

Agenda Including Addeds

London Advisory Committee on Heritage

5th Meeting of the London Advisory Committee on Heritage

May 12, 2021, 5:30 PM

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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.

	Pages
1. Call to Order	
1.1. Disclosures of Pecuniary Interest	
2. Consent	
2.1. 4th Report of the London Advisory Committee on Heritage	3
2.2. Municipal Council resolution from its meeting held on April 13, 2021, with respect to the 3rd Report of the London Advisory Committee on Heritage	6
2.3. Municipal Council resolution from its meeting held on April 13, 2021, with respect to the property located at 101 Meadowlily Road South	8
2.4. Lorne Avenue Park Update	25
3. Sub-Committees and Working Groups	
3.1. Stewardship Sub-Committee Report	28
3.2. Education Sub-Committee Report	30
3.3. 850 Highbury Avenue Working Group Report	32
4. Items for Discussion	
4.1. Heritage Alteration Permit Application by P. Scott for the properties located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District	34
a. K. Gonyou, Heritage Planner; and,	
b. P. Scott	
4.2. Demolition Request for Heritage Listed Property Located at 126 Price Street	
a. M. Greguol, Heritage Planner; and,	
b. L. Leverton	
c. <i>(ADDED) Staff Report</i>	82

4.3.	Request to Remove Properties from the Register of Cultural Heritage Resources	104
4.4.	Heritage Alteration Permit Application by K. St Lawrence for the Heritage Designated Property at 426 St. James Street	138
4.5.	Demolition Request for Garage on Heritage Designated property located at 325 Victoria Street by D. Lee and E. Van den Steen	146
	<i>a. (ADDED) B. Jones and K. McKeating - REQUEST FOR DELEGATION STATUS</i>	157
4.6.	Nomination of Labatt Memorial Park as National Historic Site of Canada	159
4.7.	Request for Designation of the Polish Hall at 80 Ann Street	170
	(Note: a petition containing approximately 482 signatures is on file in the City Clerk's Office with respect to this matter.)	
4.8.	Heritage Planners' Report	182
5.	Adjournment	

London Advisory Committee on Heritage

Report

4th Meeting of the London Advisory Committee on Heritage
April 14, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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: R. Armistead, L. Dent, K. Gonyou, M. Greguol, L. Jones and M. Schulthess

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

L. Jones discloses a pecuniary interest in Items 2.4 and 4.1 of the 4th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 850 Highbury Avenue North and a Heritage Plaque at 505 Talbot Street, respectively, by indicating that her employer is involved in these matters.

2. Consent

2.1 3rd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on March 10, 2021, was received.

2.2 Municipal Council Resolution - Wharnccliffe Road South Improvements Project

That it BE NOTED that the Municipal Council resolution, from its meeting held on March 23, 2021, with respect to the Wharnccliffe Road South Improvements Project, was received.

2.3 Notice of Revised Application and Notice of Public Meeting - Official Plan and Zoning By-law Amendments - 1153-1155 Dundas Street

That it BE NOTED that the Notice of Revised Application and Notice of Public Meeting, dated March 11, 2021, from L. Davies Snyder, Planner II, with respect to Official Plan and Zoning By-law Amendments for the properties located at 1153-1155 Dundas Street, was received.

2.4 Notice of Planning Application - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 850 Highbury Avenue North

That a Working Group BE CREATED to review the Notice of Planning Application, dated March 10, 2021, from M. Corby, Senior Planner, with respect to a Notice of Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments related to the property located at 850 Highbury Avenue North, as appended to the Agenda, and the Heritage Impact Assessment, dated January 2021, from Zelinka Priamo Ltd., with respect to the property located at 850 Highbury Avenue North,

as appended to the Added Agenda, and report back to the May meeting of the London Advisory Committee on Heritage.

2.5 Public Meeting Notice - Official Plan Amendment - Masonville Secondary Plan

That it BE NOTED that the Public Meeting Notice, dated March 10, 2021, from S. Wise, Senior Planner, with respect to an Official Plan Amendment related to the Masonville Secondary Plan, was received.

3. Sub-Committees and Working Groups

3.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on March 31, 2021, was received.

3.2 Education Sub-Committee Report

That it BE NOTED that the Education Sub-Committee Report, from its meeting held on April 7, 2021, was received.

4. Items for Discussion

4.1 Heritage Plaque at 505 Talbot Street

That it BE NOTED that the Talbot Street History documents, as appended to the Agenda, were received.

4.2 Demolition Request for Heritage Listed Property at 88 Wellington Road

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the property located at 88 Wellington Road BE REMOVED from the Register of Cultural Heritage Resources; it being noted that the two stained glass windows pictured in Appendix B of the staff report, dated April 14, 2021, should be salvaged prior to the building's demolition.

4.3 Demolition Request for Heritage Listed Property at 92 Wellington Road

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the property located at 92 Wellington Road BE REMOVED from the Register of Cultural Heritage Resources.

4.4 Heritage Alteration Permit Application for Heritage Designated Property at 16 Cummings Avenue, Blackfriars/Petersville Heritage Conservation District by H. Wenman

That, on the recommendation of the Director, City Planning and 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 heritage designated property located at 16 Cummings Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the existing faux wood shakes on the gables be painted;

- the Heritage Planner be circulated on the Building Permit application to verify consistency with the alterations proposed to the porch; and,
- front yard parking be prohibited and the front yard restored to landscape.

4.5 Heritage Alteration Permit Application for Heritage Designated Property at 574 Maitland Street, East Woodfield Heritage Conservation District by C. Hawkins

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for alterations to the heritage designated property located at 574 Maitland Street, in the East Woodfield Heritage Conservation District, BE APPROVED with the following terms and conditions:

- exterior grilles be added to the double-hung windows to create a simulated divided lite pattern on the exterior of the windows; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

4.6 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated April 14, 2021, from the Heritage Planners, was received.

5. Adjournment

The meeting adjourned at 6:41 PM.



London
CANADA

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

April 14, 2021

G. Kotsifas
Managing Director, Development and Compliance Services and Chief Building Official

G. Barrett
Director, City Planning and City Planner

I hereby certify that the Municipal Council, at its meeting held on April 13, 2021 resolved:

That, the following actions be taken with respect to the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on March 10, 2021:

a) the following actions be taken with respect to the 101 Meadowlily Road South Working Group Report, from its meeting held on February 23, 2021 related to the Revised Notice of Application, dated December 17, 2020, from M. Corby, Senior Planner, with respect to a Draft Plan of Vacant Land Condominium, Official Plan and Zoning By-law Amendments related to the property located at 101 Meadowlily Road South:

i) the Heritage Impact Assessment (HIA), dated December 13, 2019, from T. Dingman BE RECEIVED and the recommendations, contained therein, BE ACCEPTED;

ii) the revised Conceptual Development Plan, dated November 11, 2020, from Dillon Consulting, as appended to the London Advisory Committee on Heritage Report, BE RECEIVED and the revisions made in keeping with the mitigation measures in the HIA BE SUPPORTED as follows:

- removal of all direct access from Meadowlily Road from the townhouse blocks;
- a minimum of 6 metre setbacks from the road widening, together with internal block in front of townhouse blocks, on the west side of Meadowlily Road; and,
- a maximum building height of 2.5 stories;

iii) the following matters BE REFERRED to the Civic Administration for further review during the Site Plan Approval process:

- a Landscape Plan for a naturalized buffer to be located on the proposed block within the condominium plan on the west side of Meadowlily Road;
- entrance feature design and location; and,
- fencing, walls and stormwater facilities, if any, along the west side of Meadowlily Road;

iv) the developer BE ENCOURAGED to revisit the townhouse block elevation for the units facing Meadowlily Road in order to achieve a design more harmonious with the rural setting as recommended by the HIA; it being noted that this appears to have been achieved by the conceptual elevation facing Meadowlily Road for the single units (units 1 and 36);

v) the above-noted Working Group Report BE FORWARDED to M. Corby, Senior Planner; and,

vi) the Civic Administration BE REQUESTED to include the London Advisory Committee on Heritage (LACH) on future approvals for this matter and to consult with the LACH on HIA related matters;

b) on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations to the heritage designated property located at 181 Dundas Street, in the Downtown Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the porcelain tile previously installed on the storefront be replaced with the brick veneer used elsewhere on the storefront of the façade; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

c) on the recommendation of the Director, City Planning and City Planner with the advice of the Heritage Planner, the proposed by-law, as appended to the staff report dated March 10, 2021, BE INTRODUCED at the Municipal Council meeting to be held on April 13, 2021, to:

i) approve the Heritage Easement Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and the property owner of 39 Carfrae Street, relating to the heritage designated property known as “Carfrae Cottage”; and,

ii) authorize the Mayor and the City Clerk to execute the above-noted Heritage Easement Agreement;

it being noted that a verbal delegation from H. Beck, was received with respect to this matter; and,

d) clauses 1.1, 3.1 and 3.2, 4.1, 4.2, 5.3 and 6.1 BE RECEIVED for information. (AS AMENDED) (4.1/5/PEC)



C. Saunders
City Clerk
/ap

cc: P. Yeoman, Director, Development Services
M. Feldberg, Manager, Development Services – Subdivisions
B. Page, Manager, Development Services – Subdivisions
M. Pease, Manager, Development Services – Site Plans
M. Corby, Senior Planner, Development Services – Subdivisions
S. Langill, Executive Assistant to the City Planner, City Planning
M. Vivinetto, Executive Assistant to the Managing Director, Development and Compliance Services and Chief Building Official
Chair and Members, London Advisory Committee on Heritage



London
CANADA

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

April 14, 2021

2690015 Ontario Inc.
c/o Dillon Consulting
130 Dufferin Avenue Suite 1400
London, ON
N6A 5R2

I hereby certify that the Municipal Council, at its meeting held on April 13, 2021 resolved:

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of 2690015 Ontario Inc. relating to the property located at 101 Meadowlily Road South:

- a) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting on April 13, 2021 to amend the Official Plan to change the designation of the subject lands FROM an Urban Reserve Community Growth designation, TO a Low Density Residential designation and Open Space designation;
- b) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting on April 13, 2021 to amend The London Plan to change the Place Type on a portion of the subject lands FROM a Neighbourhood Place Type, TO a Green Space Place Type; it being noted the amendments will come into full force and effect concurrently with Map 1 and Map 7 of The London Plan;
- c) the proposed attached by-law BE INTRODUCED at the Municipal Council meeting on April 13, 2021 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan as amended in part a) above), to change the zoning of the subject property FROM a Holding Urban Reserve (h-2*UR1) Zone, TO a Residential Special Provision R6 (R6-5(_)) Zone and Open Space (OS5) Zone;
- d) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 101 Meadowlily Road South;
 - i) increased traffic on Meadowlily Road South and lack of street parking;
 - ii) design and spacing of the units; and,
 - iii) minimal buffering on the east and west side of the area facing Meadowlily Road South and Highbury Woods;
- e) the Approval Authority BE ADVISED that the following issues were raised at the public participation meeting with respect to the Site Plan Approval application relating to the property located at 101 Meadowlily Road South:
 - i) lack of bird-friendly lighting approaches in the design; and,

f) the Civic Administration BE REQUESTED to include the Heritage Impact Assessment (HIA) with any recommendation and continue to consult with the London Advisory Committee on Heritage (LACH) on HIA matters;

it being noted that the Municipal Council approves these applications for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement 2020;
- the proposed amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Low Density Residential and Open Space policies;
- the proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the Neighbourhood Place Type and Green Space policies.
- the recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development;
- the subject lands are located in close proximity to arterial roads, surrounding services and access to the Meadowlily Trail and Thames Valley Parkway which provides pedestrian movements from East London to the City core;
- the Draft Plan of Vacant Land Condominium application is considered appropriate and in conformity with The London Plan and the (1989) Official Plan as recommended and is consistent with the Provincial Policy Statement 2020;
- the proposed residential use is also consistent and permitted under the subject recommended Zoning By-law amendment application. Application for Site Plan Approval has also been reviewed and has advanced to the drawing acceptance stage;

it being pointed out that the Planning and Environment Committee reviewed and received the following communications with respect to this matter:

- a presentation from S. Shannon, Dillon Consulting;
- a communication dated March 16, 2021 from N.J. Small, by e-mail;
- a communication from Lorraine, by e-mail;
- a communication from S. Nichols, by e-mail;
- a communication from E. Sweitzer, by e-mail;
- a communication dated March 21, 2021 from G. Smith and S. High, 141 Meadowlily Road South;
- a communication dated March 14, 2021 from A. Swan, by e-mail;
- the staff presentation; and,
- a communication dated March 26, 2021 from D. Kosciński, Acting Executive Director, Thames Talbot Land Trust;

it being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions regarding these matters. (2021-D08) (AS AMENDED) (3.5/5/PEC)



C. Saunders
City Clerk
/ap

cc: G. Kotsifas, Managing Director, Development and Compliance Services and
Chief Building Official
P. Yeoman, Director, Development Services
M. Feldberg, Manager, Development Services – Subdivisions
B. Page, Manager, Development Services – Subdivisions
M. Pease, Manager, Development Services – Site Plans
M. Corby, Senior Planner, Development Services – Subdivisions

M. Vivinetto, Executive Assistant to the Managing Director, Development and
Compliance Services and Chief Building Official
Documentation Services Representative
Chair and Members, London Advisory Committee on Heritage
List of External cc's on File in the City Clerk's Office

