg Salada Plans Cereal Plant Expansion". *The Globe and Mail.* February 10, 1982
32 "Kellogg Plant to Close: 500 Jobs Lost". *Toronto Star.* December 10, 2013
33 "Kellogg's London Officially Ends Cereal Production Today". *CBC News.* December 10, 2014
34 Colin Butler. "London's Old Kellogg's Plant to Become Huge Indoor Fun Park". *CBC News.* August 16, 2017.
35 Andrew Graham. "Canadian Medical Hall of Fame Relocating to 100 Kellogg Lane". *Global News.* March 31, 2019.

4. Existing Conditions

4.1 Landscape Context

The subject property occupies the entire south side of Dundas Street between Kellogg Lane and Eleanor Street. Dundas Street is a major east-west four-lane arterial road which carries traffic into and out of the downtown core from east of the City. Land uses along Dundas Street in this area consist primarily of large-scale former industrial, industrial buildings, most of which date to the early-twentieth century. These include the vacant former McCormick plant at 1156 Dundas Street and the former Ruggles Truck Company Plant (later the Kelvinator Plant) at 1152 Dundas Street which is currently occupied by an automobile dealership. Street-level parking lots associated with these facilities occupy much of the street frontage along Dundas Street and Kellogg Lane. A railway spur line follows a north-south orientation at the eastern edge of the property, with sidings connecting to the original Kellogg plant building on Dundas Street. To the southeast of the property, a number of small detached homes are located along Eleanor Street between King Street and Florence Street.

4.2 Architectural Description

4.2.1 Dundas Street Buildings

The earliest section of the Kellogg plant is located on the northern edge of the property, on the south side of Dundas Street. The buildings were completed in stages between 1914 and 1934 and exhibit similar design traits. The structure is four-storeys in height, with a flat roof. It is clad in red bricks and sits on a cut-stone block foundation. The Dundas Street façade is divided into a series of 27 recessed bays. These bays are all of uniform width, with three courses of corbelled brickwork in the upper edge of the bay. From east to west, a joint is visible between the tenth and eleventh bay, indicating where the 1933 extension was grafted onto the original 1914 building. Another, more subtle joint also appears to be visible between the eighteenth and nineteenth bays, where the 1934 addition was constructed. The westernmost eight bays of the façade six storeys in height, where the 1960-61 extends over the 1934 building, although there are no window opening on the fifth or sixth floors. It appears that each bay originally had a window opening in the foundation, however these have since been filled in with concrete block like that of the foundation. The second, third, and forth storey window openings have thin concrete sills with large concrete lintels. Window openings in the westernmost six bays have been modified; several have been filled in with glass block, or windows of smaller proportions.

A four-storey wing (the 1914 addition) extends south from the eastern end of the Dundas Street buildings. The southwest corner of this extension forms a roughly thirty-degree angle to accommodate the railway siding to the south of it. The eastern façade of this building is divided into six articulated bays with chamfered concrete capitals. These capitals connect to the concrete lintels of the fourth-floor windows. Each bay originally contained paired window openings on the second, third and fourth floors, however many of these have been filled in with bricks.

4.2.2 Powerhouse Building

The detached powerhouse building is located in a courtyard at the rear (south) of the Dundas Street buildings. The northeast corner of the structure has a flat-roofed tower which extends above the roofline. The roofline has a simple concrete cornice brick detailing below, similar to that of many Albert Kahn designed buildings. Shallow recessed bays are located on the north and east side of this tower, the north façade serving as the main entrance to the

Powerhouse Brewery restaurant located in the building. The remainder of the north façade is divided into bay by flattened brick pilasters and have large industrial-style metal framed windows. A single-storey wing extends across the width of the façade, with large, modern patio doors. The rear façade exhibits similar design details to that of the front. It appears that this façade once had large window openings which have since been filled in with brick. A pair of tall, freestanding metal-clad chimneys are located on the south side of the powerhouse building.

Also located within this courtyard, to the north of the powerhouse is a two-storey structure with a flat roof, clad in red brick. This building is labelled on the 1912, revised 1940 Fire Insurance Plan as “Machine Shop”. The 1958 Fire Insurance Plan labels the building as “Stores” and “Cafeteria”. The difference in brick could between the first and second-storeys suggests that the second-storey was added later. Ground floor windows on the south and east side of the building have been filled in with brick.

4.2.3 c.1960-61 Addition

Believed to be constructed circa 1960-61, this addition consists of a six-storey, roughly L-shaped addition on the western end of the original Dundas Street buildings, and a windowless five-storey addition along the east side of Kellogg Lane. Both elements of this addition are clad in red brick and have a flat roof. Along the Dundas Street façade is a two-storey glass and aluminium entrance way which extends east to connect with the original buildings. The design of the building is largely utilitarian, with few decorative details. Window openings are roughly square, although differences in the brickwork suggest that the windows were originally of a horizontally oriented design.

4.2.4 1982-1986 Addition

Completed in between 1982 and 1986, this Post-Modern style addition extends south from the 1960-61 addition and consists of four buildings, which vary in height between four- and six-storeys. All have flat roofs. The exterior of these buildings are clad with vertically ribbed concrete panels, with smooth concrete banding at the floor levels. The most distinctive feature of this addition is the six-storey curved glass curtain wall at the southwest entrance to the building. This curtain wall extends up the entire height of the building from the front entrance.

4.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the City of London, and to determine if the property “is a rare, unique, representative, or early examples of a style, type, expression, material or construction method” as described in O.Reg. 9/06.

Comparative examples of large, early nineteenth-century industrial plants were located within the City of London. All these examples are between two and six-storeys in height and were originally constructed as manufacturing plants. Examples of manufacturing plants attributed to John M. Moore and Watt & Blackwell were identified in the City of London. Comparative examples of manufacturing plants attributed to Albert Kahn were identified in other Ontario cities, as no other examples of Kahn’s work exist with London.

Seven comparable properties were identified. However, this sample does not represent all available properties, and is rather intended to be a representative selection (**Table 1**). Various similar or comparable properties are located throughout the City, however, these seven were identified to provide similar examples for the purposes of this report. The following observations were noted in analyzing the comparable properties.

Of these examples:

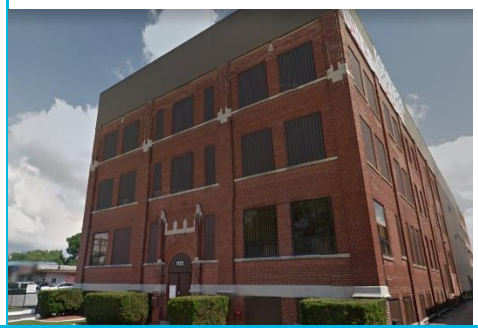
- All include buildings that were originally constructed as manufacturing plants;

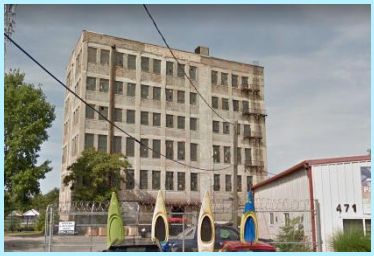
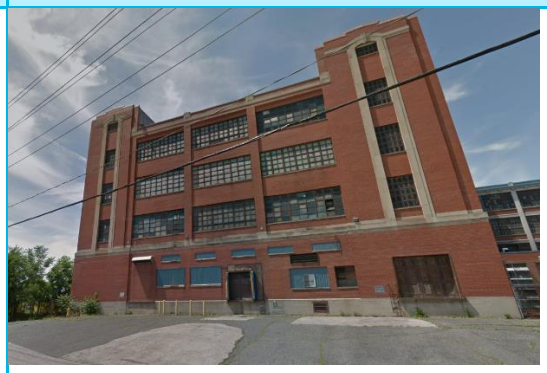
- All have had additions to the original building;
- All have flat roofs;
- Five are clad with exterior brick;
- Four are in East London;
- Two are attributed to Watt & Blackwell;
- One is attributed to John M. Moore;
- Three (outside of London) are attributed to Albert Kahn;

Each of these identified examples were constructed to serve a specific purpose and therefore exhibit unique designs, the comparative analysis suggests that the subject property is relatively unique in terms of its design, despite sharing some design details with other industrial structures of the period. As with most other industrial buildings constructed in the early part of the twentieth century, the property at 100 Kellogg Lane has evolved over the course of its existence as the company's operations expanded. Few industrial properties of this size and scale can be found in the City of London. The former McCormick Biscuit Plant at 1156 Dundas Street appears to be the only manufacturing plant of the period which compares with the 100 Kellogg Lane property in terms of scale. From a comparative perspective, the property can be considered a rare, representative example of an evolved early-twentieth century manufacturing plant.

Furthermore, the 1931 powerhouse, and 1934 addition to the Dundas Street building represent rare examples of Albert Kahn's work in Canada, and constitute the sole examples of his work in the City of London

Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology

Address	Recognition	Picture	Age	Material	Style
1156 Dundas Street	Designated, Part IV		1914	Concrete/brick with white glazed terra-cotta cladding.	Former McCormick Biscuit plant. Four-storey main building with various extensions. Watt & Blackwell Architects.
1173 Dundas Street	None		c. 1931	Brick - red	Four-storey red-brick industrial building with flat roof. Single-storey extension.

471 Nightingale Avenue	None		1917	Concrete/brick	Six-storey flat-roof industrial building, formerly Hunts's flour mill. Watt and Blackwell Architects.
1100-1108 Dundas Street	None		1907	Concrete/brick with exposed aggregate panels on south façade	Two-storey flat-roof industrial building. Formerly occupied by Empire Brass Company. John M. Moore, architect.
3001 Riverside Drive, Windsor, Ontario	Listed (City of Windsor)		1922-1923	Red brick with cast-concrete detailing	Ford Motor Company Plant. Brick detailing below cornice. Six-storey massing with articulated bay façade on north side, large metal framed windows. Designed by Albert Kahn.
101 Glasgow Street/149 Strange Street, Kitchener, Ontario	Listed (City of Kitchener)		1912-13	Red brick with cast-concrete detailing	Dominion Tire Company manufacturing plant. Large industrial complex designed by Albert Kahn. Articulated bay façade with large windows and decorative cornice. Flat roofed towers at corners.

672 Dupont Street, Toronto, Ontario	Listed (City of Toronto)		1914	Red brick with cast-concrete and copper detailing.	Former Ford Motor Company manufacturing plant. Designed by Albert Kahn. Five-storey massing with flat roof. Articulated bay façade with decorative copper cornice.

4.4 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MHSTCI 2006), *"Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property."* The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by way of a qualified heritage engineer, building scientist, or architect.

As with many industrial plants of this age and scale, the Kellogg Company's London Plant has evolved and expanded over the course of its existence to suit the needs of a growing company. Starting with the 1914 Dundas Street building, the plant has been enlarged multiple times between the 1910s and the 1980s. Each of these additions is directly related to the growth of Kellogg's operations. The property now contains a variety of buildings, exhibiting different design details, scale and massing. The earliest structures on the property are prominently located on Dundas Street, and are among the most visible elements of the complex. Although the property is no longer being used for its original purpose, its design, and associated landscape elements including the railways spur on the eastern edge of the property continue to convey its original purpose. The property is considered to have integrity as an example of an evolved industrial complex, with its earliest elements dating back to the early nineteenth century.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has *design or physical value* because it:		
i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	Yes	The property at 100 Kellogg Lane contains a number of large-scale industrial buildings constructed between 1914 and 1986. Comparative analysis and research suggest that structures are constitute a rare, representative example of an evolved, early twentieth-century manufacturing plant in the City of London.
ii) Displays a high degree of craftsmanship or artistic merit.	No	No evidence was found to suggest that any of the Kellogg's property displays any unusual degree of craftsmanship or artistic merit. All buildings on the property are fairly typical of commercial/industrial buildings for the period in which they were constructed.
iii) Demonstrates a high degree of technical or scientific achievement.	Yes	The powerhouse building may demonstrate high technical achievement in its construction, however as evaluation was confined to the exterior of the buildings only, visual verification was not possible at the time of writing.
2) The property has historic or associative value because it**:**		
i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	Yes	The Kellogg plant at 100 Kellogg Lane was in operation at this location between 1914 and 2014. The property has direct associations with the development of the East London area as a manufacturing centre, and the role manufacturing has played in the City of London over the course of the twentieth century.

ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The property does not yield any information towards understanding the community or its culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	Yes	The earliest section of the Dundas Street building is attributed to John M. Moore, a London architect responsible for many industrial buildings during the late-nineteenth and early-twentieth centuries. Later additions to the Dundas Street building are attributed to the London-based firm of Watt and Blackwell, who were responsible for many industrial buildings of the period in the City of London. The 1931 Powerhouse and 1934 Dundas Street addition represent the work of prolific American architect Albert Kahn, who revolutionised the design of industrial buildings in the early-twentieth century. Comparative analysis suggests that these two structures constitute the only examples of Kahn's work in the City of London.
3) The property has contextual value because it**:**		
i) Is important in defining, maintaining, or supporting the character of an area	Yes	Tangible elements to the definition of character are the building's large physical presence, the dominant structural feature in the neighbourhood, covering most of a city block as the centrepiece of a mixed-use community. While the plant was in operation it would have provided intangible heritage elements of sounds, activities and aromas that would also have contributed to the character of this East London neighbourhood.
ii) Is physically, functionally, visually or historically linked to its surroundings	Yes	As one of the largest surviving East London industrial plants, the subject property is historically linked to its surroundings in this

		mixed-use neighbourhood. The plant would have been a primary employer in the area, and was a catalyst for growth. . Nearby properties consist of other large manufacturing plants dating to the same time-period would have been attracted to this thriving industrial complex, as well as small detached and semi-detached houses were built in response to the demand for housing among employees among employees of these plants. The rail spur on the property historically links the property to the railway facilities which originally spurred the industrial development of east London.
iii) Is a landmark	Yes	The large scale and height of the former Kellogg plant dominates the local landscape and is considered a landmark. Additionally, less-tangible elements including smells and noise while the plant was in operation would have contributed to its landmark status in East London.

6. Conclusions

6.1 Statement of Cultural Heritage Value or Interest

6.1.1 Description of Property

The former Kellogg Company's London Factory property consists of an approximately 7.6 hectare site; it is roughly bounded by Dundas Street, York Street, Kellogg Lane, and Eleanor Street. The property contains a number of former industrial buildings of varying age and design, along with associate parking lots and infrastructure. These buildings were constructed in stages between 1914 and 1986. The property was used as a manufacturing facility and office space for the Kellogg Company prior to its closure in 2014. Is it under renovation and being converted to an office and entertainment complex known as "100 Kellogg Lane", which has been opening in stages since 2018.