PUBLIC PARTICIPATION MEETING COMMENTS

3.5 PUBLIC PARTICIPATION MEETING – Application – 101 Meadowlily Road South 39CD-20502 (OZ-9192)

- Councillor P. Squire: I'll look for the staff presentation please. Sorry is someone prepared to make a presentation on this matter.
- Mike Corby, Senior Planner: Through you Mr. Chair, Mike Corby here. I have a presentation available for this and also, it's included in the added agenda if people want to follow along with it and before I start, I forgot a slide just a reminder that this application did go to the Planning and Environment Committee back in October 5, 2020. At that meeting the applicant sought to get this deferred back to staff, their original proposal showed three story townhomes and through our recommendation we required a maximum two and a half stories so the applicant sought deferral and so they've gone back and now we're here today with the slightly revised application. So, the subject site is 101 Meadowlily Road, it's located in the north east corner of the Highbury Avenue South and the Commissioners Road East. It's between the Highbury Woods on the west side of the site and the Meadowlily Woods ESA along the east side of the site. The nature of the application so part of this application is a city initiated Official Plan amendment changing the Urban Reserve Community Growth designation of the 1989 Official Plan to Low Density Residential along with that is a Zoning Amendment application and Vacant Land Condominium application that would permit an 88-unit cluster residential developments, 36 single detached dwelling units within it and 10 townhomes totaling 52 units within them. The conceptual site plan you can see in there identifies open space area, naturalized area on the west side of the property those lands will be zoned and designated as open space and dedicated to the City as part of the site plan approval process. You can see the units that are now fronting along Meadowlily Road previously had driveways out to Meadowlily Road they've been moved internally and access to those buildings from the street. Those buildings also along Meadowlily Road have been reduced to two storeys in height. In terms of policy within the London Plan the site is within the Neighbourhood Place type designation. The proposed cluster residential development is in keeping with the range of permitted uses within this place type. In the 1989 Official Plan as mentioned this is within the Urban Reserve Community Growth designation. This designation is used to identify lands that will be used for a mix of urban land uses in the future. The City has initiated an application to change these low density residential and feel it's appropriate on the site-specific basis given that the London Plan has already does any of these lands as the Neighbourhood Place type. Through this process there was a lot of public concern a lot of this was addressed at the original meeting, but we'll go through the main issues again. So, one of the main issues was traffic and so through the review process it was determined that the proposed use will not generate significant levels of traffic and should not have any adverse effects in the area. Safety was a concern and through the application a sight line analysis was completed to ensure safe sight lines are available along Meadowlily Road. A reduction in speed to forty kilometers an hour is forthcoming through a Council approved initiative to reduce speeds on local roads throughout London and as mentioned the applicant has removed fourteen driveways from accessing Meadowlily Road South helping improve safety along along the road. Parking was another main concern specifically on street parking and the ongoing issues they're having with that. The vacant land condo proposed originally had ten visitor parking spaces through the revised plan

they've increased this to thirty one visitor parking spaces which is well above what's required. Impacts on the surrounding feature in terms of the abutting woodland to the east and the Meadowlily ESA to the west and staff feel appropriate buffering have been provided between these land uses. Now we're receiving a thirty-five-meter set back from the drip line of the Highbury Woods. All lands outside the development limit will be dedicated to the City and zoned and designated open space and the existing right of way for Meadowlily Road provides a significant buffer and hard boundary between the land uses to the east and does not allow for the potential encroachment of the proposed development into the natural heritage feature. This right of away combined with the proposed setbacks creates an appropriate buffer and separation between land uses resulting in minimal impacts from the proposed development on the abutting ESA. Heritage concerns and maintaining that real context was also raised at the original public meeting. Staff feel that with the reduced height along Meadowlily Road as well as the proposed setbacks and the removal of the driveways and garages the development provides an appropriate response to the abutting lands and the rural setting of the area. The large more functional green space now provided in front of the development will provide a greater opportunity to implement the recommendations outlined through the Heritage Impact Assessment in an effort to maintain the rural context. Some of the abutting property owners had concerns about stormwater and flooding and whether it will affect their property or not as part of the site plan approval process the applicant is required to demonstrate that stormwater will not impact the surrounding lands. Through the site plan process the applicant has been able to prove that the site stormwater management design will match and or improve the site's predevelopment conditions so there shall be no impacts on the abutting properties. Staff is recommending approval of the pros of the proposed amendments the proposal is keeping with the policies of the 1989 Official Plan, the London Plan, and the Provincial Policy Statement. The proposal will facilitate the development of an underutilized property and encourages an appropriate form of development. The subject lands are located in close proximity to arterial roads ensuring easy access to the 401 and other areas and services within the city and the site is situated near two community commercial nodes which will support and benefit from the proposed increase in density for the community. That's it thank you.

- Councillor Squire: Thank you very much. From the committee technical questions only please. There being no technical questions we'll go to a public participation and first all here, we'll hear I should say from the applicant and again everyone will have 5 minutes to speak. Is there someone from the applicant who wishes to make a presentation?
- Melanie Muir, Planner, Dillon Consulting: Hi yes. Hi I'm Melanie Muir from Dillon Consulting a planner for the applicant.
- Councillor Squire: Go ahead.
- Melanie Muir: Thank you committee members. We would like to just give a brief overview. The presentation was already included in the agenda package. The project overview, on October 5, 2020 a public meeting as Mr. Corby has said for this proposed development was held at City Hall. Based on the concerns brought forward by the residents as well as the municipality we redesigned some of the proposal to address many of the concerns as possible. The preposed development consists of the following, 36 single detached dwelling units which is

one less than what was originally proposed and 52 townhome units for a total of 88 units. All units have been designed to a maximum of two and a half storeys in height as required by the by-law, reduction from the three storeys as Mr. Corby indicated that we had already proposed. Direct access to Meadowlily Road for individual townhome units have been removed and internal access provided allowing for a larger setback from the ESA and additional landscaping and tree planting to intense intensify visual buffer between the road and the development. Private sanitary sewers and storm sewers including a private sanitary pump station and forcemain are to be provided. A public/private watermain will be constructed to service the development. Buffers from the Highbury Woods Park and the Meadowlily ESA in accordance with provincial and municipal requirements are being maintained. Landscaping and heritage compensation features complimentary to the natural existing landscape will be included. As Mr. Corby indicated visitor parking from the site will be increased from the required ten to thirty-one spaces well over the number of spaces required under the by-law. Since the public meeting the City has approved our request to reduce the speed limit of Meadowlily Road South from the existing fifty kilometers an hour to forty which is anticipated to go to Council sometime within 2021. The next page shows the changes to the conceptual development plan with the enhanced buffer along Meadowlily Road as well as the naturalized areas in the open space will be dedicated to the municipality in the rezone. We also included some examples some renderings of the, both the single detached as well as the townhome units. The ones facing Meadowlily Road with, which are on the second page of the renderings they include the access only via sidewalks to trail and the open space with the following page showing the garages in the rear along the internal road and as well the front and side facing views of the traditional units which are further interior to the proposed development as well as the back sorry. And we have some views looking along private street A and Meadowlily Road South both looking south and north along that road. With respect, regards to response to some of the additional public comments received are they are asking about overflow to the pump station where would it go and that it should not outlet to the watercourse or the ESA and our response is that the sanitary sewer pumping stations has a large capacity of concrete holding tank with the two-pump design with one primary and one back up. There is no overflow outlet to any watercourse nor to any part of the ESA as it is a closed system. The pumping station is designed and is in compliance with the Ministry regulations. Who's responsible, whose responsibility will it be to maintain the pumping station and alarm system. It should be noted that the condominium corporation will own and maintain the pump station via a maintenance contract with a City approved contractor and will include a proactive maintenance schedule. There is a backup pump in the pump station in case the primary pump malfunctions and requires repair. The pump station will have automatic alarm notification via telecom to the maintenance contractor. Another concern was that are there any erosion concerns and potential drainage into the TTLT property, and this has been addressed in the stormwater management design. The stormwater is to be managed on-site mainline sewers and/or holding chambers before releasing it into the City storm sewer system. A comprehensive erosion and sediment control management plan has also been developed and provided as part of this submission. There were also concerns with regards to flooding as Mr. Corby indicated and his response is what we have designed which is it's addressing the stormwater management design. Concerns with the need for compensation seedlings and monitoring of the butternut trees, the habitat zone which is a fifty metre radius of a single category 2 retainable butternut will be disturbed by the grading work, as a result of the anticipated disturbance ten butternut saplings will

be planted as compensation within the cultural meadow area of the subject property as well as ten compensation trees as specified in the regulations. A Butternut Health Assessment report is being filed and approved by the Ministry of Environment, Conservation, and Parks. Prior to disturbance of the butternut habitat zone impact will be registered with the MECP in accordance with section twenty-three point seven under the Ontario regulations. The locations of the ten butternut samplings will be provided in a planting plan following confirmation of the compensation ratio for other trees removed from the subject property with the City.

- Councillor Squire: We're now well over five minutes I've given you a little extra time but if you could wrap up that would be great.
- Melanie Muir: Sure, basically we're in complete agreement with the recommendations of administration and are here to answer any questions. I also have my other, our engineer sorry are here as well Jason Johnson and Sam Shannon as well as the developer himself in case anyone has any questions.
- Councillor Squire: Great thank you very much. So now we'll go to the public and just before we start that each person will be allowed up to five minutes. If you could identify yourself with your name and your address if you would like that would be really helpful and if you just keep in mind that we try to keep these meetings civil. I know there's strong opinions but if you could refrain from, from any personal remarks or any cheering and clapping that would be really helpful as there may be people with a different point of view as you. In terms of questions and this is not sort of a question and answer session but if you ask questions or there's things you want to know and I can try to get the answers from staff or the applicant for you I will make sure I do that. So, with that being said we're looking forward to hearing from you and are we going to do online first or in the meeting rooms. Alright why don't we go to online and the first one I have is Daniel Hines that was the name given so perhaps I could just find out who is online waiting to speak.
- Cathy Saunders, City Clerk: Mr. Chair this is Cathy Saunders. Mr. Weir is ready to speak.
- Councillor Squire: Go ahead. Sorry we're still not hearing anyone.
- Cathy Saunders: Mr. Weir is unmuted so I'm not sure why he is unable to speak. Perhaps you could go on to Mr. Richardson in the meantime.
- Bruce Richardson: Good afternoon my name is Bruce Richardson and I'm a resident at 25 Meadowlily Road South and have been for approximately fifteen years. The main thing that we're, speaking to my neighbors seems to be the consensus and we all do support some kind of low-density development I'm certainly surprised that eighty-eight units would be considered low density that is approximately anywhere from one hundred seventy-six people up to two hundred and sixty-four people depending on the family size. We personally or a few of us have discussed this and we definitely think that it would be more advantageous for the development to be private family homes. We understand that the thirteen approximately thirteen-acre property is down to about twelve acres because of the abutments or the space between the ESAs. But the other thing that we always bring up is the traffic and the parking both human and vehicles. The traffic down here in the last year has gone ten times what it was already with visitors to

the park there is obvious safety problems. The speed's been addressed that's wonderful. There is a blind curve on the road, there is no sidewalk, there is people and children walking up and down those roads almost every day so it's certainly a safety concern having you know, you know two hundred sixty-four people I mean under the set up to it could be eighty-eight units could be a hundred seventy-six cars. The other thing that we are happy to hear that the attempts to have a land trust property. The Meadowlily nature preserve has been recognized. I want to remind Council that this development is surrounded by three ESAs. So you've got Highbury Woods, Meadowlily Woods and the TTLT nature preserve and we are always available to talk to anyone that on this matter. You know we're very concerned with the land and the animals and the visitors that we have down here in the park. Thank you very much for the opportunity. Have a great day.

- Councillor Squire: Thank you Sir. Who's up next?
- Cathy Saunders: Mr. Shannon is next.
- Councillor Squire: Go ahead.
- Melanie Muir: Through you Mr. Chair, Mr. Shannon as part of Dillon.
- Councillor P. Squire: Yeah, the names that are given are actually Dillon, Johnson, Richter and Riley are all members of the applicant.
- Cathy Saunders: I apologize we have no way of knowing.
- Councillor Squire: No that's fine.
- Cathy Saunders: Let me check Mr. Johnson is also.
- Melanie Muir: Yes.
- Cathy Saunders: Next is Richter, R. I. C. H. T. E. R.
- Councillor Squire: Yeah, again the names with Dillon are Shannon, Johnson, Richter, and Riley.
- Cathy Saunders: Rosemary Boyd.
- Rosemary Boyd: I'm here watching from home.
- Councillor Squire: Okay did you want to speak to us?
- Rosemary Boyd: Probably just the obvious that I'm an avid hiker in the area I'm very familiar with it and I really hope that you know we'll all be gone some day and I think that keeping these lands free from development period would be a really nice legacy for our children. Thank you.
- Councillor Squire: Alright thank you very much.
- Cathy Saunders: Next is Mr. Weir.

- Dennis Weir: Can you hear me?
- Councillor Squire: Yes, thank you.
- Dennis Weir: Yes, I spoke originally at the October meeting. I'm very much against this proposal as with the previous speaker I think we need to look to the future and maintain the ecosystem. This is so close to a nature preserve this development which sadly distracts from the protected area it's just a disaster waiting to happen. It's just too dense of a population proposed the hazards in the wintertime, increased traffic, the potential for accidents with pedestrians with increased number of the homes in that area. I think most Londoners visit this area would really like to see it kept the way it is. The minor changes that they've made since October don't really make any difference whatsoever with respect to that concern. Thank you very much.
- Councillor Squire: Thank you Sir. Next.
- Cathy Saunders: Ms. Symington.
- Councillor Squire: Go ahead.
- Barbara Symington: Mr. Chairman thank you and committee members. My question has to do with is there a heritage study attached to this development proposal especially you know there was a previous heritage study that focused on park farm on Meadowlily Road but there appears to be no heritage studies attached to this particular application. Are there any available? There is a neighbourhood tradition that there was a long house situated at 101 Meadowlily Road and so my question is what archaeological review will be undertaken to see if in fact this is indigenous lands previously. Also there have been things found in the adjoining properties early early nineteenth century artifacts including some military artifacts that seem to be connected to the War of 1812 so not only is this a very very important environmental gem in the City of London but I also think that we have to look at the historical importance and so much of our history unfortunately has been lost and developed over. And just speaking for myself I appreciate what the developer and what the consultant have said about that pumping situation but boy if anything can go wrong it will and you know that's a lot of sewage in that area. So, thank you very much for allowing me to speak and as I said I'd very much like to know if there will be an archaeological investigation prior to any development. Thank you again.
- Councillor Squire: Thank you. Who's next?
- Cathy Saunders: Mr. Richardson.
- Councillor Squire: Bruce Richardson spoke.
- Cathy Saunders: Melanie Oudshoorn sorry.
- Councillor Squire: Oudshoorn. Go ahead.
- Melanie Oudshoorn: Hi yes hello. I just wanted to comment on I'm surprised that development would be allowed in this spot just because of the ESA and the nature there so however disappointing that is the traffic will increase and I think

that would be a really big concern for that area and just the taking away from that from the forested area there. I just wanted to mention my concerns so thank you.