6.1.2 Cultural Heritage Value

The subject property at 100 Kellogg Lane, is one of the most prominent early 20th Century industrial brick complexes remaining in East London. The subject property has significant associations with the industrial development of the East London area during the early part of the twentieth century. Situated in the heart of its East London neighbourhood, among related industrial, residential and commercial buildings, the Kellogg Company factory in London is a well-known local landmark that has defined the character of this neighbourhood and the industrial history of East London and London in general since its construction.

Established at this location in 1912 by the Battle Creek Toasted Cornflake Company. The earliest building on the property was constructed in 1914 to manufacture cornflake cereal and over its 100-year operation over 20 varieties of products were manufactured at the plant and shipped to locations across Canada. The corn flakes, frosted flakes and other cereals produced here were some of the most popular breakfast products in the 20th Century. This enterprise was started by a group of London-based businessmen who purchased the rights and recipes to manufacture cornflakes cereal from its inventor, Dr. John Kellogg. As a result of litigation between Dr. Kellogg and his brother, William Keith Kellogg, the London plant was taken over by William Keith's *Kellogg's Toasted Cornflake Company* in 1924.

The Kellogg Company Factory represents a major manufacturer and employer on Dundas Street in East London for 100 years. Expanded in stages between 1914 and the 1980s, the existing buildings are typical of the evolution of industrial masonry construction through the 20th Century.

This building, located at the eastern end of the property on Dundas Street has been attributed to John M. Moore, a prolific London-based architect of the late-nineteenth and early-twentieth centuries. Moore was responsible for the design many industrial buildings constructed in and around London at this time. Further additions to the plant were completed in the 1920s, attributed to the London-base architectural firm of Watt and Blackwell. Watt and Blackwell were responsible for large-scale plants nearby, including the McCormick Biscuit Plant at 1156 Dundas Street.

In 1931, Kellogg's retained American architect Albert Kahn to construct a detached powerhouse to the south of the Dundas Street buildings. Described as the "Builder of Detroit" for his architectural contributions to that city, Kahn revolutionised factory design through his simple, efficient designs and ample use of glass. Kahn was also retained by Kellogg's to complete a four-storey addition to the main Dundas Street building in 1934. The powerhouse and 1934 addition constitute the sole surviving examples of Kahn's work in the City of London.

Kellogg's vacated the plant in 2014, citing declining sales of breakfast cereals. After sitting vacant for three years, the property was purchased by a group of London developers who are in the process of renovating the property into the *100 Kellogg Lane* entertainment and office complex, which has been opening in stages since 2018.

Although manufacturing operations have now ceased, the Kellogg's factory buildings are a testament to the history and character of this East London neighbourhood and a reminder of the industrial heritage of the City of London.

6.2 Heritage Attributes

The heritage attributes that reflect the cultural heritage value of the Kellogg Company's London factory property as an important example of an early 20th century industrial style that reflects alterations, changes in function, and evolution throughout more than a century of operation include its:

- Plain but imposing design of rectangular buildings of red brick construction
- Location of property on south side of Dundas Street between Kellogg Lane and Eleanor Street;

1. Main 1914 Dundas Street building, with 1926-27, 1933, and 1934 additions;
    - Red brick exterior cladding
    - Flat roof
    - 27-bay façade with corbelled brickwork at top of bays
    - Concrete window sills, lintels, and pilaster capitals
    - Rusticated Stone block foundation
    - Articulated bays
    - Uniformity of the façade across much of the Dundas Street frontage
2. 1934 Powerhouse Building
    - Vertical massing
    - Tower and entrance at northeast corner of structure
    - Red brick cladding
    - Large metal-framed windows
    - Articulated bays
3. Landscape Elements including:
    - Railway spur along eastern edge of property
    - Metal-clad chimneys at rear of powerhouse building

Key attributes that express the value of the Kellogg Company Factory complex as a landmark that continues to define the industrial/mixed use character and history of the neighbourhood include:

- Its location in the centre of the neighbourhood, adjacent to Dundas Street and the Railway spur which forms significant vistas from various location within the neighbourhood, the population of which in its early days would likely have been dominated by people who worked at the plant and lived in the vicinity primarily from Dundas Street but also from Florence Street, King Street, Kellogg Lane, Burbrook Place and Nightingale Avenue

7. Recommendations

The subject property includes a series of large industrial buildings, constructed by Kellogg's and its predecessor between 1914 and 1986. Based on the evaluation of the background research, historical research, site investigation, and application of the criteria from Ontario Regulation 9/06, the subject property was determined to demonstrate significant cultural heritage value.

The CHER recommends that a Heritage Impact Assessment is required for this property to identify appropriate mitigation measures, with respect to any proposed interventions. Further research, and an interior assessment of the property is recommended to pursue designation of the property under Part IV of the OHA, in order to inform a comprehensive designating by-law for the property.

8. Images

Image 1: The Kellogg plant circa 1926-27 (London Public Library - London Room)

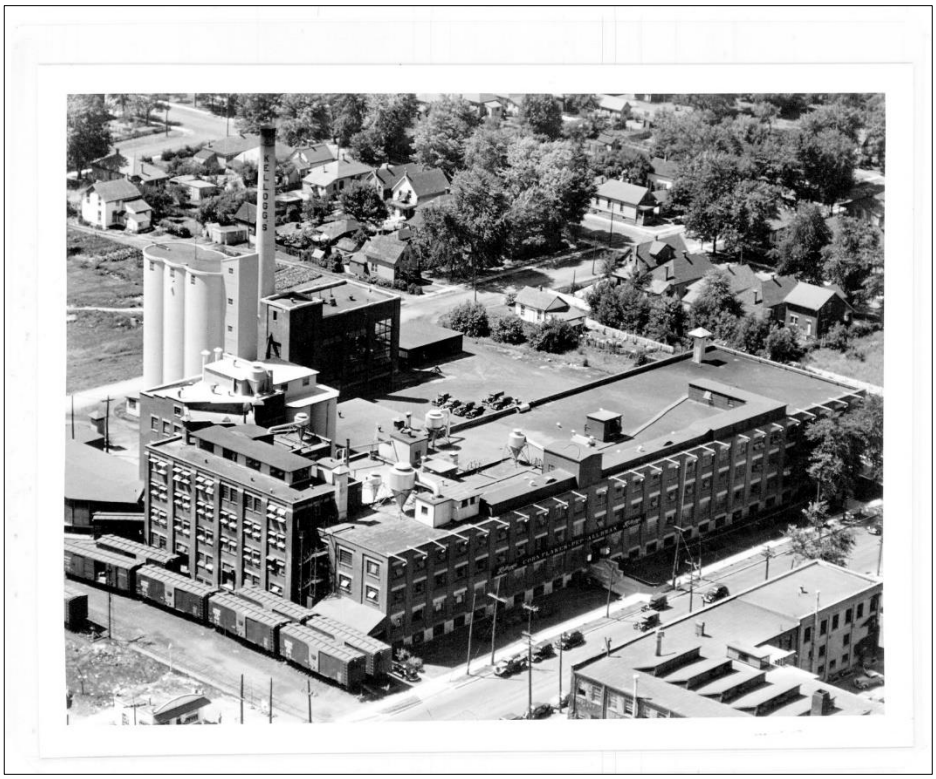


Image 2: 1941 aerial view, showing powerhouse at rear (London Public Library - London Room)

Image 3: Looking east along Dundas at Kellogg Lane (then Eva Street), showing new plant addition, 1961 (London Public Library - London Room)

Image 4: Detail of window treatment (AECOM, 2019)

Image 5: Detail of window treatment (AECOM, 2019)

Image 6: Detail of foundation and joint between 1914 and 1933 structures (AECOM, 2019)

Image 7: 1960-61 glass and aluminium entranceway, north facade (AECOM, 2019)

Image 8: 1960-61 addition, looking east from Kellogg Lane (AECOM, 2019)

Image 9: 1982-86 addition, looking northeast from Kellogg Lane (AECOM, 2019)

Image 10: Rear of property looking northwest from King Street (AECOM, 2019)

Image 11: Looking west along King Street towards powerhouse (AECOM, 2019)

9. Mapping

All mapping related to the subject property is located on the following pages.

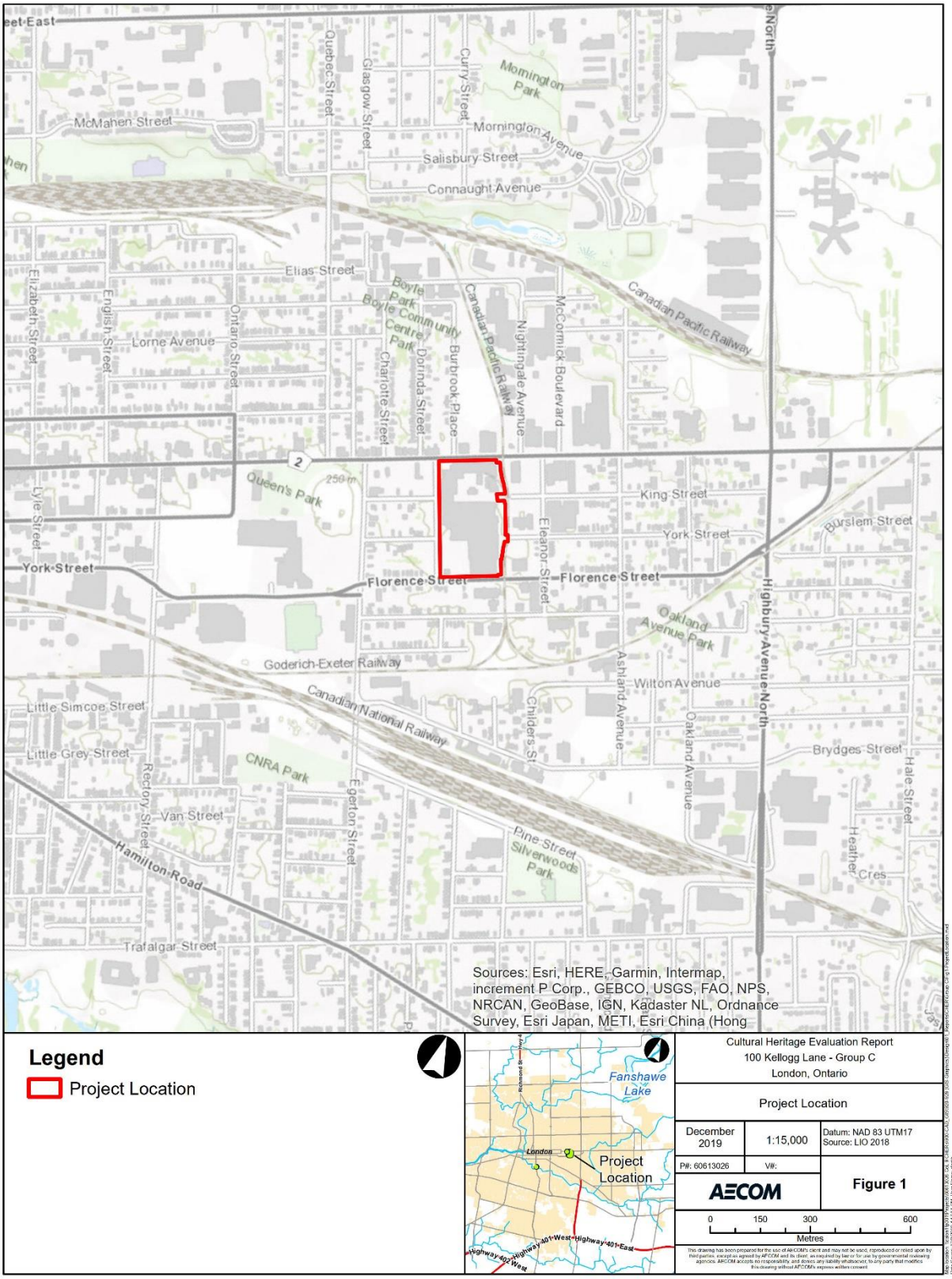


Figure 1: Project Location

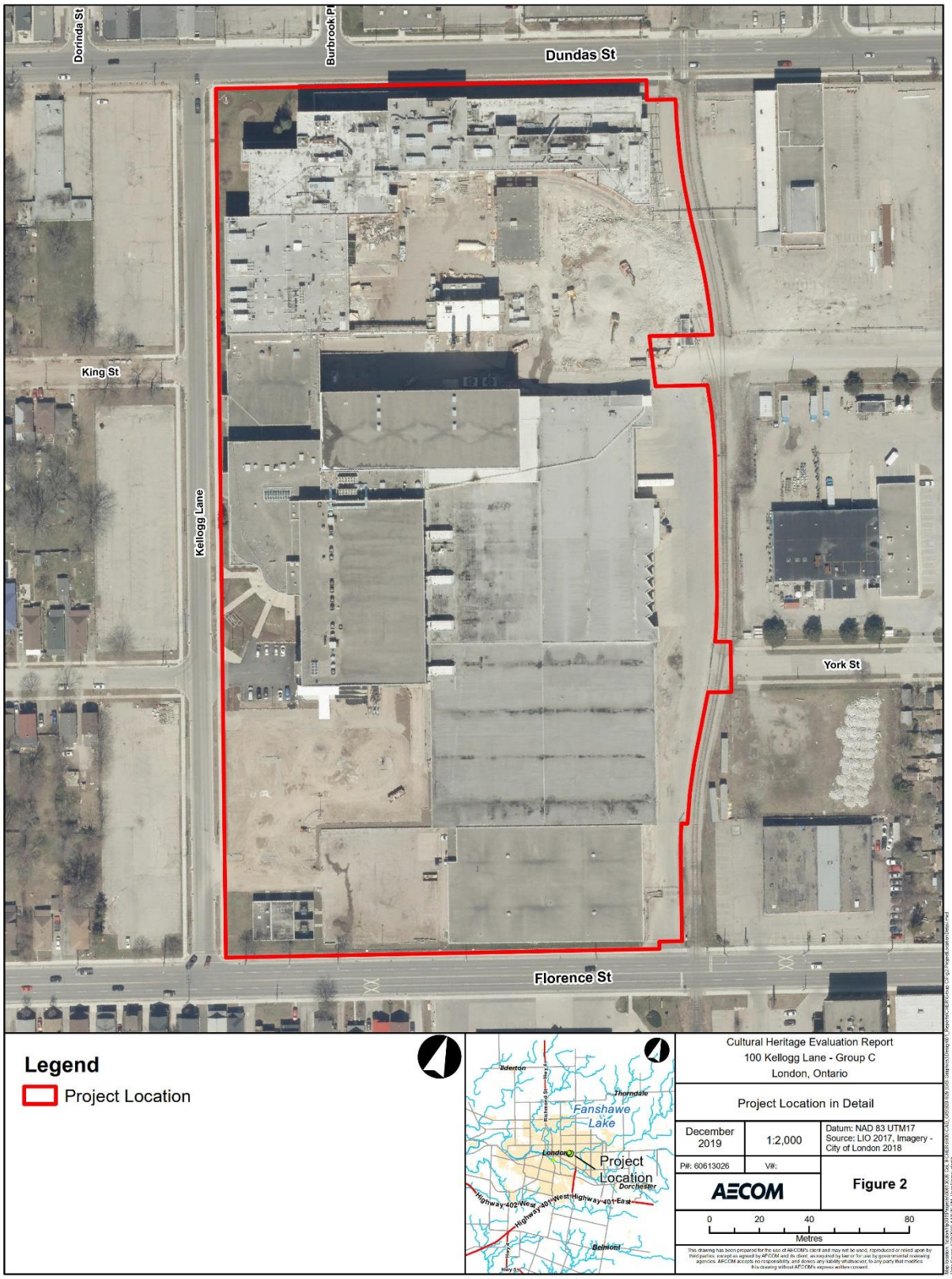


Figure 2: Project Location in Detail

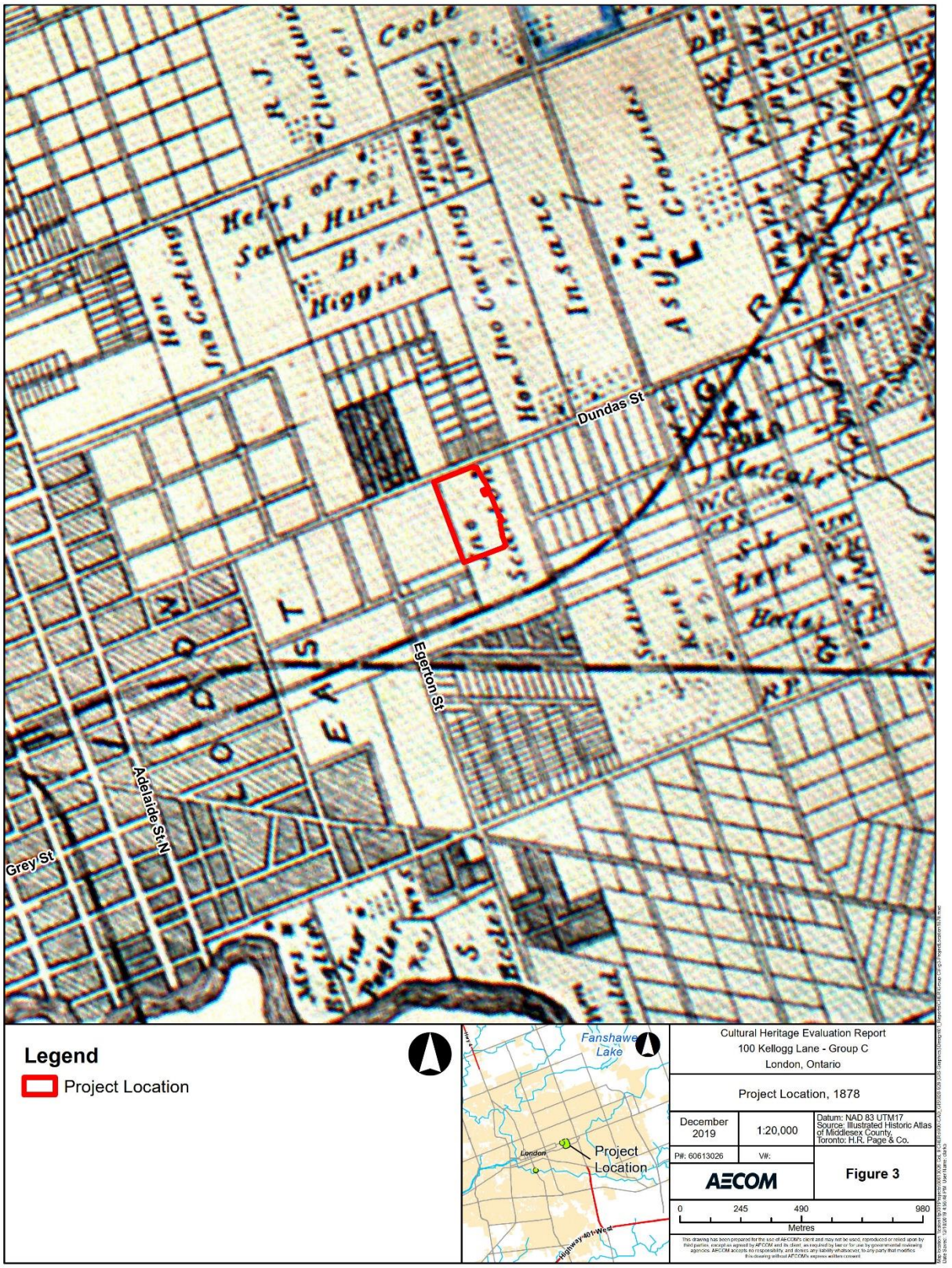


Figure 3: Project Location, 1878

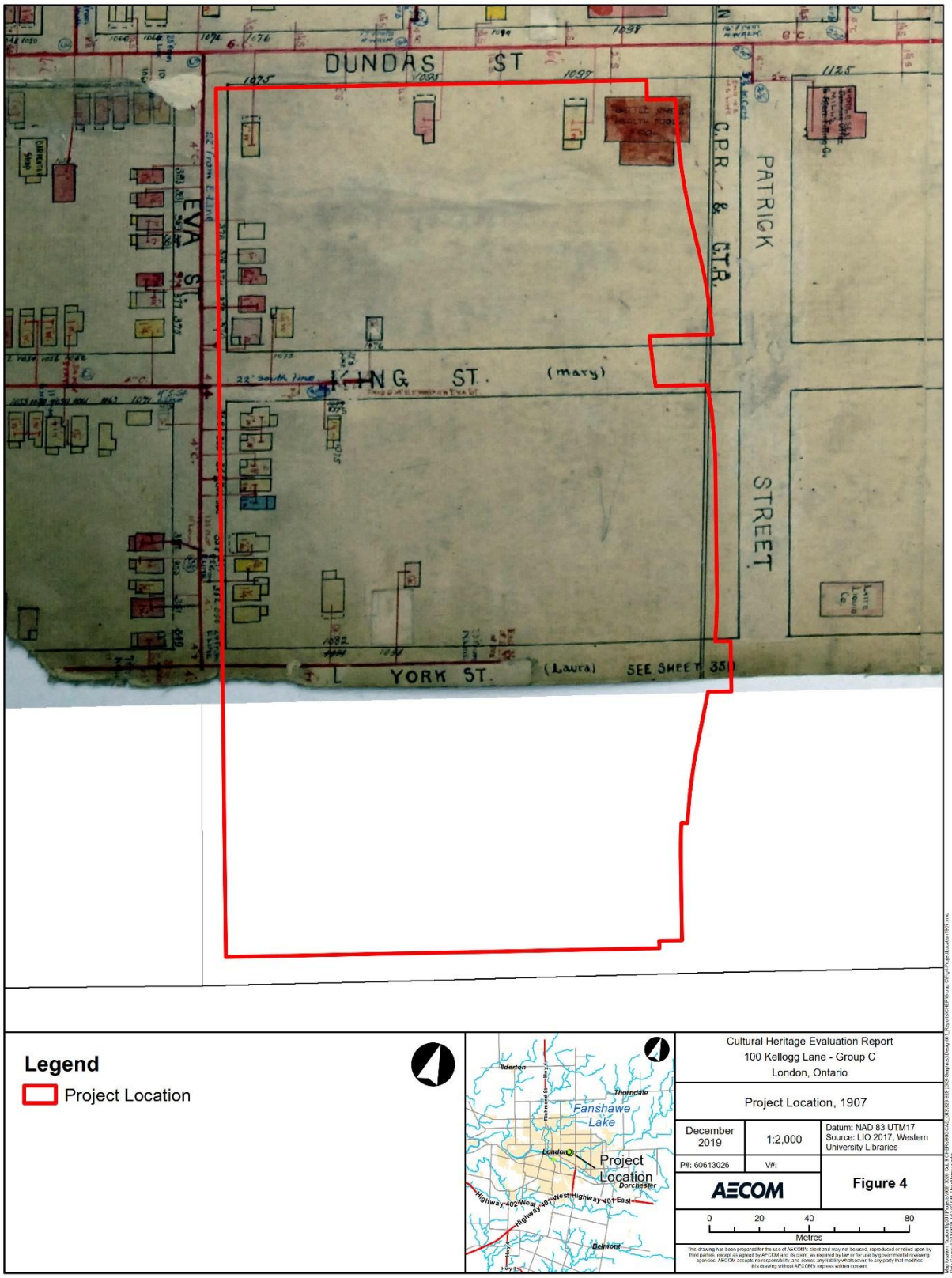


Figure 4: 1897 Revised 1907 *Fire Insurance Plan of the City of London,* erroneously showing the Battle Creek Health Food Company on the property.

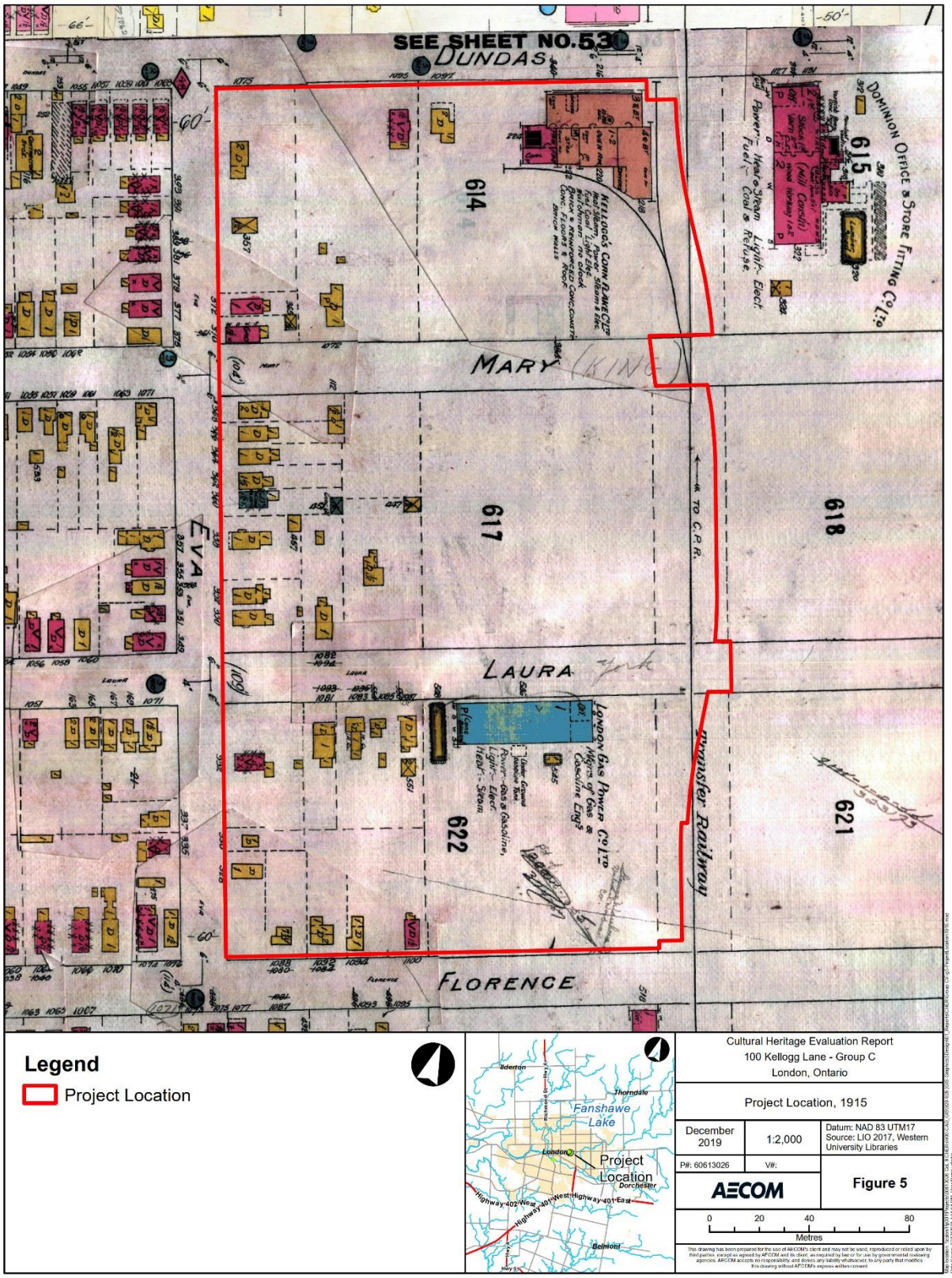


Figure 5: Project Location on the 1912 Revised 1915 *Fire Insurance Plan of the City of London*