- Councillor Squire: Thank you very much.
- Cathy Saunders: Nancy Tausky.
- Councillor Squire: Go ahead. Hello? Ms. Tausky?
- Nancy Tausky: Hello. Am I unmuted?
- Councillor Squire: You are unmuted now.
- Nancy Tausky: I seem to have lost the visual aspect of this meeting but if you can hear me that's fine.
- Councillor Squire: Yeah, it's fine if we can hear you.
- Nancy Tausky: Okay. I want to say that I appreciate the attempts that the developer has made to meet some of our other, our earlier complaints and also I want to commend the LACH report based largely on the HIA for this development and I think it's very good and I want to commend all of its recommendations. I have three points I want to make myself and they'll go a bit further first I do agree with the people who are saying that there should be no development here. I think that surrounded as it is by natural areas and two important historical sites three of one includes the remains of the mill that it's on it's not the right place for a development of this size. I prefer to see no development here if there were, if there is to be one, I think it should be a development of much lower density. If there is going to be a development here I think that the designers are losing an opportunity to do something original and very interesting and trying to make the development more suitable for its rural site. As it is with the density and the spacing there's really quite a strong urban flavour to the development and also when that is I think rather depressing the development there's a sameness about all the buildings especially the individual buildings the ones that are designed to hear a one family and even though they've added some historical detail to the buildings they still have a strong urban flavour. If you look around the picture of the road, the interior road it looks more like an urban institution than it does a series of rural houses and I think there is, there would have been lots of room to do something more interesting both in design and spacing and if we're going to keep it there which I'd prefer that we didn't I'd really like to see it substantially rearranged. My second comment has to do with the relationship to the road, Meadowlily Road is very old, it was the path used to bring people to the mill from south of London of very early in the nineteenth century and although it's no longer simply a dirt path, it still is a road that retains a strong urban character with its narrowness, its lack of curbs, the growth on both sides of the road and it's if we put in curbs widening the road that rural character and that historic quality is going to be entirely gone. I would like to see stronger buffering on the west side of the road. The view of the townhouses shown in the proponent's presentation again has a much more urban character than a rural one. I'd like to see buffering in second set in the east side of the road. And finally I really can't understand the logic that decided there should be an urban development in this site of any any sort surrounded as it is by historical and natural protected sites. I'm not against density and increasing the density in London I think the idea of increasing the density to make, to protect agricultural and natural and important natural lands is

very good one but I don't understand why this is not a protected natural land. I know it's late in that process to make this observation I have made it from the beginning and so have many other people and I don't suppose that accepted our dreams there's any chance of going back to making it a natural site but if there were any way that the City could help the developer relocate on some other site I will, I and many other people thousands I think would very much appreciate it. Thanks for listening to me although you might think from this last comment that I've been cooped up too long.

- Councillor Squire: Thank you very much. We've all been so cooped up so long so don't worry about that. Who's next to speak?
- Cathy Saunders: Erika Boody.
- Councillor Squire: Go ahead.
- Erika Boody: Okay thank you. Can you hear me?
- Councillor Squire: Yes, we can hear you.
- Erika Boody: Perfect. I'm a resident of London as well and I also am against this proposal. I'm in agreement of private family homes that this site because it's more in keeping with what's already on site on that road. I also appreciate the attempts to mitigate the effects of the development but disagree that these measures are sufficient changing to low density residential from urban reserve community growth designation. I just had a couple of questions I was wondering when this site was actually designated urban reserve community growth, when it was given to be a mix of urban uses in the future. Basically, we wanted to declare a climate emergency so I don't know when this designation was taken into effect but even more recent than that was the climate emergency declaration, and I don't think you know we should be taking the word emergency lightly. It means immediate action and so we're actually going against that. Also, the report to the Planning and Environment Committee states that London's growth and development is well planned and sustainable over the long term it also says that the development will be serviced by new private roads access for Meadowlily Road South and will include thirty-one visitor parking spaces on site. This is so close to a nature preserve and an Environmental Significant Area and it doesn't meet the requirements of a sustainable city. The requested amendment is to permit a vacant land have eighty-eight units the mitigation measure was what, to decrease it by one unit it's nothing and a half of floor and what about the bird population right next door. I don't think that was really taken into consideration an increased visitor parking spaces is great for the residents of the complex, but it also means more urbanization. The city is expanding and we're clogging the land not letting the water penetrate into the soil the more water we use the more waste we produce and so as like you know I know that it sounds like they're putting a lot of effort into making a stormwater management plan but unfortunately these designs aren't always fail-proof. Our own pollution plants overflow whenever there's heavy rains and it's outputting into the Thames River. We need effective stormwater management to manage quality and quantity and so and also how are these pumps running is this going to be, are they going to be run by renewable energy. Even if we put in permeable concrete here permeable concrete is not as effective in these winter climates that we that we have here in London and they also require a lot of maintenance. And yeah the forty kilometre an hour speed limit is not a big accomplishment it's a very steep

hill and yeah there's a lot of pedestrians using it especially the visitor parking is over full where are those people going to park, you guessed it they're parking on Meadowlily with all the other trail users and the other residents that already live on that, on that street and the buffer leaving minimal impacts on the ESA science says otherwise. Again, and again, it does not take a lot of effort to find articles proving this and I'm happy to send some your way if you'd like. The reduced height and setbacks are not enough considering the setting of this area. And one other question was about the Jefferson Salamander there's new technology using handheld point of need tool to sample extract and analyze the water ways, that is an endangered species, so I'd like to know more about the efforts made for Jefferson Salamander to identify if they are in this area or not but yeah, I respectfully disagree. Thank you for your time.

- Councillor Squire: Thank you. Next online speaker?
- Cathy Saunders: Mr. Chair that is the last person we have registered to join us remotely. I have a number of individuals who have joined us, they aren't registered nor am I sure how received the link perhaps the Chair would like to ask depending on whether they're here to speak to this matter.
- Councillor Squire: How would they do that? Do they have to indicate and notify you?
- Cathy Saunders: They could unmute and indicate if they are here for Meadowlily. If we don't hear anything, we can assume that you could go to the rooms.
- Councillor Squire: Okay I'm sorry mute.
- Cathy Saunders: If they could unmute and indicate.
- Councillor Squire: Okay, is there anyone else watching right now who wishes to speak if so let me know and we will allow you to speak for up to five minutes. Okay thank you very much so there being no other online speakers we will go to in person in the breakout rooms I think there's Committee Rooms 1 and 2, and 5. Let's go first to Committee Room 1 and 2, is there someone there that wishes to speak on this matter? If we could just get your name and address if possible and then you'll have five minutes.
- AnnaMaria Valastro: Hi my name is AnnaMaria Valastro. I'm at 133 John Street. The staff report states that public comments opposing this development haven't changed even with the revisions and you've heard those grievances again today, tonight. I don't understand how one applicant can change the entire character of an area despite the collective voices of those that travel across the city to experience a rural country road charm of Meadowlily. The design is jolting it doesn't even trying to embrace the cultural heritage value of Meadowlily, all it offers is to hide behind cedar hedges and I don't understand why this committee doesn't uphold these values and insist on integrating this design into the natural and rural characteristics of the area because it's back now a second time. There are no demands placed on the applicant to utilize low impact development techniques, to lessen the load of run off into the Thames River. This development needs its own pumping water station and its own stormwater which is an indication that is it means it is an over intensification of the site. Why is the Planning Committee why as a Planning Committee you cannot set a higher standard and point to values that have been identified and at Official Plans, the

Provincial Policy Statement and by Londoners to achieve a less intrusive design and respect the fact that land Londoners want this area preserved. I'm under the impression that this committee must approve this application as is because somehow it meets the regulatory rules. The natural heritage inventory report from 2013 that helped identify the boundaries of Meadowlily ESA Master Plan did not appear to survey this parcel of land for natural heritage features for wildlife or vegetation the trees you can see through binoculars you can see this on the maps and the City's environmental management rights are from 2003 and the Official Plan is from 1989 and the environmental impact statement only dealt with buffers, stray cats, and bird strikes. The natural heritage section of the Provincial Policy Statement was updated in 2014, it was controversial at the time because it wakened protection for the North and strengthened protection for Southern Ontario by using stronger language such as shall a term that removes exemptions unless explicitly stated in policy and the inclusion of ecological function which cannot be fulfilled easily by prescriptive guidelines like a pumping station, white cedar hedges. The city's regulatory rules are old they're too old to adhere to the new rules of the Provincial Policy Statement. The provincial significant wetland was confirmed in the inventory in 2013 commissioned by the City of London that's your responsibility to make sure that no harm comes to that wetland. The Provincial Policy Statement clearly states that in 2.8 development site alteration shall not be permitted on adjacent lands to the natural heritage features in areas identified in 2.4, 2.5, and 2.6 unless the ecological function of the adjacent lands has been evaluated and has been demonstrated that there would be no negative impacts on the natural features and other ecological functions. You haven't done that which is required for you to meet the above criteria. The survey is only is already 8 years old it was only an inventory it did not measure ecological function as stated above and the cookie cutter approach to the City's environmental management guidelines are old.

- Councillor Squire: You have thirty seconds remaining.
- AnnaMaria Valastro: This application needs to be sent back until it embraces a low impact approach to avoid ecological damage and integrates into the cultural heritage values of Meadowlily. This one application should not be so dominant that it disturbs the very pleasure of visiting Meadowlily ESA and I really think this land should be expropriated. The City has expropriated a lot of land for traffic the least you can do is expropriate to expand green space. Thank you.
- Councillor Squire: Thank you. Other speakers in the committee rooms? Please come forward if you wish to speak today. Could I get your name please and your address if you like?
- Dorothy Stolarski: My name is Dorothy Stolarski, my address is 416 Wellington Street in Ingersoll Ontario. I'm advocating for 147 Meadowlily Road South as I was, that is my family home and my mother still lives there so I am making just a presentation and pivoting a bit from the you know the letters that you're receiving today but I do echo and support the previous speaker. So, I'm going to just change things a little bit I'm going to read a poem it's entitled "I am Green" (please see attachment). So, that's a poem just to summarize what we're going through with this application for the condo development meeting in another way to get through the City Council what Meadowlily means to the people of London. I fought for many years between 2008 and 13 and we've done a lot and now it's time for the residents to speak up and I have, I appreciate your time in hearing me today. Thank you.

- Councillor Squire: Thank you very much. Any other speakers in the committee rooms? Is there anyone in Committee Room 5 I should ask or we, am I just looking at the one room. We'll go ahead.
- Clerk: There's no one in Committee Room 5.
- Councillor Squire: Thank you. Go ahead Ms. McKeating.
- Kelly McKeating, ACO London: Okay thank you and I'm hoping that you can hear me through the mask. My name is Kelly McKeating, I live at 329 Victoria Street and I am speaking on behalf of the Architectural Conservancy of Ontario's London Region Branch. We made a presentation at the PPM last October and while there have been a couple of positive changes here I think that we still have a number of concerns as do many citizens of London. People may not believe it but both ACO London and I are big supporters of urban intensification so long as it's in the right location Meadowlily Road isn't the right location in my opinion. This proposal to put a development squarely in the middle of one of the last remaining rural landscapes in the city is in our view the antithesis of urban intensification and the London Plan's emphasis on growing our city inward and upward. As other people have mentioned this is a proposal to put eighty-eight residential units within a U shaped bounded on three sides by nature preserve protected land. Of concern in all of this is the precedent that could be set because I understand that there is another property on Meadowlily Road where there's also potential for development in the near future. I think that this is a place that should remain natural and if it doesn't remain natural the density should be a lot lower than eighty-eight houses. If the proposed development does proceed then I think that the buffering that is being proposed should be made stronger rather than the manicured land, lawn that we see in the renderings very dense brush, trees and bushes on the City road allowance that basically make the townhouses invisible from the road would be a great idea. While two access points is certainly an improvement over sixteen access points, a single access point at the south end of the development would be preferred. One of the concerns that I have with this proposal is not just what the developer is proposing but also the collateral damage that the City might actually inflict on the area afterwards. The staff report makes reference to the road widening dedication and while I understand and hope that road widening is not in the immediate future for Meadowlily Road I think the reality is that if you let these eighty-eight housing units be built with a hundred and seventy six or so people who live in them there's going to be more traffic and eventually someone's going to say it's not safe we've got to widen the road we've got to remove some trees to improve the sight lines we've got to plow through and get rid of that blind curves and you know very soon the magical place that is Meadowlily Road and Meadowlily Woods will not be there any longer. The Development Services heritage planning staff's recommendation that the property owner consider design refinements including articulated massing and rooflines and different needs heights to de-emphasize the dense urban character of the repeated four unit townhouse block and I'm reading doesn't appear to have been heeded so we've got a very dense development being proposed in the wrong place of the wrong design and I certainly hope that Councillors decide to nix this in its current proposed form. Thanks.
- Councillor Squire: Thank you very much. Our next speaker in the committee room?

- Carol Richardson: I hope you can hear through the mask.
- Councillor Squire: Could I get your name please?
- Carol Richardson: Carol Richardson, I live on 1200 Riverside Drive in London right and I am a member of the executive of Friends of Meadowlily Woods.
- Councillor Squire: Go ahead.
- Carol Richardson: I'd like to begin my comments by saying that I support any reduction in the number of units that could be considered, hoping for a lowering of the R6 zoning. My opening question of the design as presented is what will this look like? This development is being represented as low density, but it will increase the population of Meadowlily Road by over two hundred percent. Based on input from the previous public participation meeting there have been definite improvements especially lowering the numbers of driveways directly off Meadowlily from sixteen and I thought it was one but apparently, it's two and I don't know why there isn't just one road with egress and entrance. I'm sorry excuse me now I'm just making a note last Thursday I turned left onto Meadowlily Road from Commissioners Road and I was quickly met by an older lady in a motorized wheelchair moving along the east side of the road in a southerly direction. Some children also use this road to walk to school or the YMCA located on Hamilton road. I often encounter people rollerblading and many times pedestrians pushing baby strollers that was really evident during the warm weather. Cyclists often use this as the transportation corridor to get to downtown and return. Can there be warning signs for both people and vehicles near this specific subdivision driveway warning them of how little space there is to share the road specifically at that location and then I think the City should be honest and Planning and answer this question is there a provision to widen the roads because that's been brought up by Kelly as well. Since this is a rural setting the developer has proposed shielding the view of the subdivision by a buffer with trees planted side by side so they're trying hedging as much as possible, but you won't retain the rural feeling with that kind of cedar intense hedge. Surely there is a native species of trees that would fill in to provide a visual barrier and not plant it at all in a row like soldiers but in a way that each, perhaps alternatively, so that each tree has room to spread its branches. I'm sure there's good tree consultants that are available to the City to advise in order to allow future growth of each tree and which trees would thrive in that area. Also, that buffer along Meadowlily Road is really narrow compared with the buffer to Highbury Woods and I'm just wondering if there's any way that that could be adjusted with you know way, way wider buffer on the road side and maybe somehow if they could adjust it with the other side so that it would be of greater value to the neighbours. And then I was asking my question, and then I'll leave my presentation because I appreciate the Chair saying that some of our questions can be answered we didn't expect them all to be answered today but I just wondered what the different buffers were and I heard tonight I believe it's a thirty five meter buffer with Highbury Woods but I know it's narrower for the road. I am requesting tonight that the Planning and Environment Committee make a motion that City Council directs staff to include the following in any approval of the subdivision plan. That one native tree be planted for each residence and that some kind of native thicket hedges of one to two meters be planted along all shared boundaries with the Meadowlily Nature Preserve and Highbury Woods. This would be a way to prevent residents from throwing their garden waste over the fence into the natural areas. This has been

a significant challenge in other subdivisions in spite of the best efforts by the City of London with pamphlets and signage discouraging this degradation of natural areas by introducing plants that can be invasive and can crowd out the natural species. This measure would also help prevent wildlife from invading the subdivision itself as there's a significant deer population in that area and it would also provide a haven for smaller wildlife some of whom will be displaced by construction of this subdivision. All of these measures.