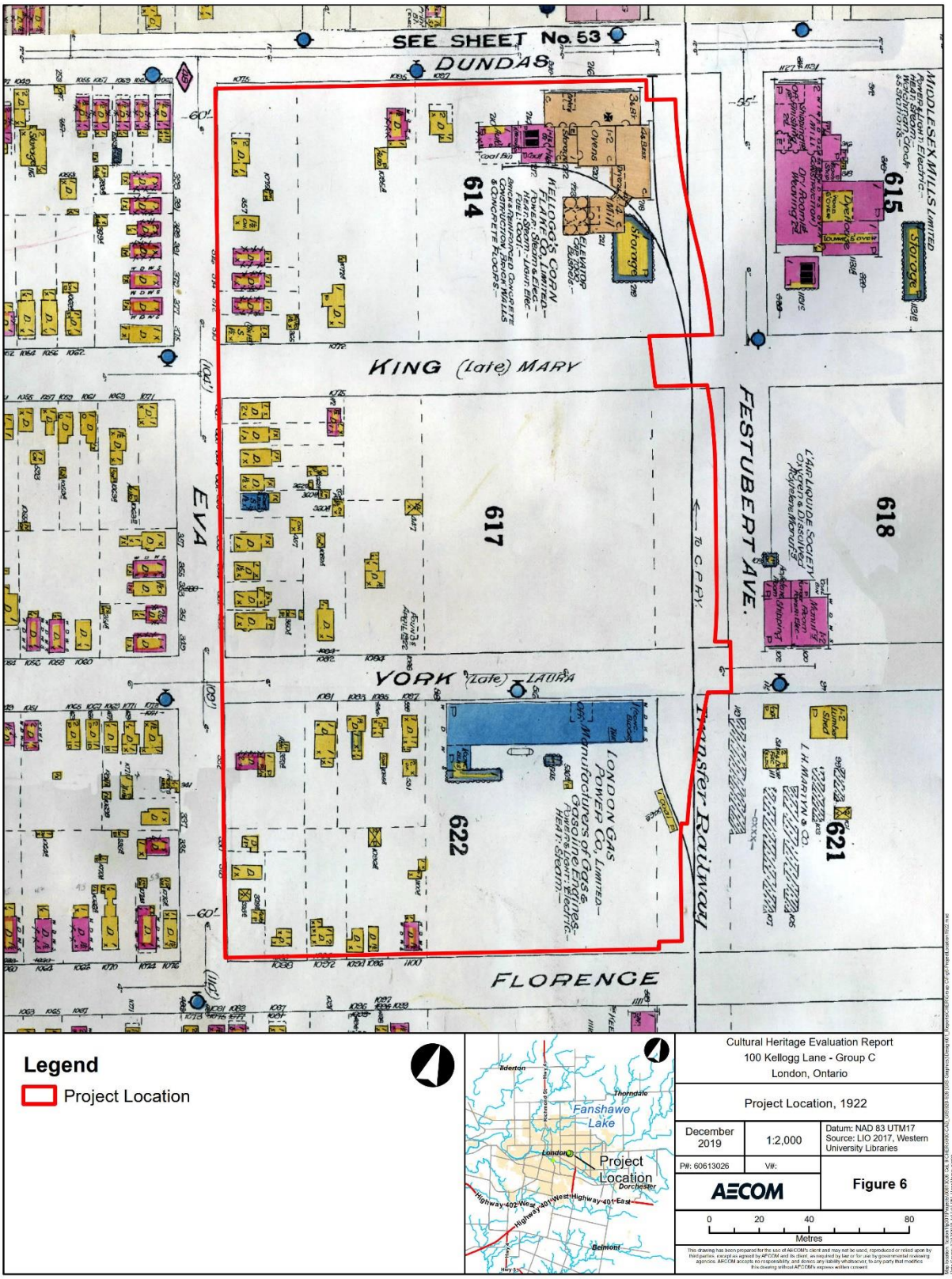


Figure 6: Project Location on the 1912 Revised 1922 *Fire Insurance Plan of the City of London*