- Councillor Squire: You have, excuse me, you have thirty seconds left.
- Carol Richardson: Okay, some of the people have mentioned this but I wondered whether earth-friendly approaches could be taken, bird friendly lighting, solar used for hot water heating, LED lighting, anything like that and my question is which municipal building codes have changed to make these earth-friendly options mandatory. Thank you sincerely for the opportunity to speak at the public participation meeting.
- Councillor Squire: Thank you very much. Anyone else wishing to speak at the meeting?
- Andrew Stolarski: Hello my name's Andrew Stolarski, I live on 1140 Pond View Road which is just as beautiful as Meadowlily Road it's located by Westminster Ponds. Single low-density residential homes are there, it's something possibly what I was hoping Meadowlily would be twelve to sixteen homes to coincide with the homes on top of the hill but I only have one quick question I submitted to ReThink Zoning that Meadowlily Road South be included in that and I hope that it is put on the record because I think we have a lot of problems when it comes to zoning and I think you need basically citizens to speak up and what they want for London and how they want to develop it. I remember ten years ago when we did ReThink London and we were proposing what was going to happen to Meadowlily and surrounding areas, I think it was Mr. Fielding was our planner at that time and I remember we were given tables and we did cut-outs and a lot of us from Friends of Meadowlily Woods proceeded to put homes similar to what was already there running down to the bridge and I wonder what happened to that. Didn't anybody see that? That's all I have to say thank you.
- Councillor Squire: Thank you very much. Anyone else in Committee Room 1 and 2 wishing to speak? Okay. Last opportunity for public participation calling once, twice we're going move to close the public participation meeting.
- Cathy Saunders: There is someone. Mr. Grant has raised his hand on the remote attendance.
- Councillor Squire: Alright Mr. Grant.
- Brian Grant: Hey can you hear me alright?
- Councillor Squire: Yes, I can hear you. Go ahead.
- Brian Grant: Yes, thank you.
- Councillor Squire: We can't hear Mr. Grant anymore.
- Cathy Saunders: I've asked him to unmute.

- Briant Grant: Okay there we go. You got it?
- Councillor Squire: Okay. Could you start again?
- Brian Grant: Yeah no problem. We don't like it. I think it's clear the citizens of London are not behind this idea. I've sat in on quite a few meetings now and I don't see opposition to other developments I mean what's going to happen, is this it? It just gets accepted. I don't understand why. I know all the valuables in the city and Meadowlily is called a gem, it's a gem it's a wild area. There are thirty people living on the row and I don't know how many of you people have actually walked on this road, it is a steep steep hill. One of the speakers talked about strollers and roller blade or some runners and cyclists that's how it's used. There are 30 people living there. The base, at the base of the hill there's the footbridge you guys had a ceremony ten years ago or fifteen years ago when the bridge was reopened the City of London is aware of the character of this neighborhood. They celebrated it and so it's, having ninety new homes in the tiny country lane it's it just doesn't make sense not from a neighborhood point of view I mean lots of people are already talking about environmental impact, I'm not even going to weight in on that just from a safety and neighborhood point of view it doesn't belong here. Nobody likes it, we don't want it. You know they've filled out their applications properly, but I think the citizens have been clear that they don't want it. Thank you.
- Councillor Squire: Thank you Sir. Anyone else now after Mr. Grant? Can I ask again anybody wishing to speak once, twice. We'll close the public participation meeting.

Lorne Avenue playground ready to welcome local households

Once the spring temperatures allowed the new grass to take root, the City of London took down the fences to officially open the new Lorne Avenue Park earlier this month. The park, which stands on the site of the former Lorne Avenue Public School, was designed around the themes of arts and culture, the environment, and the heritage of Old East Village.

“City staff worked with the Lorne Avenue Park Steering Committee and held public meetings with local community members to design the park in a way that would be meaningful to residents of Old East Village but also welcoming and exciting for families,” says Mayor Ed Holder. “I’m incredibly proud of the collaborative effort that led to the opening of the park.”



(The exterior letters from the Lorne Avenue Public School)

The new park features accessible walkways, an entry plaza, a unique playground made of wood, a community stage, a sensory garden, an insect hotel, rain gardens, and an ecolawn. Designers also worked to incorporate artifacts from Lorne Avenue Public School, including the late-1800s school bell from the original building and exterior signage letters from the more recent building.



(School bell from the original building)

“Lorne Avenue Public School was an important part of the history of the Old East Village and the new Lorne Avenue Park will be an exciting part of its future,” says Ward 4 Councillor Jesse Helmer. “Residents here are proud of our community and fought hard to keep the school. Thanks to the work of the community, City staff and Council, we now have a beautiful, new park to enjoy for years to come. More open public space in the core could not come at a better time.”

As a further nod to the park’s schoolyard history, traditional games like hopscotch and four square have been painted on the ground in the central plaza so that a whole new generation of kids can enjoy them.

“The closure of Lorne Avenue Public School left a large gap in the heart of Old East Village,” says Lorne Avenue Park Steering Committee member and Old East Village resident Frank Filice. “Through the collaborative efforts of the community and the City of London, the establishment of Lorne Avenue Park on the site of the former school provides a valuable public space where people of all ages can gather to socialize, exercise and play, or simply enjoy being in a pleasing outdoor area in the centre of their neighbourhood.”



(Wooden playground at Lorne Avenue Park)

Even with the playground open, there are still more developments to come. Phase 2 of Lorne Avenue Park will include the installation of lounge chairs and gardens along English Street and will be completed as part of the English Street reconstruction project that is slated to begin soon. The playground will remain open during this phase. More information can be found at: getinvolved.london.ca/lorne-avenue-park

While the City understands residents are excited about the new park opening and are looking for safe ways to exercise, it is important to follow all local health guidelines from the Middlesex-London Health Unit and the Province's Stay-at-Home order.

If the Lorne Avenue Park is busy, please consider waiting to visit it at another time. If you do visit with your household, please remember:

- The playground is open to households under the current Stay-at-Home order but the park and pathways are only open for through traffic.
- Physical distancing of two metres is required at all times with anyone outside of your household.
- Masks or face coverings are recommended outdoors.
- Practice proper hand hygiene: avoid touching your eyes, nose, and mouth with unwashed hands and clean your hands frequently using a hand sanitizer with at least 60% alcohol content.
- If you are experiencing any COVID-19, cold, or flu-like symptoms, please stay home and follow public health guidelines.

The City of London would like to thank the London Central Lions Club for their contribution towards the sensory garden, and the Rotary Club London East for sponsoring the insect hotel at the Lorne Avenue Park.

- 30 -

Media Contact:

Monika Guzy
Manager, Media Relations
City of London
Cell: 226-927-1896
mquzy@london.ca

LACH Stewardship Sub-Committee
Report
April 28, 2021

Location: Zoom Call

6:30pm

Present: M. Whalley, J. Hunten, J. Cushing, T. Regnier, K. Waud; M. Greguol, K. Gonyou, L. Dent (staff)

Agenda Items:

1. Request for Designation: 1903 Avalon Street (Clarke House)

The Stewardship Sub-Committee received a verbal update about research efforts associated with the property at 1903 Avalon Street. K. Gonyou advised of the current task in researching the Argyle Land Company which is noted in the land transactions for the property in the early-20th century.

2. Request to Remove Properties from the Register of Cultural Heritage Resources

The Stewardship Sub-Committee previously reviewed and commented on the Cultural Heritage Evaluation Reports prepared for the Rapid Transit TPAP.

Motion: The Stewardship Sub-Committee concurs with the findings of the Cultural Heritage Evaluation Reports for the properties and recommends that the properties be removed from the Register of Cultural Heritage Resources. Motion: K. Waud.

Seconded: M. Whalley. Passed.

3. Demolition Request for Garage on Heritage Designated Property at 325 Victoria Street

The Stewardship Sub-Committee was consulted on the demolition request for the garage located at the heritage designated property at 325 Victoria Street. L. Dent provided information on the Part IV designation, the minor variance, and the subject garage. Staff will be recommending approval of the demolition request.

The Stewardship Sub-Committee reviewed the submitted materials and recommended supporting the staff recommendation on the demolition request.

Motion: M. Whalley. Seconded: J. Cushing Passed.

4. Demolition Request for Heritage Listed Property at 126 Price Street

The Stewardship Sub-Committee was consulted on the demolition request for the heritage listed property at 126 Price Street. M. Greguol provided information about the demolition request and a verbal description of the research to date however the

Stewardship Sub-Committee declined to make a recommendation on the property until further historical research could be completed for the purposes of the staff report. The LACH will be consulted at its meeting on May 12, 2021.

Report
London Advisory Committee on Heritage
Education Sub-Committee

Tuesday May 4, 2021
6:30pm
Virtual Meeting (Zoom)

Education Sub-Committee Members: Kerby Waud (Chairperson), J. Manness, M. Rice;
R. Armistead, K. Gonyou (staff)

1. Revised Draft Plaque Text for 505 Talbot Street

The Education Sub-Committee received revised draft plaque text, submitted by Stantec. The Education Sub-Committee appreciatively noted that the comments previously provided were incorporated into the revised draft plaque text.

K. Gonyou shared a revised drawing showing the plaque installation on the new building that was provided by Stantec after the agenda was circulated. It shows the correct orientation (portrait) for the plaque.

The Education Sub-Committee reiterated their interest in understanding how the salvaged and reclaimed artefacts from the former buildings will be incorporated into the new building's interior and/or exterior or within the heritage courtyard.

2. Lorne Avenue Public School Cultural Heritage Interpretive Sign, Lorne Avenue Park

The Education Sub-Committee received draft text and captions for a cultural heritage interpretive sign in the Lorne Avenue Park to commemorate the former Lorne Avenue Public School.

R. Armistead noted that further community consultation was required before the cultural heritage interpretive sign will be finalized.

The Education Sub-Committee would like to provide the following comments on the draft text:

- Encourage economizing words; to summarize a bit more compactly
- The caption on Image 3 (reference to scale and the 1890 Bird's Eye View) was unclear
- School opening on October 8, 1875 (Image 4) open to pupils October 11, 1875 (Image 3) – please clarify the difference
- Where are the Honour Rolls now located? (Image 12)
- Typo on Image 15: Bird's eye view drawing of London...

- Seeking more information on Bella Boon as Principal of the Lorne Avenue Public School
- Seeking more information about the more recent history of Lorne Avenue Public School, bringing the history of the Lorne Avenue Public School to the present
- Seeking a revision to the information presented about the ebbs and flows in the school population of Lorne Avenue Public School; sixth paragraph could be consolidated or abbreviated for clarity
- The Education Sub-Committee would suggest the following images and captions could potentially be eliminated or essential historical facts consolidated:
 - Image 5: Murray Anderson and Anderson School (caption is more about Town of London, rather than London East; noting the historic importance of Murray Anderson as the first Mayor of the City of London)
 - Image 6: Marquis of Lorne (duplicate; not essential as an image; is there a photograph of both the Princess Louise and the Marquis of Lorne)
 - Image 7: Princess Louise (not essential as an image; but seeking equal billing for Princess Louise as the Marquis of Lorne)
 - Image 11: O Pee Chee (not essential to the history of the school)

The Education Sub-Committee asked to confirm the location for the installation of the cultural heritage interpretive sign within Lorne Avenue Park.

The Education Sub-Committee requests that their comments be considered and a final draft of the cultural heritage interpretive sign be circulated prior to installation.

3. Aeolian Hall Cultural Heritage Interpretive Sign

R. Armistead noted that research to contribute to a cultural heritage interpretive sign for the Aeolian Hall (795 Dundas Street) is being prepared.

4. General Updates

- a. Engine 86
- b. Graham Arboretum
- c. Blackfriars Mill, Harris Park
- d. Terry Fox plaque on the Victoria Park Bandshell
- e. Holy Roller
- f. Huggabone's Hill
- g. Carling Brewery

Next Education Sub-Committee meeting: Tuesday June 1, 2021 at 6:30pm (to be confirmed)

LACH

Working Group for 850 Highbury Ave OPA/Draft Plan of Subdivision

Thursday, April 22, 2021, 7:30pm-9:00pm

Location: Online

Present: S. Bergman, L. Fisher, J. Manness, E.J. Rath, M. Walley,

DRAFT RECOMMENDATION TO LACH:

- 1) THAT the following recommendations of the 850 Highbury Ave (London Psychiatric Hospital Lands) Working Group be accepted by LACH, it being noted that:
 - a. Sufficient information has not been received as part of the application in order to appropriately assess the impacts of the proposed applications on the significant heritage resources on this property. With respect to the HIA provided, LACH notes the following:
 - i. The HIA should be prepared by a qualified heritage professional.
 - ii. The HIA should include an assessment of impacts to identified heritage resources of the proposed development, among other content as identified in Info Sheet #5 provided by the Ministry of Heritage, Sport, Tourism and Culture Industries. The HIA provided with the application does not speak to the impacts of the proposed development or proposed policy changes on the cultural heritage resources on the site.
- 2) LACH is supportive of maintaining the overall land use concept identified within the proposal, which is generally consistent with that in the London Psychiatric Hospital Secondary Plan (LPHSP). This includes the proposed low density residential in the core area with concentration of higher densities along adjacent arterial roadways (the 'bowl' concept) and the revisions to the road and pedestrian networks, which appear to support the protection and enhancement of the cultural heritage resources.
- 3) LACH emphasizes the need to consider the built heritage resources as landmarks within the cultural heritage landscape, and that the assessment of impacts must address the cultural heritage landscape including views and vistas as described through the appropriate governing documents.
- 4) LACH acknowledges the differences or 'inconsistencies' between elements of the Heritage Conservation Easement, designating by-law L.S.P.-3321-208, and the LPHSP as identified within the HIA, but notes that these documents each have different forms and functions, and do not necessarily conflict (save for mapping discrepancies). Where these differences or 'inconsistencies' are identified, the more detailed description and assessment should apply.
- 5) LACH does not support many of the proposed changes to heritage policies within the LPHSP which serve to reduce protection of the heritage resources and introduce greater uncertainty. We note that sufficient rationale or justification for these revisions to heritage policies have not been provided within the Final Proposal Report or HIA. Examples include but are not limited to:
 - a. LPHSP 20.4.1.4 – "Retain as much of the identified cultural and heritage resources of the area as ~~possible~~ *feasible*."
 - b. LPHSP 20.4.1.5.II.a) – "provide forand mixed-use buildings *where possible*."

- c. LPHSP 20.4.2.2 – “Development proposed through planning applications... will need not only to consider the significant heritage buildings, but also the unique cultural heritage landscape *where possible*.”
 - d. LPHSP 20.4.3.5.2.III. d) “Built form adjacent to the Treed Allee within the Heritage Area ~~shall~~ *should be encouraged* to oriented towards the Allee in applicable locations.”
 - e. LPHSP 20.4.4.10 - “shall” to “should”
- 6) LACH requests clarification from City Heritage and Planning staff on the next steps with respect to this development application, including how the impacts to built heritage resources and the cultural heritage landscape will be assessed and addressed as the planning and design phases progress. For example, can/will an HIA be required for subsequent zoning bylaw amendment applications and/or site plan applications? LACH respectfully requests that these assessments be provided to LACH for review and comment.
 - 7) LACH respectfully requests to be consulted early on any proposed changes to the designating bylaw or heritage conservation easement and would welcome a delegation from the proponent to present on heritage matters on the property.
 - 8) LACH requests information from City Staff and/or the proponent on the current physical conditions of the heritage structures on the site.

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
Date: Wednesday May 12, 2021

Recommendation

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

It being noted that this Heritage Alteration Permit application is seeking retroactive approval for window replacements that were previously considered and refused by Municipal Council.

Executive Summary

The properties at 40 & 42 Askin Street are a significant cultural heritage resource, marked by their designation pursuant to Part IV and V of the *Ontario Heritage Act*. The property owner previously submitted a Heritage Alteration Permit application for window replacement, which was refused by Municipal Council at its meeting on March 2, 2020.

On or about March 11, 2020, the windows on the heritage designated properties at 40 & 42 Askin Street were removed and replaced. This action is in contravention of Municipal Council's decision on the Heritage Alteration Permit and in violation of the *Ontario Heritage Act*.

The property owner has now made a new Heritage Alteration Permit application seeking retroactive approval for the window replacement. This new Heritage Alteration Permit application is seeking approval for the same windows that were previously recommended for refusal. This Heritage Alteration Permit application should be refused because the replacement windows do not comply with the guidelines of Section 8.3.1.1.f of the *Wortley Village-Old South Heritage Conservation District Plan*.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continue to conserve London's heritage properties and archaeological resources

Analysis

1.0 Background Information

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). There are seventeen windows visible from the street on the building at 40 & 42 Askin Street.

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). 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 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *The London Plan* and the *Official Plan* (1989, as amended).

2.1.1 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."

"Conserved" is defined in the *Provincial Policy Statement* (2020), "means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments."

2.1.2 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*).

2.1.2.1 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.

2.1.3 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.

2.1.4 *Wortley Village-Old South Heritage Conservation District Plan*

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.

2.2 Previous Heritage Alteration Permit application (HAP20-004-L)

The property owner submitted a Heritage Alteration Permit application (HAP20-004-L) for the replacement of the windows on the heritage designated properties at 40 & 42 Askin Street that was received as a complete application by the City on December 11, 2019. The Heritage Alteration Permit application sought approval for the removal of all of the wood windows and their replacement with vinyl windows with faux grilles.

Staff recommended refusal of the Heritage Alteration Permit application. The LACH was consulted at its meeting on February 12, 2021 and supported the staff recommendation to refuse the Heritage Alteration Permit application for the proposed window replacement at 40 & 42 Askin Street. The property owner was in attendance and verbally addressed the LACH during their consideration of the Heritage Alteration Permit application. Municipal Council refused the Heritage Alteration Permit application at its meeting on March 2, 2021.

It was brought to the attention of the City that the wood window had been removed and replaced with vinyl windows with faux grilles on or about March 11, 2020.

The property owner appealed Municipal Council's refusal of the Heritage Alteration Permit application to the Local Planning Appeal Tribunal (LPAT) per Section 42(6) of the *Ontario Heritage Act*. The property owner subsequently withdrew his appeal to the LPAT.

The City laid charges against the property owner for violation of Section 42(1) of the *Ontario Heritage Act*. Those charges are currently before the Provincial Court.

2.3 Heritage Alteration Permit Application (HAP21-030-L)

The property owner has submitted a new Heritage Alteration Permit application (HAP21-030-L) seeking retroactive approval for the removal of the wood windows and their replacement with vinyl windows with faux grilles. The replacement windows appear to be the same style, size, proportion, and material as the windows proposed in the previous Heritage Alteration Permit application that was previously considered and refused by Municipal Council.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Retroactive Approval for Alteration Refused in Previous Heritage Alteration Permit Application

Window replacement is clearly identified as a class of alteration requiring Heritage Alteration Permit approval in Table 2, Section 6.2 of the *Wortley Village-Old South Heritage Conservation District Plan*.

The Heritage Alteration Permit process is established pursuant to Section 42(1) of the *Ontario Heritage Act*. It is the obligation of the property owner to obtain the necessary

permit from the municipality prior to altering, or permitting the alteration, of a heritage designated property.

The property owner made a Heritage Alteration Permit application (HAP20-004-L) seeking a permit to removal of the wood windows and their replacement with vinyl windows with faux grilles. Municipal Council refused the Heritage Alteration Permit.

The property owner then removed the windows and replaced the windows, contrary to the decision of Municipal Council and the requirements of the *Ontario Heritage Act*. Asking for retroactive approval of an alteration completed in contravention of the *Ontario Heritage Act*, as well as the decision of Municipal Council, and should not be supported.

4.2 Compatible Windows

The direction of the *Wortley Village-Old South Heritage Conservation District Plan* supports the conservation of the heritage attributes of properties, including wood windows. It encourages an approach to retain, repair, and restore rather than replace.

Within the staff report on the previous Heritage Alteration Permit application (HAP20-004-L, see Appendix C), information is presented on the importance of conserving wood windows.

In addition, staff also commented on why the replacement windows (which appear to have been installed and are now the subject of this Heritage Alteration Permit application seeking retroactive approval) do not comply with the guidelines of Section 8.3.1.1.f of the *Wortley Village-Old South Heritage Conservation District Plan*:

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*

Staff encouraged the removal of the aluminum storm windows and their replacement with wood storm windows, suggesting an application to the London Endowment for Heritage Fund to support a heritage conservation project.

Conclusion

The properties at 40 & 42 Askin Street are a significant cultural heritage resource, as marked by their designation pursuant to Part IV and V of the *Ontario Heritage Act*. As significant cultural heritage resources, the Heritage Alteration Permit application process is intended to work to ensure that their heritage attributes are conserved.

The previous Heritage Alteration Permit application (HAP20-004-L) was refused by Municipal Council. Seeking retroactive approval for alterations completed contrary to that refusal is not consistent with the previous decision of Municipal Council, and the Heritage Alteration Permit application should therefor be refused.

Prepared by: Kyle Gonyou, CAHP, Heritage Planner

Submitted and recommended by: Gregg Barrett, AICP, Director, City Planning and City Planner

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Municipal Council Resolution (Resolet 3.3-5-PEC)
HAP20-004-L, 40 & 42 Askin Street

Appendix A – Property 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.



Image 7: Photograph of the properties at 40 & 42 Askin Street on March 11, 2020, showing the replacement windows installed.



Image 8: Detail photograph of the replacement windows on the property at 40 Askin Street. Note that the insert windows do not fill the window opening and require capping, particularly as the replacement windows do not maintain the segmented arch shape of the window opening. The faux grille (muntin) lacks the authenticity of the former true divided light windows.



Image 9: Photograph of the subject property on April 28, 2021.



Image 10: Detail photograph of the replacement windows, showing the faux grille (muntin) of the replacement window. The faux grille is only between the glass panes and fails to accurately replicate any historic details.

Appendix C – HAP20-004-L

Municipal Council Resolution (attached separately)

**Staff Report to the London Advisory Committee on Heritage on February 12, 2020
(HAP20-004-L)** (attached separately)



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

March 3, 2020

G. Barrett
Director, City Planning and City Planner

O. Katolyk
Chief Municipal Law Enforcement Officer

C. Lowery
Planner II

I hereby certify that the Municipal Council, at its meeting held on March 2, 2020 resolved:

That, the following actions be taken with respect to the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on February 12, 2020:

a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the proposed Property Standards Amendment with respect to Vacant Heritage Buildings with the caveat that references to "vacant heritage building" be changed to "vacant Heritage Designated Properties"; it being noted that the LACH is interested in obtaining a list of current vacant Heritage Listed Properties; it being further noted that the presentation appended to the 3rd Report of the London Advisory Committee on Heritage, from O. Katolyk, Chief Municipal Law Enforcement Officer, with respect to this matter, was received;

b) the following actions be taken with respect to the application, under Section 42 of the *Ontario Heritage Act*, seeking retroactive approval for alterations to the property located at 938 Lorne Avenue, within the Old East Heritage Conservation District:

i) 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:

- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

ii) the retroactive approval for the roofing material change at 938 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED;

it being noted that the presentation appended to the 3rd Report of the London Advisory Committee on Heritage, from M. Greguol, Heritage Planner, with respect to this matter, was received;

c) on the recommendation of the Managing Director, City Planning and 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 located at 1058 Richmond Street, By-law No. L.S.P.-3155-243, BE REFUSED; it being noted that the presentation appended to the 3rd Report of the London Advisory Committee on Heritage, from K. Gonyou, Heritage Planner, with respect to this matter, was received;

d) on the recommendation of the Director, City Planning and 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 located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, BE REFUSED; it being noted that the presentation appended to the 3rd Report of the London Advisory Committee on Heritage, from K. Gonyou, Heritage Planner and the verbal delegation from P. Scott, with respect to this matter, were received;

e) up to \$100.00 from the 2020 London Advisory Committee on Heritage (LACH) BE APPROVED for LACH members to attend the 13th Annual London Heritage Awards Gala on March 5, 2020; it being noted that the information flyer, as appended to the agenda, with respect to this matter, was received;

f) C. Lowery, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research, assessment and conclusions of the Heritage Impact Assessment (HIA) associated with the proposed development at 435, 441 and 451 Ridout Street North as the HIA has not adequately addressed the following impacts to the adjacent and on-site heritage resources and attributes:

- the HIA is adequate as far as history of the subject lands is concerned, however, insufficient consideration has been given to the importance of the subject lands and adjacent properties to the earliest beginnings of European settlement of London;
- the HIA gives inconsiderate consideration to the importance of the on-site buildings being representatives of remaining Georgian architecture;
- the HIA gives insufficient consideration given to London's Downtown Heritage Conservation District Guidelines (DHCD) and further efforts should be made in reviewing the proposal with the Eldon House Board;
- the HIA gives insufficient consideration given to the impacts on surrounding neighbouring heritage resources (Forks of the Thames, Eldon House, Old Courthouse and Gaol); it being noted that the Historic Sites and Monuments Board of Canada (HSMBC) refers to impacts of the viewscape of the complex as a whole (which is highly visible from a distance) and the DHCD Guidelines state that the historic context, architecture, streets, landscapes and other physical and visual features are of great importance; it being further noted that the DHCD ranks the site as 'A' and 'H' which require the most stringent protection and new construction should 'respect history' and 'character-defining elements' should be conserved and it should be 'physically and visually compatible';
- the HIA gives insufficient consideration to views and vistas associated with proximity between the new building and the existing on-site buildings (no separation); it being noted that the 'heritage attributes' of the Ridout Street complex include its view and position and the HIA gives insufficient consideration to the visual barrier to and from the Thames River and Harris Park; it being further noted that views, vistas, viewsapes and viewsheds are recognized as important heritage considerations in the statements of the DHCD and HSMBC documents and the designating by-law;
- the HIA gives insufficient consideration to impacts of the proposed building height on both the on-site and adjacent heritage resources; it being noted that the proposed 40 storey height minimizes the historical importance of these buildings; it being further noted that the shadow study does not adequately address the effect on

Eldon House, including its landscaped area, given that the development is directly to the south;

- the HIA gives insufficient consideration to the potential construction impacts to on-site and adjacent heritage resources; it being noted that, given the national importance of the subject lands, it is recommended that Building Condition Reports and Vibration Studies be undertaken early in the process to determine the feasibility of the development;
- the HIA gives insufficient consideration to the transition/connection between the tower and the on-site and adjacent heritage resources; it being noted that the LACH is concerned that the design of the 'base, middle and top' portions of the tower fail to break up the development proposal and have little impact on its incongruity;
- the LACH is of the opinion that the use of white horizontal stripes on the tower structure does not mitigate the height impacts and the 'curves' detract from the heritage characteristics of the on-site and adjacent heritage resources, also, the proposed building materials, with the exception of the buff brick, do not adequately emphasize differentiations with the on-site heritage resources (notably the extensive use of glass); and,
- the HIA gives insufficient consideration to how the existing on-site heritage buildings will be reused, restored and integrated as part of the development proposal;

it being noted that the Working Group Report appended to the 3rd Report of the London Advisory Committee on Heritage, with respect to the tower proposal at 435, 441 and 451 Ridout Street is included to provide further information; and,

g) clauses 1.1, 2.5, 3.1 to 3.6, inclusive, 4.1, 5.1 and 5.2 BE RECEIVED for information;

it being noted that the Planning and Environment Committee heard a verbal delegation from M. Whalley, London Advisory Committee on Heritage, with respect to the above-noted matters. (3.3/5/PEC)



C. Saunders
City Clerk
/lm

cc K. Gonyou, Heritage Planner
M. Greguol, Heritage Planner
L. Dent, Heritage Planner
External cc List in the City Clerk's Office

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 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.

2.4 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/

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Askin Street, 40-42\HAP19-102-L 40-42 Askin Street LACH 2020-02-12.docx

Appendix A Property Location
Appendix B Images
Appendix C Additional Information

Sources

Alter, Lloyd. "New study shows that restored 200 year old windows are as airtight as brand new replacements." *Treehugger*. July 18, 2017. Retrieved from www.treehugger.com.

Baker, Paul, Roger Curtis, Craig Kennedy, and Chris Wood. "Thermal Performance of Traditional Windows and Low-Cost Energy Saving Retrofits." *APT Bulletin: Journal of Preservation Technology* 41:1, 2010.

Cooper, Chris. "Draft Wood Windows, in Need of Repair? 9 Simple Tips – to Save You Money this Winter." *Old Home Living*. February 1, 2016. Retrieved from: www.OLDHOMELIVING.COM. (Appendix C)

Historic England. *Energy Efficiency and Historic Buildings: Draught-Proofing Windows and Doors*. April 2016. Retrieved from: www.historicengland.org.uk.

National Trust for Historic Preservation (US). *Repair or Replace Old Windows A Visual Look at the Impacts*.