Figure 7: Project Location, 1945 Aerial Photo

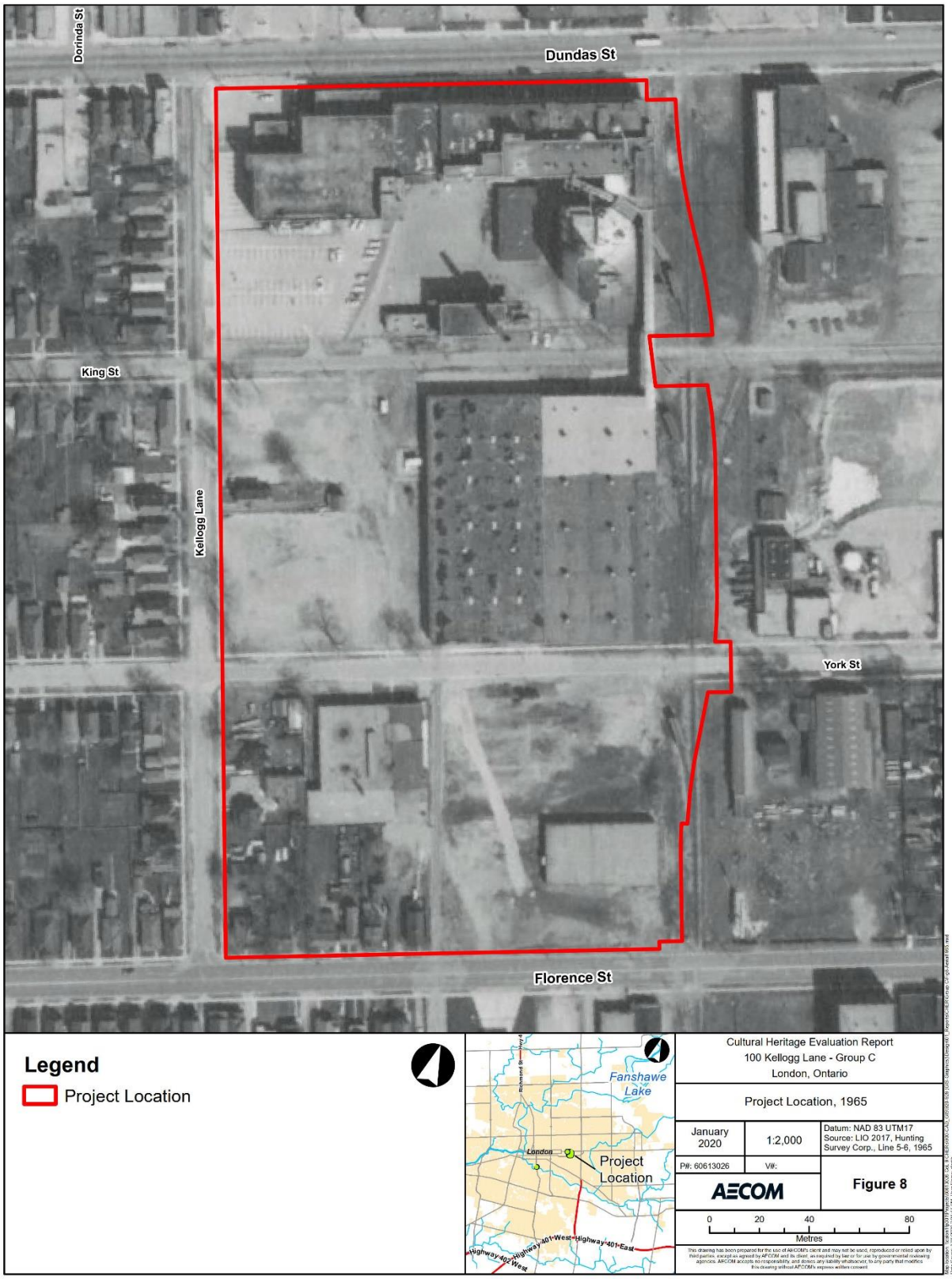


Figure 8: Project Location, 1965 Aerial Photo

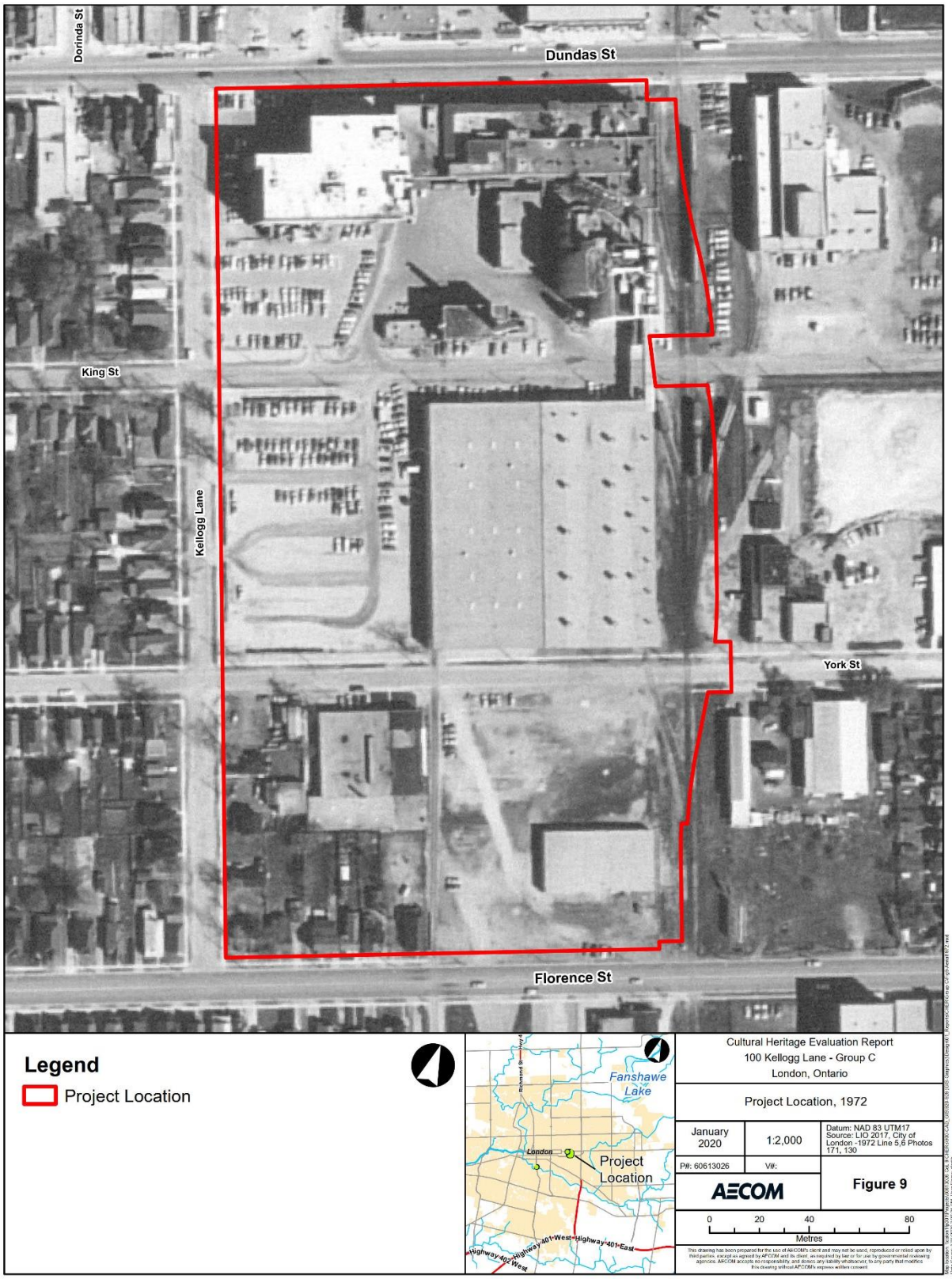


Figure 9: Project Location, 1972 Aerial Photo

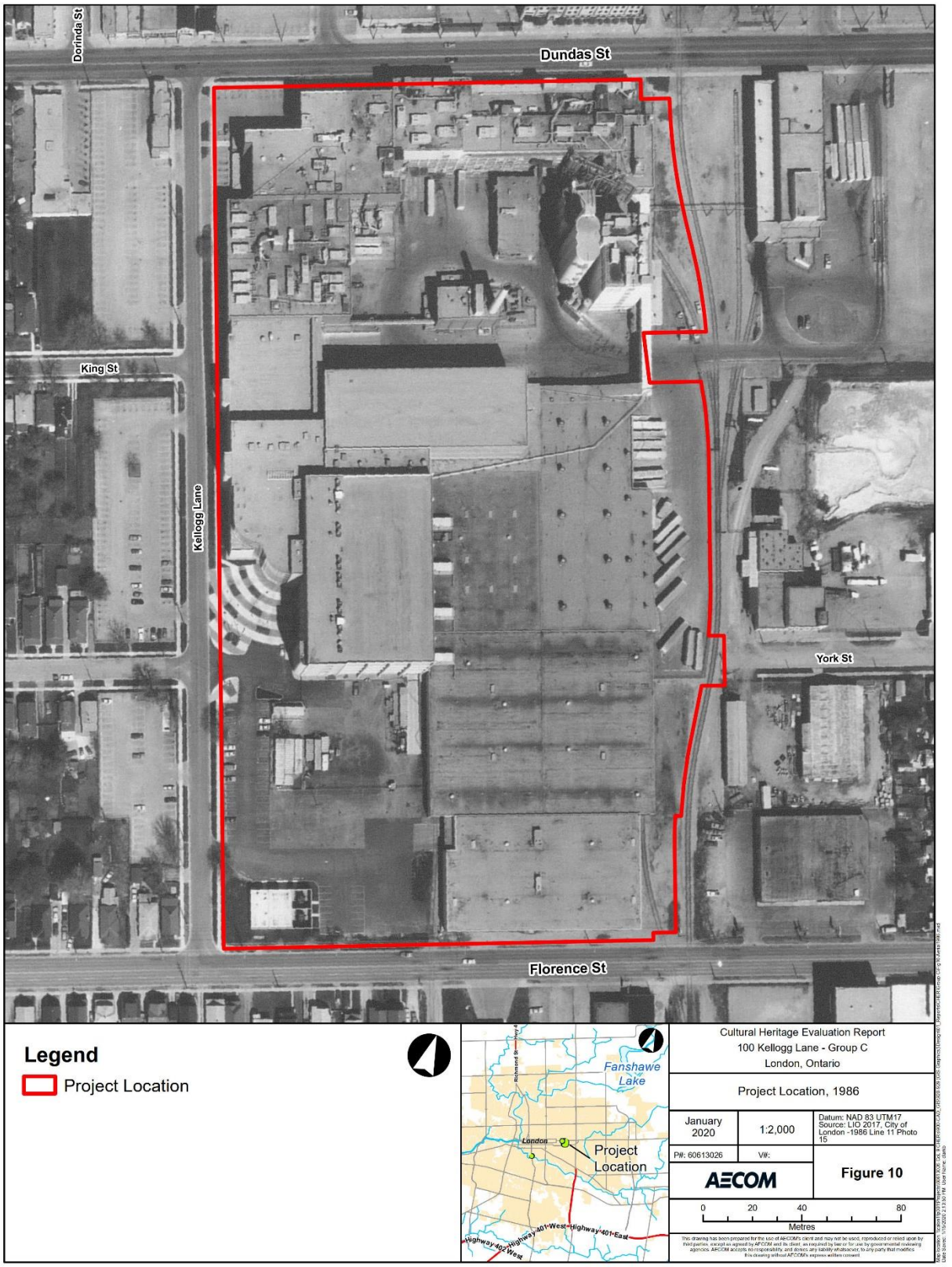


Figure 10: Project Location Aerial, 1986 Aerial Photo

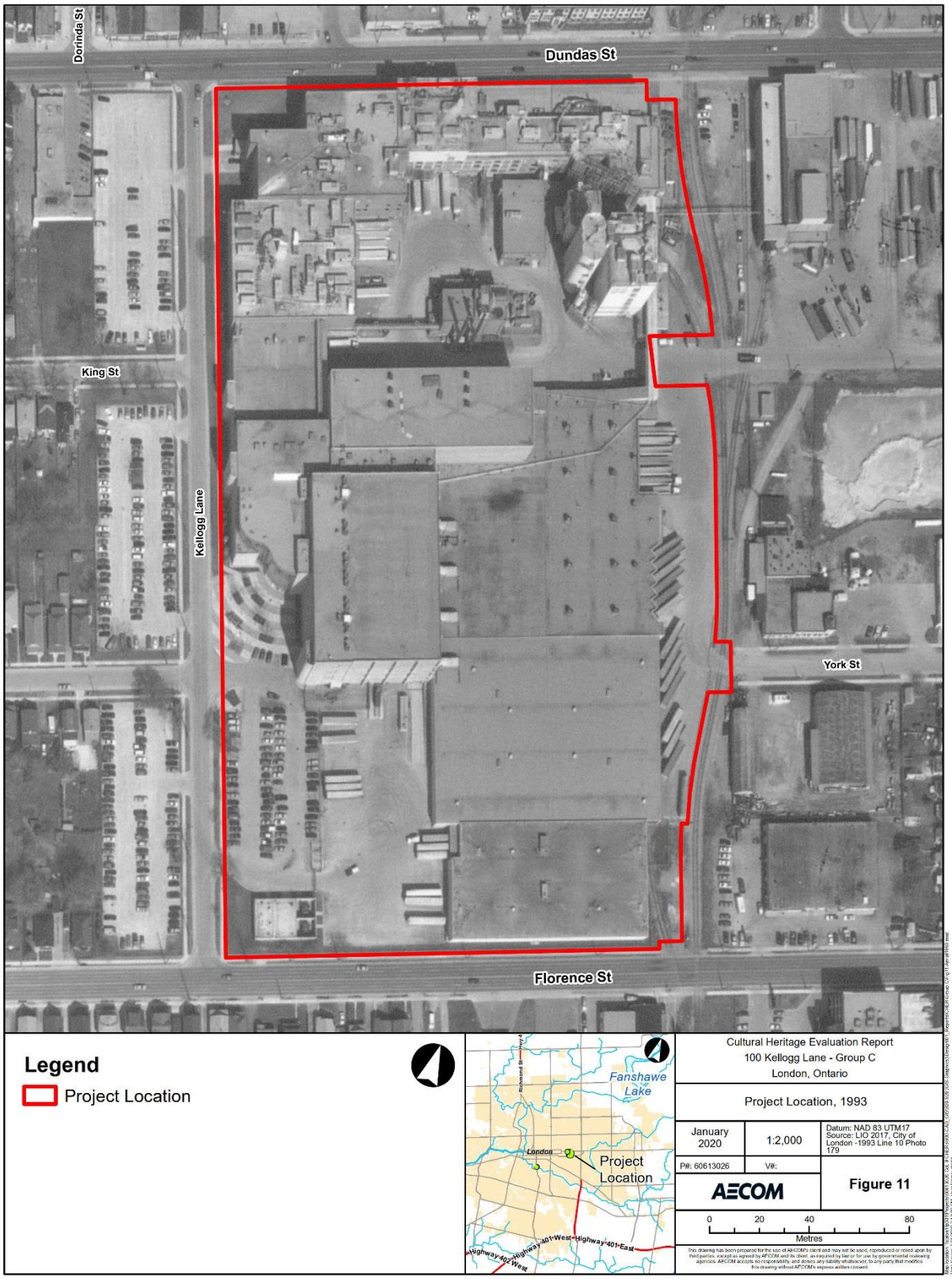


Figure 11: Project Location Aerial, 1993 Aerial Photo

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Ontario Heritage Tool Kit

http:// www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm
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Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

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National and International Standards and Resources:

Canadian Register of Historic Places
http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada
http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada
http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

London Advisory Committee on Heritage

Report

The 2nd Meeting of the London Advisory Committee on Heritage
January 8, 2020
Committee Rooms #1 and #2

Attendance

PRESENT: D. Dudek (Chair), S. Bergman, M. Bloxam, J. Dent, L. Fischer, S. Gibson, T. Jenkins, S. Jory, J. Manness, E. Rath, M. Rice, K. Waud and M. Whalley and J. Bunn (Committee Clerk)

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, L. Jones, C. Lowery, M. Stone and S. Wise

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

S. Bergman discloses a pecuniary interest in Item 5.3 of the 2nd Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment for the properties located at 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street and other properties, by indicating that her employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 5.3 of the 2nd Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment for the properties located at 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street and other properties, by indicating that her employer is involved in this matter.

2. Scheduled Items

2.1 Accessibility for Ontarians with Disabilities Act Training

That it BE NOTED that the ~~attached~~ presentation from M. Stone, Accessibility Specialist, with respect to Accessibility for Ontarians with Disabilities Act training, was received.

2.2 Demolition Request for Heritage Listed Property at 247 Halls Mill Road by J. McLeod

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the accessory building on the heritage listed property at 247 Halls Mill Road:

a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, of Municipal Council's intention to designate the property at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in the revised ~~attached~~ Appendix E of the staff report dated January 8, 2020; and,

b) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in

the above-noted Appendix E, BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the ~~attached~~ presentation from M. Greguol, Heritage Planner, with respect to this matter, was received.

3. Consent

3.1 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 11, 2019, was received.

3.2 Letter of Resignation

That it BE NOTED that the communication from J. Monk, as appended to the agenda, with respect to his resignation from the London Advisory Committee on Heritage, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Proposed Amendments to the Ontario Heritage Act

That it BE NOTED that the communication from B. Wells, as appended to the agenda, with respect to proposed amendments to the Ontario Heritage Act, was received.

5.2 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 435-451 Ridout Street North

That a Working Group BE CREATED to review the Notice of Planning Application, dated December 18, 2019, from C. Lowery, Planner II, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 435-451 Ridout Street North and the Heritage Impact Assessment, dated November 2019, from AECOM, with respect to the properties located at 435-451 Ridout Street North, and report back to the London Advisory Committee on Heritage at a future meeting.

5.3 Notice of Planning Application - Zoning By-law Amendment - 725-735 Dundas Street, 389-393 Hewitt Street, a Portion of 700 King Street and Other Properties

That S. Wise, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the properties located at 719-737 Dundas Street, dated September 20, 2019, from Stantec, as it relates to the Notice of Planning Application, dated December 11, 2019, from S. Wise, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 725-735 Dundas Street, 389-393 Hewitt Street, a portion of 700 King Street and

other properties; it being noted that the above-noted Notice of Planning Application and HIA were received.

5.4 LACH 2020 Work Plan

That the revised ~~attached~~ 2020 Work Plan for the London Advisory Committee on Heritage BE FORWARDED to the Municipal Council for consideration.

5.5 Heritage Planners' Report

That it BE NOTED that the ~~attached~~ submission from K. Gonyou, L. Dent and M. Greguol, Heritage Planners, with respect to various updates and events, was received.

6. Adjournment

The meeting adjourned at 7:04 PM.

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

January 29, 2020

G. Barrett
Director, City Planning and City Planner

I hereby certify that the Municipal Council, at its meeting held on January 28, 2020 resolved:

That, the following actions be taken with respect to the 2nd Report of the London Advisory Committee on Heritage, from its meeting held on January 8, 2020:

a) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the accessory building on the heritage listed property at 247 Halls Mill Road:

i) notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, C.O. 18*, of Municipal Council's intention to designate the property at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in the revised Appendix E of the staff report dated January 8, 2020; and, ii) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 247 Halls Mill Road to be of cultural heritage value or interest for the reasons outlined in the above-noted Appendix E, BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period; it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the presentation appended to the 2nd Report of the London Advisory Committee on Heritage from M. Greguol, Heritage Planner, with respect to this matter, was received;

b) a Working Group BE CREATED to review the Notice of Planning Application, dated December 18, 2019, from C. Lowery, Planner II, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 435-451 Ridout Street North and the Heritage Impact Assessment, dated November 2019, from AECOM, with respect to the properties located at 435-451 Ridout Street North, and report back to the London Advisory Committee on Heritage at a future meeting;

c) S. Wise, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the properties located at 719-737 Dundas Street, dated September 20, 2019, from Stantec, as it relates to the Notice of Planning Application, dated
December 11, 2019, from S. Wise, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 725-735 Dundas Street, 389-393 Hewitt

The Corporation of the City of London
Office 519.661.2500 x 4856
Fax 519.661.4892
hlysynsk@london.ca
www.london.ca

Street, a portion of 700 King Street and other properties; it being noted that the above-noted Notice of Planning Application and HIA were received;

d) the ~~attached~~ 2020 Work Plan for the London Advisory Committee on Heritage BE APPROVED; and,

e) clauses 1.1, 2.1, 3.1, 3.2, 5.1 and 5.5 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from D. Dudek, Chair, LACH, with respect to these matters. (3.1/3/PEC)

C. Saunders
City Clerk
/lm

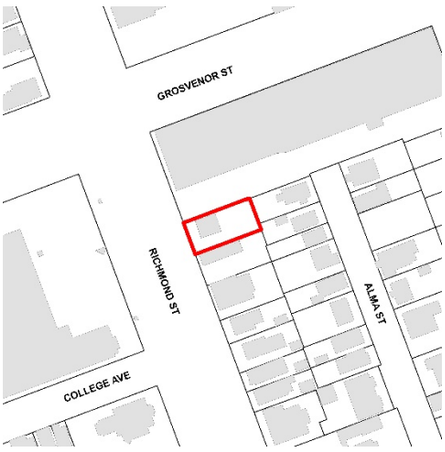
cc K. Gonyou, Heritage Planner
M. Greguol, Heritage Planner
C. Lowery, Planner II
S. Wise, Senior Planner
S. Langill, Assistant to the Managing Director, Planning and City Planner
Chair and Members, London Advisory Committee on Heritage
External cc List in the City Clerk's Office

The Corporation of the City of London
Office 519.661.2500 x 4856
Fax 519.661.4892
hlysynsk@london.ca
www.london.ca

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

862 Richmond Street



File: Z-9165
Applicant: Chez Michelle Hair Studio

What is Proposed?

Zoning amendment to allow:

- A hair salon within the existing building
- Recognize existing site conditions

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 5, 2020**
Melanie Vivian
mvivian@london.ca
519-661-CITY (2489) ext. 7547
Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: Z-9165
london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:
Phil Squire
psquire@london.ca
519-661-CITY (2489) ext. 4006

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Date of Notice: January 15, 2020

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a Residential R2 Special Provision/Office Conversion (R2-2(7)/OC6) Zone to a Residential R2 Special Provision/Office Conversion Special Provision (R2-2(7)/OC6(_)) Zone to add a Personal Service Establishment as an additional permitted use. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R2 Special Provision/Office Conversion (R2-2(7)/OC6) Zone
Permitted Uses: The Residential R2 Special Provision (R2-2(7)) Zone permitted uses include single detached dwellings; semi-detached dwellings; duplex dwellings; and converted dwellings. The Office Conversion (OC6) Zone permits clinics in existing buildings; dwelling units; emergency care establishments in existing buildings; medical/dental offices in existing buildings; offices in existing buildings; and outpatient clinics in existing buildings.
Special Provision(s): The Residential R2 Special Provision (R2-2(7)) Zone regulates the floor area ratio/maximum floor area gross residential based on lot sizes; a rear yard depth of thirty percent (30%) of the actual lot depth or as indicated on Table 6.3, whichever is greater; yards where parking area is permitted, in this case, parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard; parking standard of one space per 100 square metres of Floor Area, Gross Residential, or as indicated in Section 4.19.10, whichever is greater; and converted dwellings up to a maximum of four (4) dwelling units.
Residential Density: No change requested. Currently no residential units.

Requested Zoning

Zone: Residential R2 Special Provision/Office Conversion Special Provision (R2-2(7)/OC6(_)) Zone
Permitted Uses: The Residential R2 Special Provision (R2-2(7)) Zone permitted uses are as outlined above under Permitted Uses. The Office Conversion Special Provision (R2-2(7)/OC6(_)) Zone would permit the uses as outlined above under Permitted Uses.
Special Provision(s): The Residential R2 Special Provision (R2-2(7)) Zone will remain unchanged. The Office Conversion Special Provision (OC6(_)) Zone will add a Personal Service Establishment, within the existing building, as an additional permitted use and recognize existing site conditions.
Residential Density: No change requested.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

The subject lands are in the Rapid Transit Corridor Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, recreational and institutional uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the Participating in the Planning Process page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act. Y*ou will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