National Trust for Historic Preservation – Preservation Green Lab. *Saving Windows, Saving Money: Evaluating the Energy Performance of Window Retrofit and Replacement*. 2012. Retrieved from: <https://forum.savingplaces.org/viewdocument/saving-windows-saving-money-evalu>. (Appendix C)

Mahoney, Jeff. "Old windows part of the soul of our past." *The Hamilton Spectator*. June 30, 2017.

Sedovic, Walter and Jill H. Gotthelf. "What Replacement Windows Can't Replicate: The Real Cost of Removing Historic Windows." *APT Bulletin: Journal of Preservation Technology* 36:4, 2005. (Appendix C)

Stahl, John. "Saving Old Windows." *This Old House Online*.

Tausky, Nancy. *Historical Sketches of London: From Site to City*. 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.

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

History Library. Historical sketches of London from site to city. 1770.

43


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 Scherck)




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



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



526-528 Waterloo Street
(Photo by Sue Scherck)



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

122

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).



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-

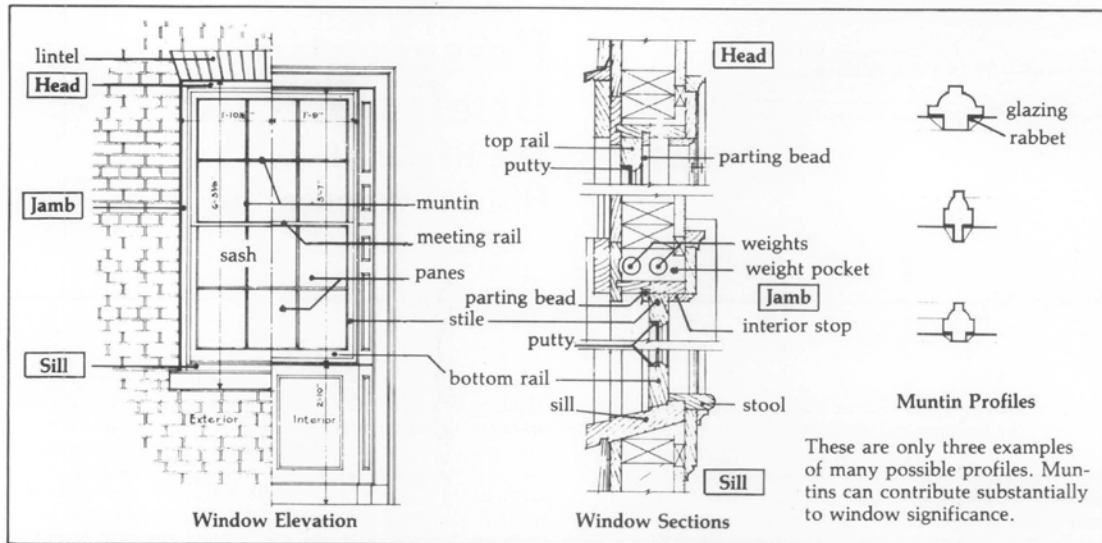


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

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, particu-

larly 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 or 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

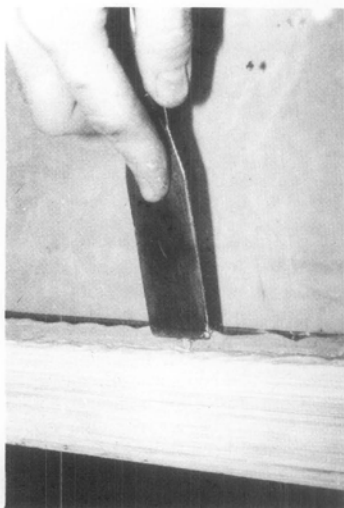


Figure 4d. Reglazing or replacement of the putty requires that the existing putty be removed manually, the glazing points be extracted, the glass removed, and the back putty scraped out. To reglaze, a bed of putty is laid around the perimeter of the rabbet, the pane is pressed into place, glazing points 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 proc-

ess 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 whitening 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

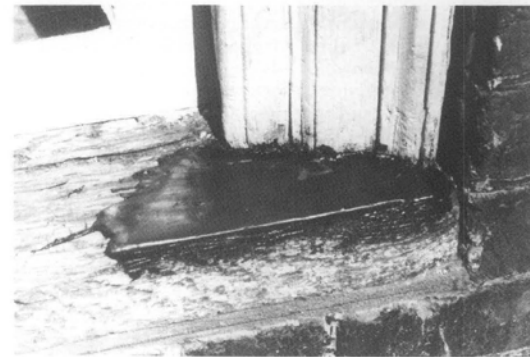


Figure 5. This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: John H. Myers

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 *Epoxy 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 wood-working 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.

Additional Reading

- ASHRAE Handbook-1977 Fundamentals*. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).
- Ferro, Maximilian. *Preservation: Present Pathway to Fall River's Future*. Fall River, Massachusetts: City of Fall River, 1979 (chapter 7).
- "Fixing Double-Hung Windows." *Old House Journal* (no. 12, 1979): 135.
- Look, David W. "Preservation Briefs: 10 Paint Removal from Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, forthcoming.
- Morrison, Hugh. *Early American Architecture*. New York: Oxford University Press, 1952.
- Phillips, Morgan, and Selwyn, Judith. *Epoxies for Wood Repairs in Historic Buildings*. Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024-016-00095-1), 1978.
- Rehab Right*. Oakland, California: City of Oakland Planning Department, 1978 (pp. 78-83).
- "Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.
- Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.

1981

Sedovic, Walter and Jill H. Gotthelf. "What Replacement Windows Can't Replicate: The Real Cost of Removing Historic Windows." *APT Bulletin: Journal of Preservation Technology* 36:4, 2005.

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/m ³
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	132
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

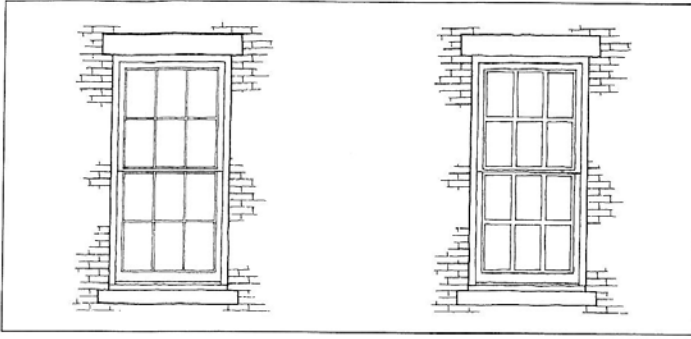


Fig. 3. At left is a drawing of a typical late-nineteenth- to early-twentieth-century six-over-six, double-hung window. At right is a modern "equivalent" replacement. The considerably thicker mullions and frame of the replacement unit (necessitated by the use of insulated glass) result in a nearly 15 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 “re-stored” 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.

Notes

1. Walter Sedovic, “History’s Green Genes” (Greenbuild 2003, The 2nd International Conference on Sustainability, U.S. Green Building Council, Pittsburgh, Pa., November 12-14, 2003).
2. Ted Kesik, “Embodied Energy Comparative Values,” Canadian Architect, Architectural Science Forum, Perspectives on Sustainability, January 2002, http://www.canadianarchitect.com/asf/perspectives_sustainability/measures_of_sustainability/measures_of_sustainability_embodied.htm (accessed November 1, 2005).
3. “Windows,” Global Green USA, Public Housing Authority Toolbox, http://www.globalgreen.org/pha-energytoolbox/tech_windows.htm (accessed November 1, 2005).
4. Don Rypkema, “The Economics of Preservation” (keynote address, Preservation 360°, Saratoga Springs Preservation Foundation, Saratoga Springs, N.Y., March 18, 2005).
5. Paul Fisette, “Understanding Energy-Efficient Windows,” *Fine Homebuilding* 114 (1998): 68–73.
6. Ibid.
7. National Fenestration Rating Council, <http://www.nfrc.org>.
8. Andrew M. Shapiro and Brad James, “Creating Windows of Energy-Saving Opportunity,” *Home Energy* 14, no. 5 (1997).
9. Fisette, 68–73.
10. Ibid.
11. Shapiro and James.
12. Bill Mattinson, Ross DePaola, and Dariush Arasteh, “What Should I Do About My Windows?” *Home Energy* 19, no. 4 (2002).
13. The growing market for retrofit seals has resulted in an ever-increasing supply of high-quality weatherstripping products manufactured in a variety of materials and configurations for application in both typical and non-typical applications.
14. Shapiro and James.
15. Hastings Borough Council, “Have You Got Money to Burn?” http://www.hastings.gov.uk/energy_efficiency/heat_every_home.aspx#money_to_burn (accessed November 1, 2005).
16. Shapiro and James.
17. Fisette, 68–73.
18. Ibid.
19. The National Energy Foundation, “Energy Advice: Saving Energy: Insulation,” <http://www.nef.org.uk/energyadvice/insulation.htm> (accessed September 16, 2005). A. Roos and J. Karlsson, “Performance Criteria for Coated Glazings in Windows,” in *Proceedings from Glass Processing Days, Tampere, Finland*, 653–656 (Uppsala, Sweden: Dept. of Material Science, Angstrom Laboratory, Uppsala University, 2001). See also <http://www.glassfiles.com/library/23/article440.htm> (accessed November 1, 2005).
20. Roos and Karlsson, 653–656.
21. Mattinson, DePaola, and Arasteh.
22. Shapiro and James.
23. “Product Information: Insulating Glass,” PPG Industries, Inc., http://www.ppg.com/gls_residential/share/res_ins.htm (accessed November 1, 2005).
24. James Piper, “Windows: Repair or Replace?” *Building Operating Management* (Jan. 2004).
25. Chad Randl, *Preservation Tech Notes, Windows*, No. 19, *Repairing Steel Casement Windows* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, 2002).
26. California Glass Bending Corporation, “Static-Exchange Correlation-Polarization (SECP) Tables,” <http://www.calglassbending.com/secptabl.htm> (accessed November 1, 2005).
27. Roos and Karlsson, 653–656.
28. James Piper, “Avoiding Common Window and Window Film Mistakes,” *Building Operating Management* (Oct. 2004).
29. Fisette, 68–73.
30. John M. Corbett, “A Last Look at Historic Wood Windows,” *Traditional Building* 14, no. 6 (2001).
31. Fisette, 68–73.

Cooper, Chris. "Draft Wood Windows, in Need of Repair? 9 Simple Tips – to Save You Money this Winter." *Old Home Living*. February 1, 2016.

1/23/2020

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

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

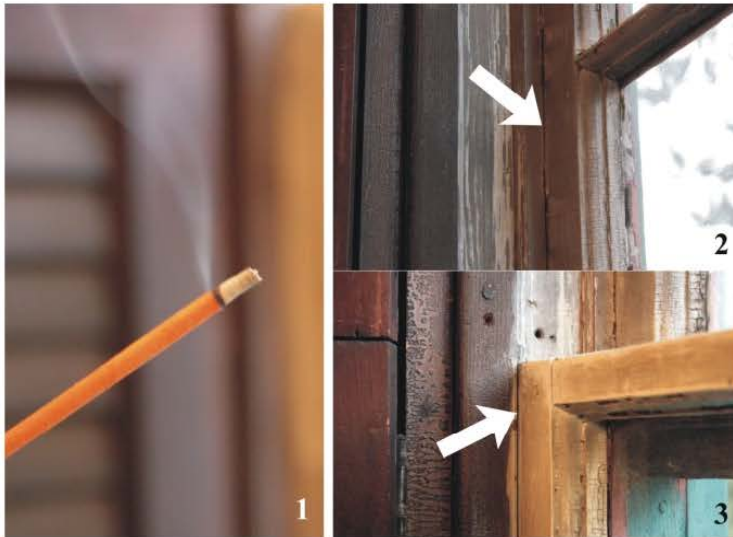
<https://oldhomeriving.com/2016/02/01/drafty-wood-windows-in-need-of-repair-9-simple-tips-to-save-you-money-this-winter/>

1/8

1/23/2020

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

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**).

1/23/2020

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



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.



<https://oldhmeliving.com/2016/02/01/drafty-wood-windows-in-need-of-repair-9-simple-tips-to-save-you-money-this-winter/>

3/8

1/23/2020

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

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**).



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.



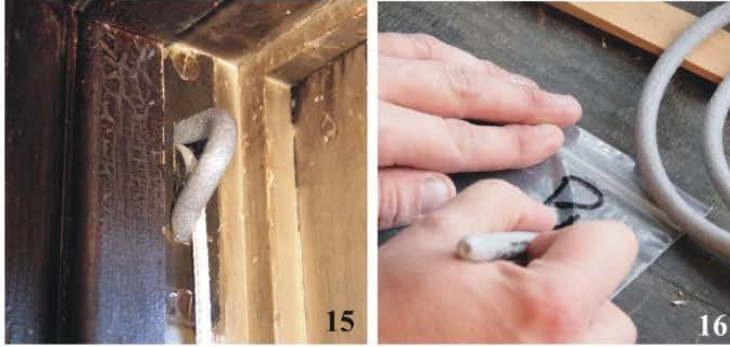
This same method can be done to the upper sash in double-hung windows and placed between the upper sash's stile and the parting bead (**see Image 2**). Another low-tech product available for double-hung windows (again available at your local hardware store) is crack seal (**see Image 13**). This product 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.

<https://oldhomediving.com/2016/02/01/drafty-wood-windows-in-need-of-repair-9-simple-tips-to-save-you-money-this-winter/>

4/8

1/23/2020

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



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.

<https://oldhomediving.com/2016/02/01/drafty-wood-windows-in-need-of-repair-9-simple-tips-to-save-you-money-this-winter/>

5/8

1/23/2020

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

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.



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**).

<https://oldhomeliving.com/2016/02/01/drafty-wood-windows-in-need-of-repair-9-simple-tips-to-save-you-money-this-winter/>

6/8

1/23/2020

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



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*

<https://oldhomediving.com/2016/02/01/drafty-wood-windows-in-need-of-repair-9-simple-tips-to-save-you-money-this-winter/>

7/8

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: Demolition Request for Heritage Listed Property at 126 Price Street
Date: May 12, 2021

Recommendation

That, on the recommendations of the Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 126 Price Street, that:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the dwelling on the property; and,
- b) The property at 126 Price Street **BE REMOVED** from the Register of Cultural Heritage Resources.

Executive Summary

A demolition request was received for the heritage listed property at 126 Price Street. The subject property is listed on the City of London's Register of Cultural Heritage Resources. When a demolition request is received for a building or structure on a heritage listed property, a formal review process is triggered pursuant to the requirements of the Ontario Heritage Act and the Council Policy Manual. The property was evaluated and determined that the property at 126 Price Street did not meet the criteria outlined in Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, and therefore does not have significant cultural heritage value or interest.

The demolition of the dwelling on the subject property would not result in adverse impacts to cultural heritage value or interest.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The property located at 126 Price Street is located on the east side of Price South, south of Hamilton Road (Appendix A). The property is located in the former London Township, annexed by the City of London in 1912.