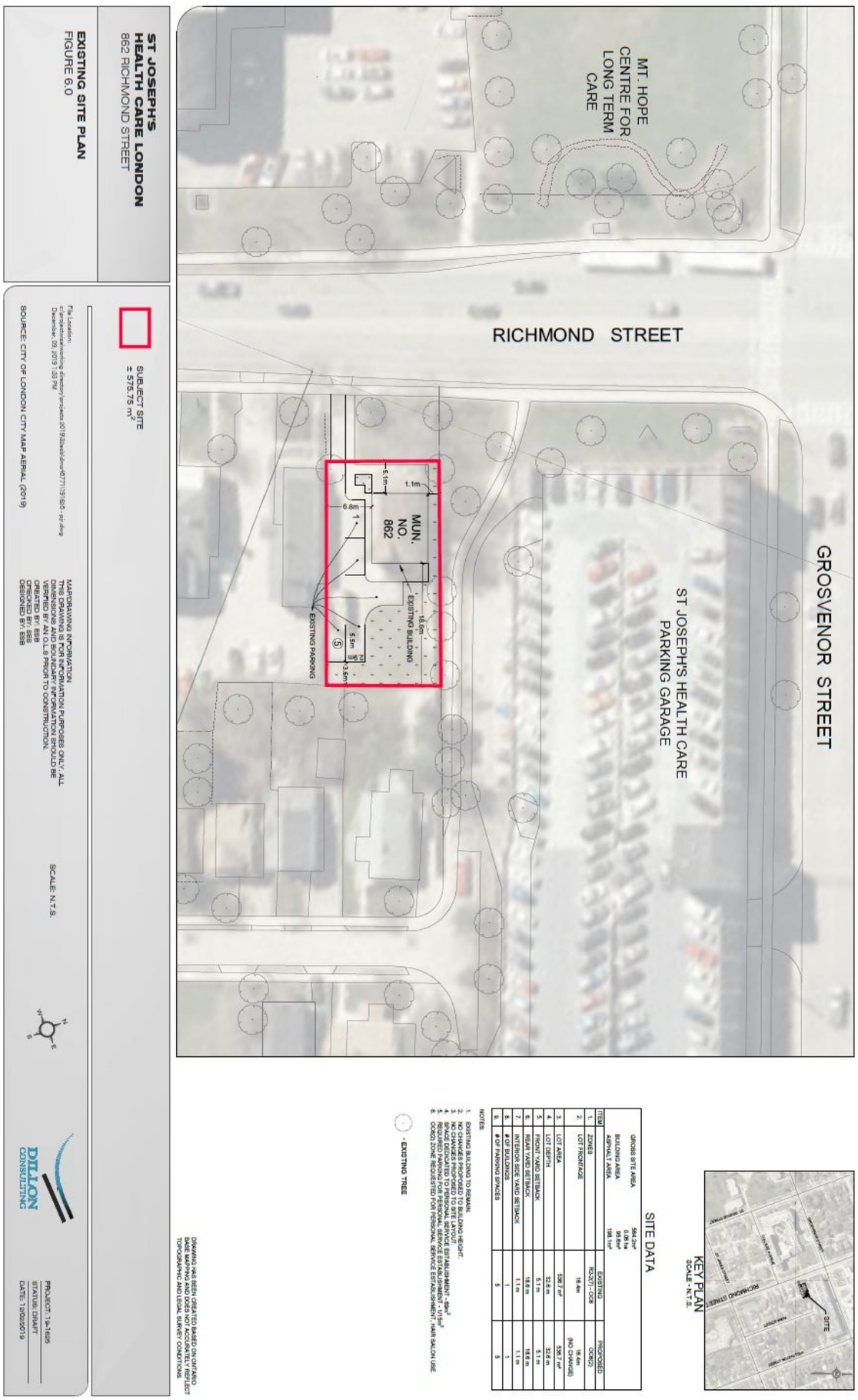
For more information go to http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



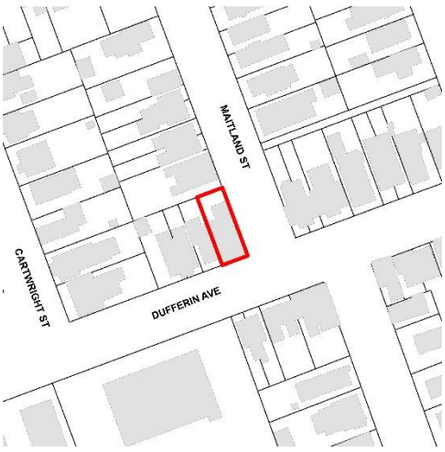
Existing Site Concept

The above image represents the applicant's proposal as submitted and may change.

PUBLIC MEETING NOTICE

Official Plan and Zoning By-law Amendments

464-466 Dufferin Ave & 499 Maitland St



File: OZ-9130
Applicant: Ian B. Johnstone Professional Corporation

What is Proposed?

Official Plan and Zoning amendments to allow:

- An eat-in restaurant
- Maintain 4 residential dwelling units
- Recognize existing site conditions

YOU ARE INVITED!

Further to the Notice of Application you received on November 6, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, February 3, 2020, no earlier than 4:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Melanie Vivian
mvivian@london.ca
519-661-CITY (2489) ext. 7547
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-9130

london.ca/planapps

To speak to your Ward Councillor:

Arielle Kayabaga
akayabaga@london.ca
519-661-CITY (2489) ext. 4013

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Date of Notice: January 15, 2020

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To add a policy to Chapter 10 – Policies for Specific Areas to permit an eat-in restaurant within the ground floor of the existing building within the Low Density Residential designation.

Requested Amendment to The London Plan (New Official Plan)

To add a Special Policy Area to the Neighbourhoods Place Type to permit an eat-in restaurant within the ground floor of the existing building, located at the intersection of two Neighbourhood Streets.

Requested Zoning By-law Amendment

To change the zoning from a Residential R3/Convenience Commercial (R3-2/CC) Zone to a Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R3/Convenience Commercial (R3-2/CC) Zone
Permitted Uses: The Residential R3 (R3-2) Zone permits single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; and fourplex dwellings. The Convenience Commercial (CC) Zone permits convenience service establishments without a drive-through facility; and personal service establishments without a drive-through facility.

Requested Zoning

Zone: Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) Zone
Permitted Uses: The Residential R3 (R3-2) Zone permits single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; and fourplex dwellings. The Convenience Commercial Special Provision (CC(_)) Zone would permit an eat-in restaurant use within the existing building in addition to the other permitted uses, as outlined in Permitted Uses above.
Special Provision(s): To add an eat-in restaurant as an additional permitted use within the existing building, together with at least four dwelling units; a maximum gross floor area for all commercial uses; recognize existing site conditions including parking, lot coverage, landscape open space, parking area setback and all existing setbacks as existing on the day of the passing of the by-law.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the Official Plan, which permits single detached; semi-detached; and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, located along a Neighbourhood Street, permitting a range of single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, and group homes.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the Participating in the Planning Process page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or

- viewing the application-specific page at london.ca/planapps.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the *Planning Act.* You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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For more information go to http://elto.gov.on.ca/tribunals/lpat/about-lpat/.

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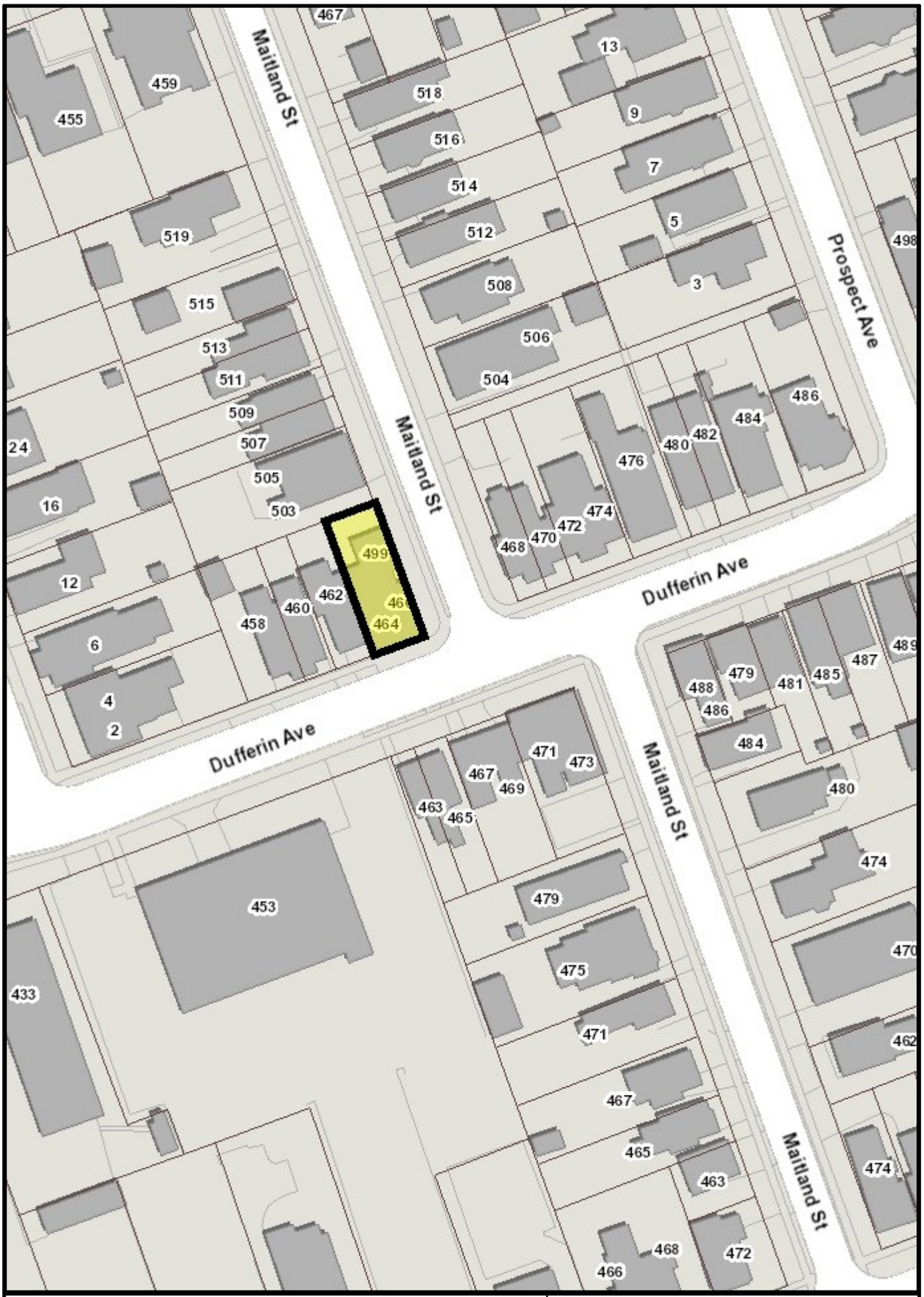


Location Map

Subject Property:	464-466 Dufferin Ave and 499 Maitland St
Applicant:	Ian B. Johnstone Professional Corporation
File Number:	OZ-9130
Created By:	Melanie Vivian
Date:	10/25/2019
Scale:	1:1000

Corporation of the City of London

N

Legend

- Subject Property
- Parks
- Assessment Parcels
- Buildings
- 123 Address Numbers

Site Concept

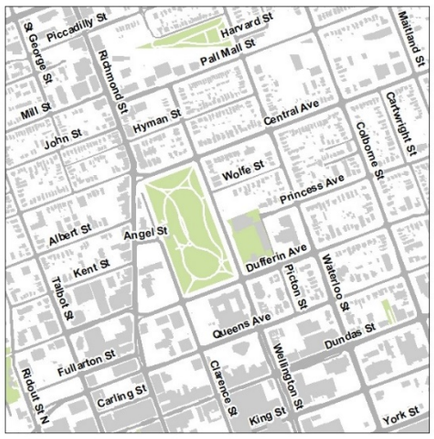
Existing Conditions Plan.

The above image represents the applicant's proposal as submitted and may change.

PUBLIC MEETING NOTICE

Official Plan Amendment

Victoria Park Secondary Plan



File: O-8978
Applicant: The Corporation of the City of London

What is Proposed?
A revised Victoria Park Secondary Plan will be presented and recommended for adoption. Revisions were made based on feedback from the Draft Secondary Plan.

The Secondary Plan contains:

- A long term vision for the Secondary Plan area
- Detailed policies to guide future development including building heights, setbacks, land use, public realm, connections, and views

N

YOU ARE INVITED!

Further to the Notice of Application you received on January 3, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, February 3, 2020, no earlier than 4:30 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Michelle Knieriem
mknieriem@london.ca
519-661-CITY (2489) ext. 4549
City Planning, City of London,
206 Dundas Street, London ON N6A 1G7
File: O-8978
http://www.getinvolved.london.ca/victoriapark

To speak to your Ward Councillor:

Councillor Arielle Kayabaga
akayabaga@london.ca
519-661-CITY (2489) ext. 4013

If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.

Date of Notice: January 3, 2020

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To add the Victoria Park Secondary Plan to the list of adopted Secondary Plans in Section 20.2 and 20.3 of the Official Plan. To add the Victoria Park Secondary Plan to Schedule D of the Official Plan. Modifications may also be required to Policy 3.5.4 that provides guidance for the Woodifeld Neighbourhood.

Requested Amendment to The London Plan (New Official Plan)

To add the Victoria Park Secondary Plan to the list of adopted Secondary Plans in Policy 1565 of The London Plan. To add the Victoria Park Secondary Plan to Map 7. Modifications may also be required to Policies 1033-1038 for the Woodfield Neighbourhood Specific Policy Area.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the Participating in the Planning Process page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting City Planning at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan changes at this meeting, which is required by the *Planning Act.* You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

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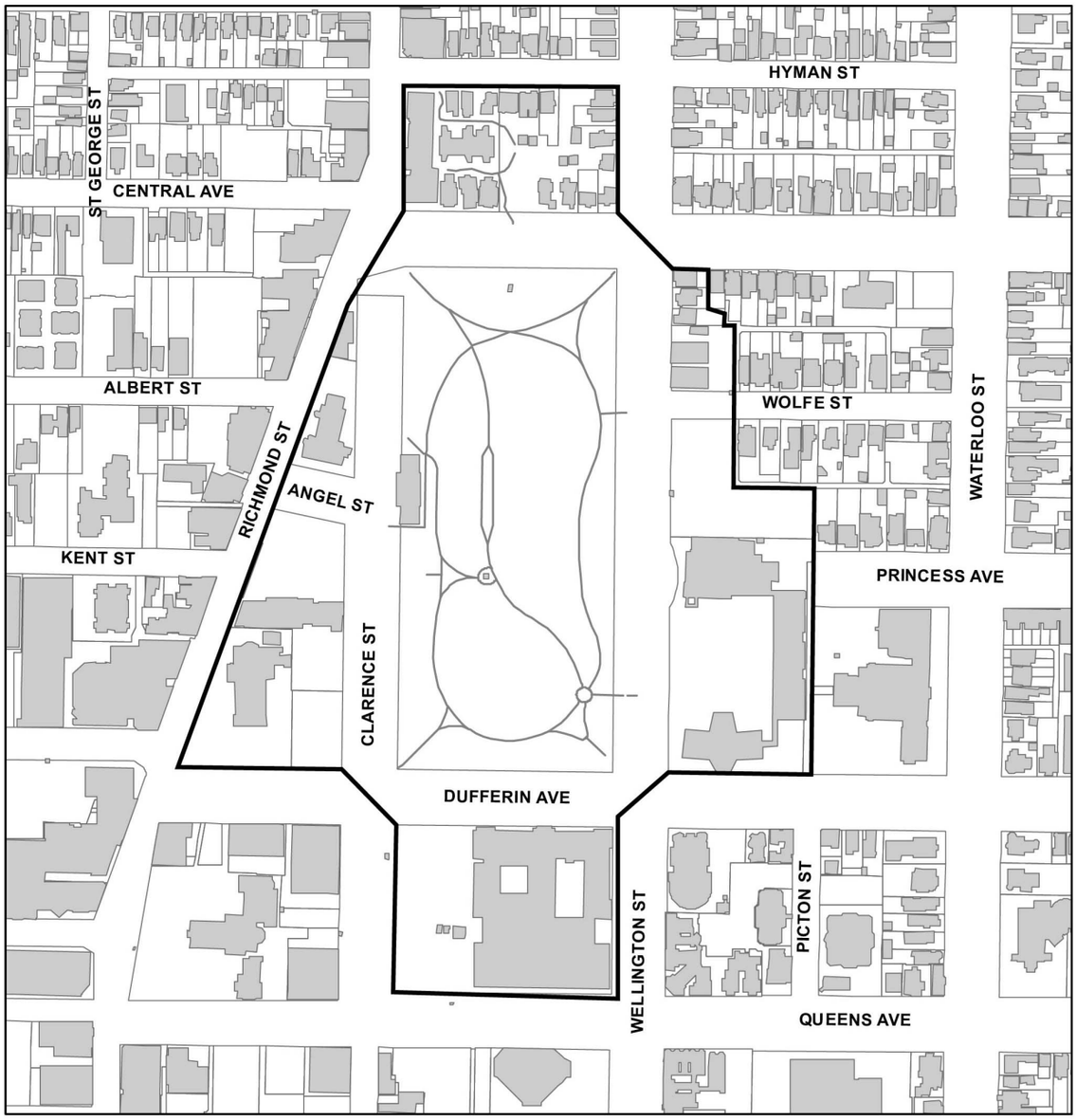
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Secondary Plan Area Boundary



MEMO

To: Chair and Members, London Advisory Committee on Heritage

From: Kyle Gonyou, Heritage Planner
Laura Dent, Heritage Planner
Michael Greguol, Heritage Planner

Date: February 5, 2020

Re: **2019 Heritage Planning Program**

Overview
The following provides a summary of the 2019 Heritage Planning Program.