1.2 Cultural Heritage Status

The property at 126 Price Street is a heritage listed property. The property is considered to be of potential cultural heritage value. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

1.3 Description

The dwelling located on the property at 126 Price Street is a one-storey frame cottage, previously clad in buff brick with an asphalt shingle roof, estimated to have been constructed c.1876 (Appendix B). The front façade of the dwelling faces west and consists of the side gable portion of the dwelling with a symmetrical three bays. The doorway is located in the centre, flanked by windows on either side. The window openings are still in place, however, the window units and trim have all been removed. The doorway is sheltered by a projecting covered front porch including a central gable roof, supported by rusticated concrete block plinths and wood posts. The top rails and spindles of the porch are constructed of wood. Based on style and materials, the porch was likely added to the dwelling in the early 20th century. The dwelling was previously clad in buff brick and included brick voussoirs over the windows, however, the brick cladding was recently removed revealing the wood tongue and groove siding that was likely the original exterior cladding.

The north and south facades consist of the end gables and projecting eaves of the roof, faced with wood fascia. The north façade included a central window. The south façade included an enclosed addition that appeared to function as an alternative entry or mudroom. This shed-style addition has been removed and the wood siding reveals an opening for a former window or door.

The dwelling also includes a rear single storey rear addition with a gable roof. The addition is demonstrated on the 1912 Revised 1915 Fire Insurance Plan, and based on the wood siding was likely constructed shortly after the construction of the main dwelling. A second two-storey addition was also constructed in the late 20th century at the rear of the dwelling. The two-storey addition was demolished in 2021.

1.4 Property History

1.4.1 Early Euro-Canadian History

126 Price Street is located on what was historically known as Lot 10, Concession B in the Broken Front in London Township. The first complete London Township survey was undertaken beginning in 1810, by Deputy Provincial Surveyor Mahlon Burwell. The Burwell survey extends north from the Thames River and focussed on the first six concessions laying out the grid of lots and concessions. The survey was interrupted by the outbreak of War in 1812, however, by 1819 Crown patents were being given to settlers (Lutman and Hives, 53-54).

The Crown grant for Lot 9, Concession B in London Township was granted to Simon Butler in 1826. It is unclear where Butler settled, however, by 1840 he and his wife sold 200 acres to William Geary. Shortly thereafter, Geary sold 100 acres to Samuel H. Park in 1843.^a The lot was purchased, sold, and subdivided various times throughout the mid-19th century. The land transactions include familiar names such as George Goodhue and Benjamin Cronyn, the latter noted by John Lutman as one of several wealthy Londoners, London Township farmers, and non-resident speculators who purchased and subdivided lots outside of London. Lots in London East and beyond were typically smaller (as a result of subdivision) and often were not yet built upon making them good candidates for land speculation. The names and subsequent land transactions for Lot 10, Concession B demonstrate this claim (Lutman and Hives, 58).

Historic mapping (*Sketch of Part of the London Township, 1850; Tremaine's Map of the County of Middlesex, 1862; Illustrated Historical Atlas of the County of Middlesex, 1878*) depicts gradual development extending eastwards from London to London East, however, the mapping shows the historic Lot 10, Concession B as undeveloped, and not substantially subdivided until the 1870s. In 1871, Edward W. Harris – presumably Edward William Harris of Eldon House – was deeded 28 acres of Lot 10, Concession B. Two year later in 1873, a plan to subdivide and register lots within Edward Harris' land

^a The historic Lot 10, Concession B in the Broken Front in London Township is approximately 100 acres. The early land transactions include remarks that indicate that Lot 10 was combined with Lot 9, Concession B in early transactions to total 200 acres. A note on the Land Registry records, evidently added in 1878, clarifies that the lots were examined together, but were later corrected.

holding was prepared, including the lot on which 126 Price Street would be built (See Section 1.4.2).

Hamilton Road is an early historic road that linked London Township and the former Westminster Township. The road may have been an extension of an older Indigenous trail. In the 1840s the road was improved under the direction of Hamilton Hartley Kilally, Commissioner of Public Works (Baker and Neary 2003, 52-53).

Building on the industrial growth and gradual residential development extending eastwards, London East was annexed by the City of London in 1874 to Adelaide Street, and then again to Egerton Street in 1885. With the continued industrial growth by the various oil refineries and manufacturing facilities, the areas north and south of Hamilton Road continued to be developed for residential purposes, while Hamilton Road emergence as a commercial area. London East was further annexed in 1912 to Highbury Avenue including the suburbs of Ealing and Pottersburg (Lutman and Hives, 66-72). As a residential suburb, Ealing is described generally as including the areas south of Trafalgar Street, west of Highbury Avenue and north of the Thames River. Its post office first opened in 1880 at the corner of Trafalgar Road and Hamilton Road (Grainger, 295).

1.4.2 126 Price Street

A “Plan of Part of Lot 10 in Concession B, Township of London Laid out into Building Lots” was prepared by Samuel Peters in 1875 for Edward W. Harris, Esq. The Plan was registered as Plan 315 in the Registry Office for the County of Middlesex on September 13, 1873.

126 Price Street is located on Part of Lots 3 and 4 on the East Side of Price Street on Plan 315. Lot 3 remained in its entirety until it was later subdivided again in 1921 and subsequent parcels were registered as part lots. Based on a review of Land Registry Records for Lot 3 East of Price Street, Plan 315, City and County Directory records, and Census Records it is likely that the existing dwelling on the property at 126 Price Street was constructed in 1876 for Edwin Mason. Identified as a labourer in the 1881 Census, Mason and his wife Hannah lived on Price Street with their five children. The Census data suggests that the Masons immigrated from England to Canada after the birth of their second child (Edwin, born in 1873 in England) and before the birth of their third child (Alfred, born in 1874 in Ontario).

By 1883, Edwin Mason sold the lot to Humphrey Gwalchmai. Gwalchmai is identified in the 1901 Census as immigrating to Canada from Wales in 1882 along with his wife, Mary Gwalchmai, just one year prior to purchasing the property. He is noted as a 55-year-old miller. It is unclear whether he resided at 126 Price Street. He is identified in the 1893 City and County Directory as residing within Ealing, however, from 1896-1897 and onwards he is noted as residing at a property he owned on Lot 8, Concession B in London Township, two concessions west. At this time he still retained ownership of 126 Price Street, and by 1893 Charles Davies^b is listed as residing at the Price Street address. Further, Gwalchmai later sold the property to Charles Davies in 1904 after Davies had been living in the dwelling for over 10 years. Presumably, Davies was renting the dwelling from Gwalchmai prior to owning it. The relationship between Gwalchmai and Davies is not clearly defined in the historical record, yet curiously, in 1907 when Gwalchmai remarried Davies is identified on the Marriage Record as the Witness.^c

Charles Davies owned and resided at 126 Price Street for a considerable amount of time. As noted above, Davies was originally residing in the dwelling, and was identified

^b Historical includes the spelling as Davies and Davis. The most commonly found throughout documents related to this property owner is “Davies”. Therefore, Davies is used throughout this report.

^c Curiously, the “Place of Marriage” identified on the marriage record states “Price Street”. Consistent with ownership history presented within this report, Humphrey Gwalchmai’s “Residence when Married” is identified as London Township, and the Charles Davies as one of the witness is identified as “Davis, Charles, Price St. London Tp.” It is unclear whether the wedding took place on the subject property or elsewhere on Price Street.

as a tenant in the 1893 City and County Directory. In 1904, he purchased the property from Gwalchmai and resided there until he passed away in 1954. The 1911 Census indicates that Charles Davies was born in 1862, and immigrated to Canada from England in 1884. At the time he is noted as a widower, with six children ranging in age from 21 to 12. One of his sons, born in 1900 was named Humphrey, again suggesting a potential relationship or friendship with Humphrey Gwalchmai, his landlord at the time. Davies remarried in 1915, marrying Florence Pook, also a widow. Davies worked the majority of his life as a “car inspector” for the Grand Trunk Railway (GTR), later the Canadian National Railway (CNR). Charles passed away in 1954, and Mrs. F. Davies (Florence Pook), is identified in the 1955 City Directory at 126 Price Street but later that year the property was sold.

The property was sold various times throughout the remainder of the 20th century. In 1955, the Estate of Charles Davies sold the property to Ronald and Janice O’Neill. Ronald O’Neill was a carpenter, and together him and his wife lived at 126 Price Street until they sold the property to Norman and Annie McFernan in 1962. The McFernans do not appear to have ever lived in the dwelling and sold it again in 1963 to Alfred J and Dorothea R. Priest, who owned and lived at the property until 1969.

In 1969, the property was purchased by Siegfred and Elfriede Woldenburg. Siegfred was a carpenter for Hunt Windows, later the Robert Hunt Corporation. The Woldenburgs sold the property in 1986 to C. Cheyne. It was sold again in 1988 to J. and A. Ball, and again in 2002 to W. and C. May.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *Official Plan (1989 as amended)*.

2.1.1 Provincial Policy Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* 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” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

2.1.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also

establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB), however the final decision rests with Municipal Council until changes to the *Ontario Heritage Act* arising from Bill 108 come into force and effect.

2.1.3 The London Plan/Official Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Policies 575_ and 576_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

2.1.4 Register of Cultural Heritage Resource

Municipal Council may include properties on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." These properties are not designated, but are considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The subject property is included on the Register of Cultural Heritage Resources.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Demolition Request

Written notice of intent to demolish the dwelling at 126 Price Street was submitted by the applicant, on behalf of the property owner on April 26, 2021.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 126 Price Street expires on June 25, 2021.

4.2 Cultural Heritage Evaluation

4.2.1.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
 - 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; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
- 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; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
- i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted and the property removed from the Register of Cultural Heritage Resources.

The evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9/06 can be found below.

4.2.1.2 Evaluation

The property at 126 Price Street was evaluated using the criteria of O.Reg. 9/06 (see Section 4.2.1.1 above). A summary of the evaluation is included below.

Cultural Heritage Value	Criteria	Evaluation
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style type, expression, material, or construction method	The dwelling located on the property at 126 Price Street consists of a one storey wood frame cottage, clad with wood tongue and groove siding. Alterations to the dwelling include the removal of its buff brick cladding, and windows. The dwelling is vernacular in style and is common form and massing in London. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method.
	Displays a high degree of craftsmanship or artistic merit	The dwelling on the property at 126 Price Street is vernacular in style and form and does not contain a concentration of embellishments or details that demonstrate craftsmanship or artistic merit. The property does not display a high degree or craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement	The dwelling on the property at 126 Price Street is a one-storey cottage, a common residential dwelling characteristic of its vintage. It does not demonstrate a high degree or technical or scientific achievement.

The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	The dwelling on the property at 126 Price Street was constructed c.1876 for Edwin Mason, a labourer. Since its construction the property has been sold various times including to Humphrey Gwalchmai (1883), Charles Davies (1904), Ronald and Janice O'Neill (1955), Alfred and Dorothea Priest (1962) and Siegfred and Elfreide Woldenburg (1969) as well as numerous late-20 th century transactions. The historical research completed for this evaluation determined that the property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
	Yields, or has the potential to yield information that contributes to an understanding of a community or culture	The property does not appear to yield, or, have the potential to yield information that contributes to an understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Review of the historical records suggest that the dwelling at 126 Price Street was constructed for Edwin Mason c.1876, however no evidence was found related to the architect, builder, or designer of the dwelling. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The property is located on the east side of Price Street, south of Hamilton Road. Although the property includes one of the earliest dwellings on the street, the property is not particularly important in defining, maintaining, or supporting the character of Price Street, Hamilton Road or the area.
	Is physically, functionally, visually, or historically linked to its surroundings	The property is located on the east side of Price Street south of Hamilton Road. As a one storey cottage, the dwelling on the property is one of several one storey dwellings in various styles on Price Street, and is one of the several dwellings on Price Street and the neighbouring streets that range in age, style, type, and form. The property is not physically, functionally, visually or historically linked to its surroundings.
	Is a landmark	The property at 126 Price Street is not considered to be a landmark.

4.3 Comparative Analysis

A comparative analysis was undertaken from the prospective of cultural heritage resources within London and with other one storey cottages, in London of a similar age (Appendix D).

The comparative analysis supported the evaluation that the property does not meet the criteria for of O.Reg. 9/06 and is therefore does not merit designation pursuant to the *Ontario Heritage Act*.

4.4 Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value of the property. Likewise, physical condition of a cultural heritage resource is not a measure of its cultural heritage value or interest. Cultural heritage resources can be found in a deteriorated state, but may still maintain all or part of their cultural heritage value or interest.

The dwelling at 126 Price Street has undergone alterations including the demolition of the rear two storey addition, removal of all exterior windows, trim, and casings, and most notably the removal of the exterior brick cladding. Although these have taken place, the form, scale, and massing of the dwelling and its physical remains are still legible in the surviving building.

4.5 Consultation

Pursuant to the Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on May 12, 2021, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

Conclusion

The evaluation of the property at 126 Price Street found that the property did not meet the criteria of O.Reg. 9/06 and therefore does not merit designation under the *Ontario Heritage Act*. Municipal Council should consent to the demolition of the existing dwelling.

Prepared by: Michael Greguol, CAHP, Heritage Planner
Submitted and Recommended by: Gregg Barrett, AICP, Director, City Planning and City Planner

Appendix A Property Location

Appendix B Images

Appendix C Historical Documentation and Research Materials

Appendix D Comparative Analysis

Sources

Baker, M. and H. Bates Neary. *London Street Names*. 2003.
Census Records. 1881-1921
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.
Corporation of the City of London. *2019-2023 Strategic Plan*.
Corporation of the City of London. *The London Plan*. 2019 (consolidated).
Goad's Fire Insurance Plans.
Grainger, Jennifer. *Vanished Villages of Middlesex*. 2002.
Kirkwood, Carrie. *A Collection from the Hamilton Road Area*. 1997.
Kirkwood, Carrie. *The Hamilton Road Collection Volume 2: More memories from Old East*.
Land Registry Records, Land Registry Office #33.
Lutman, John H. and Christopher L. Hives. *The North and the East*. 1982.
Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.
Ontario Heritage Act. 2019, c.9, Sched. 11. Retrieved from <https://www.ontario.ca/laws/statute/90o18>.
Page, H.R. & Co. *Illustrated Historical Atlas of Middlesex County*. 1878
Smith, W.H. *Smith's Canadian Gazetteer*. 1846.
Tremaine's Map of the County of Middlesex, Canada West. 1862.

Appendix A – Property Location



Figure 1: Location of the subject property at 126 Price Street.

Appendix B – Images



Image 1: Image showing the dwelling located at 126 Price Street, 2009 (Google Street).



Image 2: Image showing the dwelling located at 126 Price Street, 2012 (Google Street).