In June 2019, Heritage Planner Krista Gowan, resigned from the City. Michael Greguol, Heritage Planner, was hired in September 2019.

At the end of 2019, the City of London has:

- 3,942 heritage designated properties, including:
  - 3,614 properties in one of London's seven Heritage Conservation Districts designated pursuant to Part V of the *Ontario Heritage Act*
  - 99 properties designated pursuant to Parts IV and V of the *Ontario Heritage Act*
  - 229 properties designated pursuant Part IV of the *Ontario Heritage Act*
- 2,008 heritage listed properties, including:
  - One cultural heritage landscape

5,950 heritage listed and designated properties are included on the City's Register of Cultural Heritage Resources.

London Advisory Committee on Heritage
The London Advisory Committee on Heritage (LACH) continued to implement its Work Plan.

The LACH continued to comment on Cultural Heritage Evaluation Reports (CHERs) related to the Rapid Transit project, other major City project, as well as commenting on planning and development applications and Heritage Alteration Permit applications.

Archaeological Resources
Following the adoption of the *Archaeological Management Plan* (AMP) in 2018, a revision to the Zoning By-law (Z-1) was brought forward in 2019 to better implement the

holding provision for archaeological resources (h-18). The revised wording of the h-18 holding provision better allows Civic Administration to ensure that archaeological assessments are appropriately timed during planning and development applications.

Municipally Owned Heritage Properties
In 2019, Eldon House (481 Ridout Street North) continued its lifecycle renewal work including the courtyard area and mechanical upgrades. Also in 2019, 1 Dundas Street underwent lifecycle renewal including restoration of the original windows and storm windows (which are expected to return in early 2020).

Due to budget constraints, anticipated life cycle renewal work in 2019 for Grosvenor Lodge (1017 Western Road) was deferred to 2020.

Register of Cultural Heritage Resources
Priority levels identified on the Inventory of Heritage Resources were removed by resolution of Municipal Council on January 29, 2019 following consultation with the LACH. All properties listed on the Register, but not designated under the *Ontario Heritage Act*, are considered to be potential cultural heritage resources.

After many years, the Register of Cultural Heritage Resources was published on July 2, 2019. This work included a review of the Register (Inventory of Heritage Resources). For example, properties with multiple municipal addresses were consolidated into one entry on the Register (with its multiple addresses noted).

In 2019, 96 properties were added to the Register by resolution of Municipal Council. Ninety-four of those properties were identified as potential cultural heritage resources in the Cultural Heritage Assessment Report (CHAR) for the Old East Village-Dundas Street Corridor Secondary Plan. The other two properties (700 Oxford Street East and 982 Princess Avenue) were individually recommended to be added to the Register. See Table 1.

Individually Designated Heritage Properties
The following properties were designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2019:

- 336 Piccadilly Street (Kenross) (By-law No. L.S.P.-3479-72)
- 432 Grey Street (Fugitive Slave Chapel) (By-law No. L.S.P.-3480-98)
- 2442 Oxford Street West (Kilworth United Church) (By-law No. L.S.P.-3482-275)

A technical amendment for the heritage designated property at 660 Sunningdale Road East was also completed as the property continues to be developed.

A request to repeal the heritage designating by-law for the property at 429 William Street was received on January 15, 2019. At its meeting on March 26, 2019, Municipal Council refused the request to repeal the by-law and the property remains designated under Part IV of the *Ontario Heritage Act*.

At its meeting on November 26, 2019, Municipal Council resolved to issue its Notice of Intent to Designate the property at 36 Pegler Street pursuant to Part IV of the *Ontario Heritage*. The 30-day appeal period ended on January 6, 2020 and no appeals were received. This designation will be recorded in 2020.

Requests to designate the following properties were received by the LACH in 2019 and referred to its Stewardship Sub-Committee:

- 75 Langarth Street East
- 247 Halls Mill Road

Demolition Requests

Demolition requests were received for the following heritage listed properties. Municipal Council did not designate the properties pursuant to the *Ontario Heritage Act* in 2019:

- 1588 Clarke Road (barn only)
- 160 Oxford Street East
- 567 King Street
- 6100 White Oak Road (Islamic Cemetery of London)

Municipal Council decided to retain the properties at 1588 Clarke Road and 6100 White Oak Road on the Register of Cultural Heritage Resources; the properties at 160 Oxford Street East and 567 King Street were removed from the Register.

Demolition requests were received for the following properties, which were refused by Municipal Council in 2019:

- 3303 Westdel Bourne

An appeal to Municipal Council's Notice of Intent to Designate the property at 3303 Westdel Bourne was received and will be heard by the Conservation Review Board at a hearing in 2020.

The following properties located within a Heritage Conservation District obtained approval from Municipal Council to be demolished with terms and conditions in 2019:

- 123 Queens Avenue, Downtown Heritage Conservation District

The refusal of the demolition request for 183 King Street, located in the Downtown Heritage Conservation District, was appealed to the Ontario Municipal Board (OMB) in 2015 and has not yet been resolved.

The demolition request for the property located at 467-469 Dufferin Avenue, located in the East Woodfield Heritage Conservation District, is the subject of an active appeal to the Local Planning Appeal Tribunal (LPAT).

Staff completed Step 2 of the Required Clearances for Demolition Permit for 94 properties in 2019.

Heritage Conservation Districts

Following consultation with the LACH, *Heritage Places 2.0- Potential Heritage Conservation Districts in the City of London* was adopted by Municipal Council as a Guideline Document to the *Official Plan*/*The London Plan* on August 27, 2019. *Heritage Places 2.0* identifies fourteen areas for future consideration as potential Heritage Conservation Districts. This document replaces the previously approved version from 1993.

Staff continued to implement the Heritage Conservation District Street Sign program, with the street signs completed throughout the Bishop Hellmuth Heritage Conservation District in 2019 during an infrastructure renewal project on Waterloo Street. Heritage Conservation District street signs in the Blackfriars/Petersville Heritage Conservation District are anticipated to be installed in spring/summer 2020.

Heritage Alteration Permits

One hundred and twenty-seven (127) Heritage Alteration Permits were processed in 2019. Of those, 16 required consultation with the LACH and a decision by Municipal Council. Of those, four Heritage Alteration Permit applications were for proposed new buildings or major alteration within a Heritage Conservation District, one Heritage Alteration Permit was for a civic amenity, and the remaining 11 were referred to the LACH arising from non-compliance or work initiated without receiving Heritage Alteration Permit approval. Four Heritage Alteration Permits were administered by Development Services and the remaining 123 Heritage Alteration Permits were administered by City Planning. Staff were made aware of at least fourteen occurrences of work or alterations undertaken to a heritage designated property without Heritage Alteration Permit approval.

The remaining 111 Heritage Alteration Permits were approved by the City Planner under the Delegated Authority By-law, including 22 amendments/revisions to Heritage Alteration Permit approvals. See Table 2.

In the fifth year of its implementation, Delegated Authority for Heritage Alteration Permits was reviewed. Minor amendments to the by-law were recommended by staff and supported by the LACH at its meeting on November 9, 2019 which were implemented by a by-law passed by Municipal Council on November 26, 2019.

In 2018, the City laid charges pursuant to the *Ontario Heritage Act* for non-compliance issues related to Heritage Alteration Permit approval against two different property owners. Both charges resulted in guilty pleas and fines in decisions rendered in 2019.

Table 1: Properties added to the Register of Cultural Heritage Resources by Resolution of Municipal Council in 2019

Properties Added to the Register of Cultural Heritage Resources
1. 431 Adelaide Street North
2. 433 Adelaide Street North
3. 435 Adelaide Street North
4. 437 Adelaide Street North
5. 439 Adelaide Street North
6. 390 Colborne Street
7. 421 Dundas Street
8. 425 Dundas Street
9. 451 Dundas Street
10. 528 Dundas Street
11. 532 Dundas Street
12. 533 Dundas Street
13. 534 Dundas Street
14. 538 Dundas Street
15. 540-544 Dundas Street, 422-424 William Street
16. 541 Dundas Street, 399 William Street
17. 546 Dundas Street
18. 572 Dundas Street
19. 602 Dundas Street
20. 604-606 Dundas Street
21. 610-612 Dundas Street
22. 614 Dundas Street
23. 616 Dundas Street
24. 621 Dundas Street
25. 623 Dundas Street
26. 627 Dundas Street
27. 629 Dundas Street
28. 630 Dundas Street
29. 634 Dundas Street
30. 636 Dundas Street
31. 638 Dundas Street
32. 640-644 Dundas Street
33. 646-650 Dundas Street
34. 656 Dundas Street
35. 658 Dundas Street
36. 660 Dundas Street
37. 675 Dundas Street
38. 680 Dundas Street, 420 Elizabeth Street
39. 682 Dundas Street
40. 700-706 Dundas Street
41. 714 Dundas Street
42. 720 Dundas Street
43. 724 Dundas Street

44. 745 Dundas Street
45. 755-761 Dundas Street
46. 765-769 Dundas Street
47. 768 Dundas Street
48. 772 Dundas Street
49. 773 Dundas Street
50. 775-791 Dundas Street
51. 788 Dundas Street
52. 790 Dundas Street
53. 976 Dundas Street
54. 920 Dundas Street
55. 924 Dundas Street
56. 930 Dundas Street
57. 1006-1008 Dundas Street
58. 1051 Dundas Street
59. 430 Elizabeth Street
60. 575 King Street
61. 693-695 King Street
62. 754 King Street
63. 755 King Street
64. 758 King Street
65. 800 King Street
66. 343 Maitland Street
67. 345 Maitland Street
68. 347 Maitland Street
69. 349 Maitland Street
70. 370 Maitland Street
71. 434 Maitland Street
72. 438 Maitland Street
73. 440 Maitland Street
74. 477 Maitland Street
75. 529 Queens Avenue
76. 567 Queens Avenue
77. 587 Queens Avenue
78. 595 Queens Avenue
79. 601 Queens Avenue
80. 603 Queens Avenue
81. 607 Queens Avenue
82. 415 Rectory Street
83. 417 Rectory Street
84. 418 Rectory Street
85. 419 Rectory Street
86. 350 William Street
87. 356 William Street
88. 384 William Street
89. 388 William Street

90. 393 William Street
91. 419 William Street
92. 425-427 William Street
93. 426 William Street
94. 433 William Street
95. 982 Princess Avenue
96. 700 Oxford Street East

Table 2: Heritage Alteration Permits approved in 2019 by Approval Type

Municipal Council Approval	**Delegated Authority Approval**
1. HAP19-006-L 131 King Street 2. HAP19-008-L 195 Dundas Street 3. HAP19-009-L Bishop Hellmuth HCD Pocket Parks 4. HAP19-021-L 371 Dufferin Avenue 5. HAP19-033-L 25 Blackfriars Street 6. HAP19-036-L 783 Hellmuth Avenue 7. HAP19-044L 10 Napier Street 8. HAP19-045-L 117 Wilson Avenue 9. HAP19-055-L 529 Princess Avenue 10. HAP19-059-L 213 King Street 11. HAP19-061-L 40 Craig Street 12. HAP19-080-L 562 Dufferin Avenue 13. HAP19-081-L 504-506 Maitland Street 14. HAP19-090-L 906 Lorne Avenue* 15. HAP19-093-L 88 Blackfriars Street* 16. HAP19-097-L 430 Dufferin Avenue* *LACH consulted in 2019, but Municipal Council decision in 2020	1. HAP19-001-D 138 Wellington Street 2. HAP19-002-D 68 Rogers Avenue 3. HAP19-003-D 366 Richmond Street 4. HAP18-009-L-b 491 English Street 5. HAP19-004-D 6 Moir Street 6. HAP19-005-D 18 Craig Street 7. HAP18-070-D-a 20 Oxford Street West 8. HAP18-073-D-a 23 Kensington Street 9. HAP19-006-D 131 King Street 10. HAP19-007-D 8 Cherry Street 11. HAP18-008-L-a 504 English Street 12. HAP19-010-D 54 Argyle Street 13. HAP19-011-D 1017 Western Road 14. HAP19-012-D 287 St. James Street 15. HAP19-013-D 201 King Street 16. HAP18-070-D-b 20 Oxford Street West 17. HAP19-014-D 135 Duchess Avenue 18. HAP19-015-D 16 Byron Avenue East 19. HAP17-057-D-5 349-359 Ridout Street North 20. HAP19-016-D 147 Wortley Road 21. HAP19-017-D 200 Queens Avenue 22. HAP19-018-D 182 Bruce Street 23. HAP19-019-D 37 Empress Avenue 24. HAP19-020-D 291 Pall Mall Street 25. HAP19-022-D 484 Colborne Street

Municipal Council Approval	Delegated Authority Approval
	26. HAP19-023-D 795 Hellmuth Avenue 27. HAP19-024-D 111 Wortley Road 28. HAP19-025-D 54 Palace Street 29. HAP19-026-D 722 Elias Street 30. HAP19-027-D 15 St. Andrew Street 31. HAP19-014-D-a 135 Duchess Avenue 32. HAP19-028-D 332 Richmond Street 33. HAP19-029-D 513 Talbot Street 34. HAP19-030-D 435 Richmond Street 35. HAP17-054-D-a 182 Duchess Avenue 36. HAP19-031-D 36 Oxford Street West 37. HAP19-032-D 161 Duchess Avenue 38. HAP18-011-D-a 124 Dundas Street 39. HAP19-034-D 34 Kensington Avenue 40. HAP19-035-D 14 Cummings Avenue 41. HAP19-037-D 656 Queens Avenue 42. HAP19-038-D 864-872 Dundas Street 43. HAP19-039-D 117 York Street 44. HAP19-040-D 465 Ontario Street 45. HAP17-072-D-a 525 Ontario Street 46. HAP19-041-D 80 Askin Street 47. HAP19-042-D 551 Quebec Street 48. HAP19-043-D 71 York Street 49. HAP19-040-D-a 465 Ontario Street 50. HAP18-039-D-a 362 Commissioners Road West 51. HAP19-046-D 340 Richmond Street 52. HAP19-047-D 340 Richmond Street 53. HAP19-047-D 120 Dundas Street

Municipal Council Approval	Delegated Authority Approval
	54. HAP19-048-D 67 Beaconsfield Avenue 55. HAP19-050-D 719 Princess Avenue 56. HAP18-064-D-a 742 Elias Street 57. HAP19-051-D 150 Elmwood Avenue East 58. HAP19-052-D 8 Argyle Street 59. HAP19-053-D 483 Princess Avenue 60. HAP19-054-D 771 Hellmuth Avenue 61. HAP19-056-D 7 Teresa Street 62. HAP19-057-D 176 Dundas Street 63. HAP19-058-D 280 St. James Street 64. HAP19-035-D-a 14 Cummings Avenue 65. HAP19-060-D 350 Dufferin Avenue 66. HAP19-061-D 40 Craig Street 67. HAP19-062-D 765 Princess Avenue 68. HAP19-063-D 798 Queens Avenue 69. HAP19-064-D 333 Richmond Street 70. HAP19-065-D 855 Hellmuth Avenue 71. HAP19-066-D 855 Hellmuth Avenue 72. HAP19-066-D 165 Bruce Street 73. HAP19-067-D 275 Queens Avenue 74. HAP19-068-D 285 Queens Avenue 75. HAP19-069-D 440 Wellington Street 76. HAP19-070-D 420 Talbot Street 77. HAP19-071-D 360 St. James Street 78. HAP19-032-D-b 161 Duchess Avenue 79. HAP19-072-D 145 Wortley Road

Municipal Council Approval	Delegated Authority Approval
	80. HAP19-073-D 111 Elmwood Avenue East 81. HAP19-074-D 182 Duchess Avenue 82. HAP19-075-D 184 Duchess Avenue 83. HAP19-76-D 25 Cathcart Street 84. HAP19-077-D 255 Dufferin Avenue 85. HAP19-78-D 95 High Street 86. HAP19-079-D 115 Wilson Avenue 87. HAP19-83-D 783 Hellmuth Avenue 88. HAP19-084-D 256 Wortley Road 89. HAP19-085-D 473 Princess Avenue 90. HAP19-086-D 255 Dufferin Avenue 91. HAP19-087-D 104 Askin Street 92. HAP19-063-D-a 798 Queens Avenue 93. HAP19-088-D 77 Byron Avenue East 94. HAP19-089-D 582 Maitland Street 95. HAP19-079-D-a 115 Wilson Avenue 96. HAP19-050-D-a 719 Princess Avenue 97. HAP19-091-D 870 Queens Avenue 98. HAP19-072-D-a 145 Wortley Road 99. HAP19-092-D 125 King Street 100. HAP19-094-D 345 Talbot Street 101. HAP19-095-D 532 Dufferin Avenue 102. HAP19-060-D-a 145 Worltey Road 103. HAP19-058-D-a 280 St. James Street 104. HAP19-096-D 255 Dufferin Avenue 105. HAP19-098-D 424 Wellington Street 106. HAP19-099-D 45 Ridout Street South

Municipal Council Approval	Delegated Authority Approval
	107. HAP19-101-D 13-15 York Street 108. HAP19-046-D-a 340 Richmond Street 109. HAP19-103-D 38 Blackfriars Street 110. HAP19-104-D 27 Kensington Avenue 111. HAP19-105-D 43 Blackfriars Street

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ACO London Region Branch and Heritage London Foundation in Partnership with Museum London present:

The 13th Annual London Heritage Awards Gala

Thursday March 5th 2020
at
Museum London

Reception at 6:30pm in the Atrium, with hors d'oeuvres & cash bar.
Awards Ceremony 7:30pm sharp in the Centre at the Forks.

Tickets are $25.00 inclusive of fees, and include a complimentary bar drink.
ACO and HLF members receive an admission and drink ticket free of charge as part of their membership; so watch your inbox for an invite from Paperless Post in order to RSVP!

Tickets and Registration through Eventbrite. Some tickets will be available at the door.

PURCHASE A TICKET

Please Join Us in Honouring This Year's Award Recipients!

For further information please email Susan Bentley at awards@acolondon.ca

LACH Stewardship Sub-Committee
Report
Wednesday January 29, 2020

Location: City Planning
Time: 6:30pm-9:00pm
Present: M. Whalley, J. Hunten, T. Regnier; M. Greguol, L. Dent (staff)
Also Present: M. Tovey, M. Lee
Regrets: K. Waud, J. Cushing; K. Gonyou (staff)

Agenda Items:

1. **197 Ann Street (referred by LACH, 2019-12-11)**
The Stewardship Sub-Committee received an update from L. Dent on the evaluation of the property. Staff will prepare input regarding the potential heritage value of the property for the file planner as a part of the proposed application on the property.

The Stewardship Sub-Committee received a presentation from M. Tovey related to historical information collected for the history of the property, and adjacent properties that are associated with the Kent Brewery.

The Stewardship Sub-Committee will continue to complete historical research to be considered as a part of an O.Reg 9/06 evaluation for the property to consider the potential designation of the property under Part IV of the *Ontario Heritage Act*.

2. **Cultural Heritage Evaluation Reports (CHER) for Rapid Transit**
    a. **CHER 72 Wellington Street**
    The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 72 Wellington Street prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property does not demonstrate sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project.

    b. **CHER 1033-1037 Dundas Street**
    The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 1033-1037 Dundas Street prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property does not demonstrate sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project.

c. **CHER 100 Kellogg Lane**

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 100 Kellogg Lane prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property demonstrates sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project.

3. **Request to Add Properties to the Register of Cultural Heritage Resources**

   a. **1928 Huron Street (Tackabury House)**

The Stewardship Sub-Committee deferred this item to the February 2020 meeting, when M. Whalley will provide further information related to the properties.

4. **Draft City-Wide Urban Design Guidelines**

The LACH referred the Draft City-Wide Urban Design Guidelines to the Stewardship Sub-Committee at its meeting on November 13, 2019 for review and comment. The Stewardship Sub-Committee deferred this item to February 2020.

5. **Update: 36 Pegler Street**

The Stewardship Sub-Committee received an update from M. Greguol regarding the passing of By-law No. L.S.P. -3484-20 on January 14, 2020.

6. **Update: 247 Halls Mill Road**

The Stewardship Sub-Committee received an update from M. Greguol regarding the demolition request for the “Red Barn” at 247 Halls Mill Road.

7. **Property Evaluation: 2056 Huron Street (House in the Grove)**

The Stewardship Sub-Committee received an update from M. Greguol regarding the property evaluation for 2056 Huron Street. Staff are continuing to work with the Western University Public History Program student to review the recently prepared property evaluation for 2056 Huron Street.

8. **Request for Designation: 75 Langarth Street East**

The Stewardship Sub-Committee received an update from M. Greguol regarding the Request for Designation for 75 Langarth Street East. Staff continue to work with the Western University Public History Program student, descendants of the original property owner, and the current property owners towards designation of the property at 75 Langarth Street East under the *Ontario Heritage Act*.

9. **Request for Information on Designation: 415 Base Line Road East**

The Stewardship Sub-Committee received an update from M. Greguol regarding a Request for Information related to the potential designation of 415 Base Line Road

East. Staff will be meeting with the property owners of the heritage listed property at 415 Base Line Road East in February 2020 and will report back to the Stewardship Sub-Committee on their discussion.

10. **Compile a list of Potential Cultural Heritage Landscapes in London**

    The Stewardship Sub-Committee continued their discussion on potential cultural heritage landscapes in London.

LACH Working Group 435, 441, and 451 Ridout St – Tower Proposal

General Comments: The proposal fails to adequately reflect or consider the very high importance of this site to the history of London and its remaining heritage properties. This is London's 'stellar' site in an area that saw the earliest beginnings of London. Far more proper understanding and acknowledgement of this should have required, at the least, consultation among heritage groups, professionals and the people of London to change this very important site.

The existing buildings are not only of hugely significant importance to London's history, but are architecturally distinguished, comprising part of London's almost entirely lost 'Georgian architecture'. Surmounted (in views) by a glass tower, they would lose most of this distinction.

This proposal requires multiple zoning amendments regarding height and use which would alert the community to the incompatibility of this application. The education component is a current and historic use of the buildings. The height of construction on this site is zoned to the height of the existing buildings – this requires a variance to a height just over 10 times higher than an existing National Historic Site. How can this tower 'provide for continuity and harmony in architectural style with adjacent uses that are of architectural and historical significance'? The height totally overwhelms and impacts the 'heritage attributes' of these heritage properties.

The *Downtown Heritage Conservation District Guidelines* (*DHCD*) have also frequently been ignored.

Furthermore as this is a National Historic Site, so there should have been far more consultation with the *Historic Sites and Monuments Board* (NHSM) and their standards and guidelines.

The HIA statement is adequate as far as history is concerned, but there is little correspondence between this and the plans for the proposal itself which does not adequately cover the issues and frequently fails to answer the questions it asks. There are no proper renderings of how this proposal would fit within the historic surroundings and a lack of acknowledgement of the historic nature of the site. There should be a 'view study' including historic views or paintings of the Forks for instance. It lacks terms of reference and – in the absence of any Tall Buildings guidelines in London – does not have any proper oversight.

Constant iterations of the fact that the historic buildings will be conserved are misleading – they will be severely compromised by this adjacent development.

Specific Comments:

Context: This is one of the major issues: the site next to the place where London was founded at the Forks of the Thames. It is flanked by the historic properties of Eldon House and the Old Courthouse and Gaol – it is in the heart of a very important heritage environment, which it would compromise or destroy. The *NHSM* statement refers to the viewscape of the complex as a whole (which is highly visible from a distance). The municipal Designation documents state that the historic context, architecture, streets, landscapes and other physical and visual features are of great importance.

The *DHCD* ranks the site as 'A' and 'H' which require the most stringent protection. In *DHCD* new construction should 'respect history' and 'character-defining elements' should be conserved and it should be 'physically and visually compatible'. It is hard to see this development as visually compatible in any way. This is not in the Central Business District or the commercial heart of London where it might possibly fit, and it is highly visible from the Downtown and prominent on the cliff of the Thames River banks.

Site and siting: The proposed development is crammed up right behind the historic properties – presumably to get above the flood line. Even so, it is extremely close to this. This also means that the tower is far more visible and obtrusive to the views and vistas.

The 'heritage attributes' of the Ridout St complex include its view and position. This proposal would obliterate those.

The proposal constitutes a barrier to the river visually, physically and psychologically. It serves to isolate the Forks and Harris Park as public, community-wide amenities. It also impinges significantly on the views from the river and the Forks.

In the HIA construction related impacts have not yet been determined. Building Condition Reports and Vibration studies could have already been carried out as the proponent owns the buildings. There should have been a request to, and consultation with, the Eldon House board to facilitate necessary on-site analysis and this should have been shared with the City.

Mitigation measures reference a 40-m buffer between construction and properties but potential impacts need to be determined before the application proceeds.

It is noted that this proposal is sited above the existing flood line. However, climate change may continue to heighten this line. *UTRCA* should be consulted. The HIA also does not consider what threats to the heritage structures and grounds could occur as a result of any intrusion by new development into areas that have or might serve as a stormwater retention/detention area at this critical juncture of the Thames River. It may also impact waters upriver leading to flooding within Harris Park.

Size: The footprint is minimized because of the precarious site, but the height is maximized.

Height: The 40-storey tower is far too high – and would be the tallest building in London. This is not the right place for this. The historical importance of these buildings is minimized and trivialized by the structure, and reduced to a footnote. It is noted that views, vistas, viewscapes and viewsheds are recognized as important heritage considerations in the statements of the *DHCD* and *NHSM* and designation documents.

The 'new' and the 'old' are not joined or linked in this proposal and the heritage buildings appear only as an afterthought. There are no references in the proposal prepared as to how the existing structures could be restored, reused and incorporated into the overall site.

The shadow study does not adequately address the effect on Eldon House, given that the development is directly to the south and building is butted right up the garden wall. The grandeur of the estate is effected by its lawns, mature trees and ornamental vegetation and the views of visitors and customers of its teas on the lawn and verandah will be severely limited. The proposed development will not just shadow but overwhelm the estate and visitors will be greeted by a wall of glass and a looming modern 40-storey tower.

Before any development proceeds an Arborist Report should be conducted.

Massing/design: There is no transition between the tower and its surroundings. It forms no connections with, or address the heritage attributes of Eldon House in particular. The 'base, middle and top' portions of the design, designed to break it up conspicuously fail to do that and have little impact on its incongruity. The base or podium is faced with buff brick does not work in 'joining up' and instead overwhelms the heritage structures which should constitute the primary focus at this site.

Materials: The use of white horizontal stripes on the Tower structure does not mitigate, in any way, its height. The 'curves' are a poor attempt to add interest. There is no attempt, except for the buff brick,(which can be scarcely seen from the front) to reference the heritage of the existing structures. The overwhelming use of glass is also not in any way consistent with, or compatible to, the heritage structures in front of it.

Mitigations: The differences in height cannot be mitigated in any way. The report admits there is 'no one way to mitigate adverse impacts'.

LACH does not recommend the implementation of this proposal.