Image 3: Image showing the dwelling located on the subject property at 126 Price Street, 2014 (Google Street).



Image 4: Photograph of the west (front) facade of the dwelling located at 126 Price Street, 2021.



Image 5: Photograph looking northeast showing the subject property within its context on Price Street, 2021.



Image 6: Photograph looking southeast showing the subject property within its context on Price Street, 2021.



Image 7: Photograph showing the west (front) facade and north facade of the dwelling. The rear addition is visible, 2021.



Image 8: Photograph showing the west (front) façade and the south façade of the dwelling. The rear addition is visible, 2021.



Image 9: Detail of the front porch material including rusticated concrete block, wood deck flooring, and wood rail and spindles, 2021.



Image 10: Detail of window opening on the west (front) facade, showing details of tongue and groove siding, 2021.



Image 11: Photograph looking east showing the intersection of the main dwelling (right) and the rear addition (left), 2021.



Image 12: Photograph looking east from the rear of the lot showing the back of the rear addition and footprint of the previously demolished two-storey addition, 2021.

Appendix C – Historical Documentation and Research



Image 13: Sketch of Part of London Township, 1850. The intersection on the left side of the image depicts Egerton running north to its intersection with Trafalgar Street (running east-west), and Hamilton Road, running diagonally across this image. The lot lines for Lot 10, Concession B are not shown, however the area south of and north of Hamilton Road is noted as "Oak Plains".



Image 14: Tremaine's Map of the County of Middlesex, showing Hamilton Road running diagonally across this image. Lots 10, Concession B is noted as "Divided into Small Lots" consistent with the land transaction records.

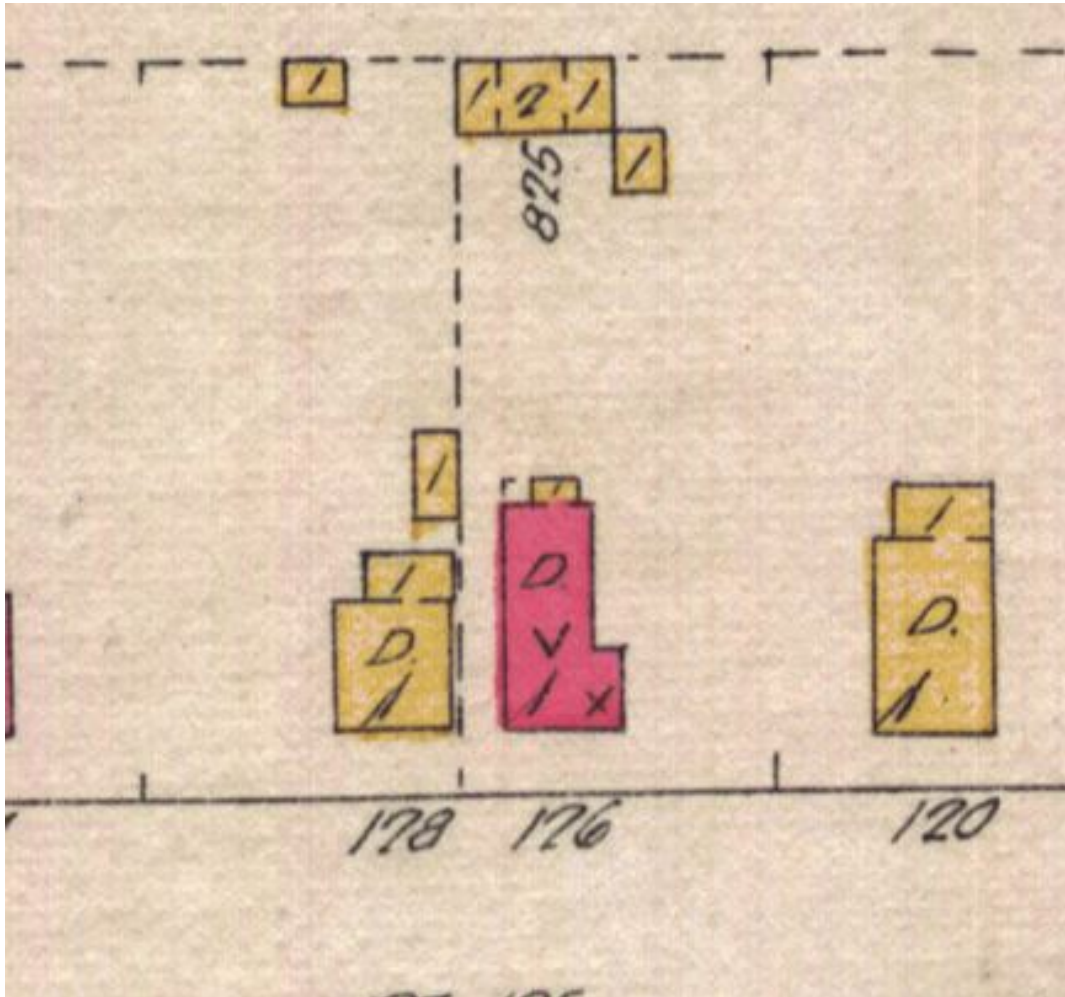


Image 15: 1912 Revised 1915 Fire Insurance Plan showing the footprint of 126 Price Street.

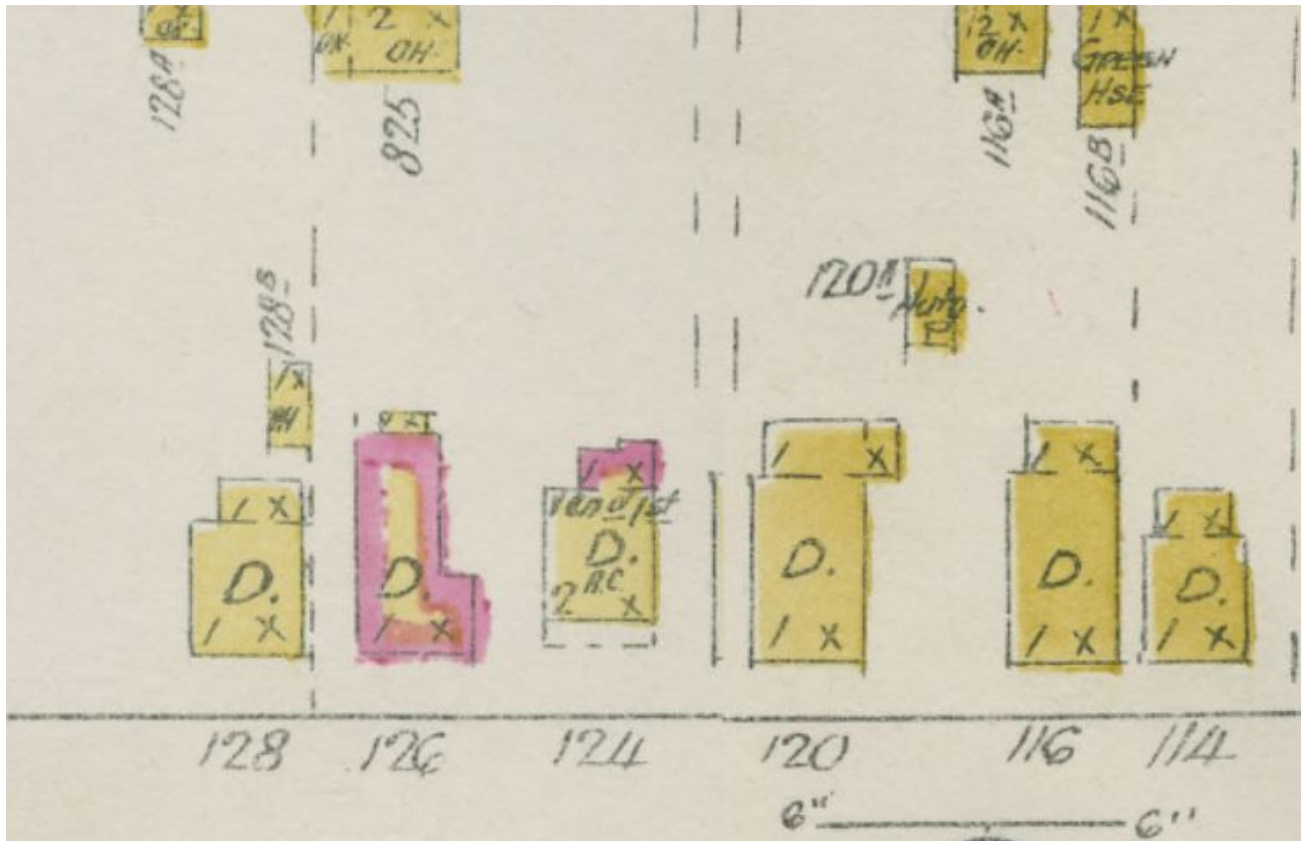


Image 16: 1912 Revised 1922 Fire Insurance Plan showing the footprint of 126 Price Street. Note, at this time the footprint remains the same, but the material has been corrected to demonstrate that the dwelling is frame, clad with exterior brick.



Image 17: Plan of Part of Lot No 10, in Concession B Township of London, Laid out into Building Lots for Edward Harris, by S. Peters, 1875. The subject property is located on Part 3 and Part of Lot 4 on the east side of Price Street.

Appendix D – Comparative Analysis

A comparative analysis was undertaken from the perspective of cultural heritage resources within London and with other one storey cottages, in London of a similar age. The one storey cottage form is common in London. A search of the Register of Cultural Heritage Resources returns over 500 properties that are identified as a cottage. A further refinement of the search results sought similar properties in age, form, and material, and location. L

The following properties were identified as comparison properties, some are photographed below:

- 18 Agryle Street (1876) – Blackfriars/Petersville Heritage Conservation District;
- 68 Albion Street (1879) – Blackfriars/Petersville Heritage Conservation District;
- 805 Richmond Street (1876) – Part IV designated;
- 601 Talbot Street (1876) – listed;
- 2 Oxford Street West (1875) – Blackfriars/Petersville;
- 155 Briscoe Street East (1885) – listed;
- 421 Pall Mall Street (c.1893) – listed;
- 128 Price Street (c.1870) – listed;
- 760 Trafalgar Street (c.1855) – listed;
- 890 Trafalgar Street (1890) – listed;
- 127 Price Street (c.1879);
- 59 Hydro Street (c.18700 – listed;
- 122 Egerton Street (c.1870) – listed;
- 88 Egerton Street (1914) – Part IV designated;
- 68 Bruce Street (1880) – Part IV designated and Wortley Village-Old South Heritage Conservation District;
- 16 Horn Street (c1870) – listed;
- 128 Langarth Street East (c.1873) – listed;

When compared with to other one storey cottages, with side gables, clad with brick or wood siding the dwelling at 126 Price Street does not display a high degree of craftsmanship nor does it appear to be a rare, unique, representative or an early example of a style, type, expression, material, or construction method. Fine examples of these details can be found on heritage listed and heritage designated properties in London.



Image 18: Photograph showing the dwelling located at 2 Oxford Street West, included within the Blackfriars/Petersville Heritage Conservation District (Google Street).

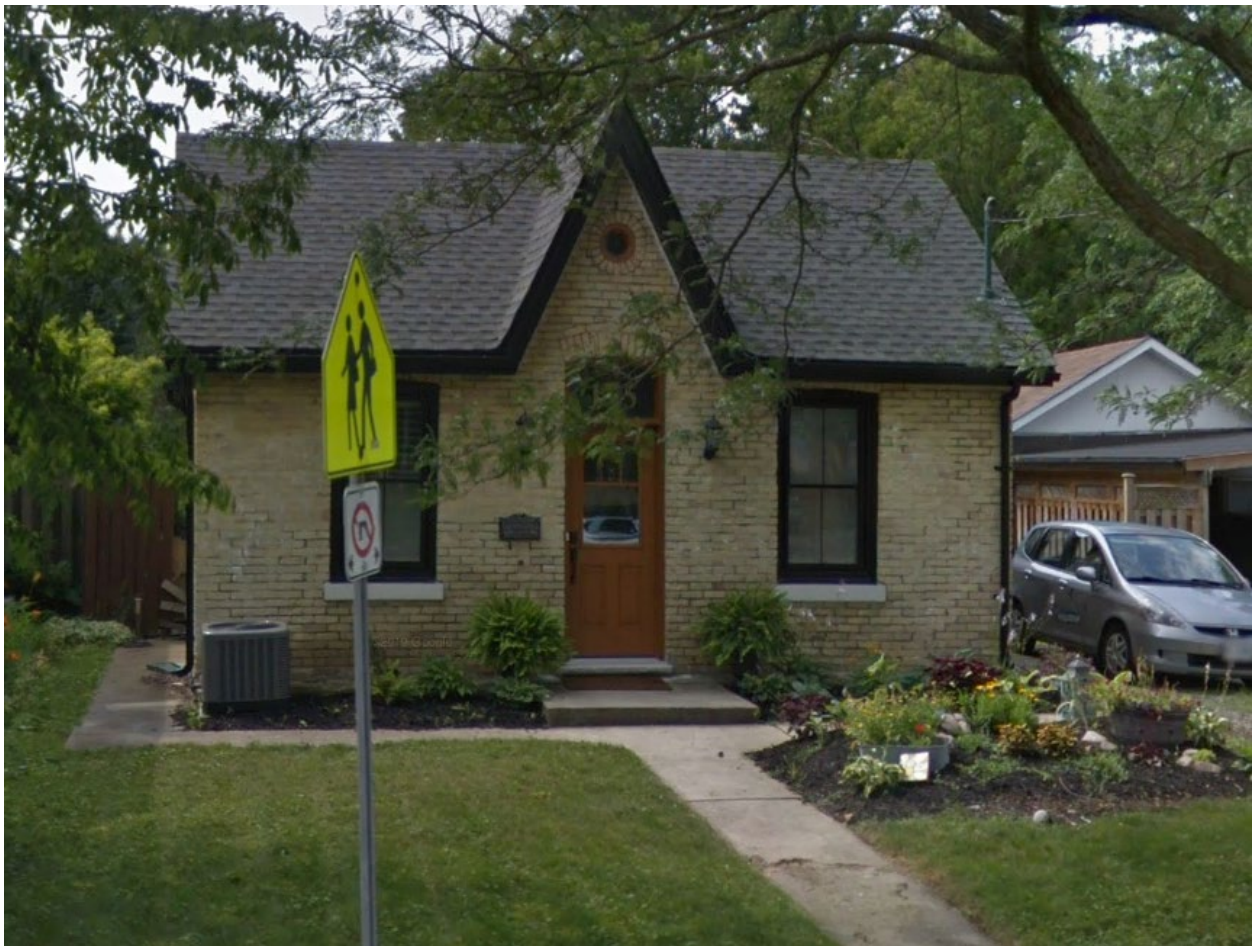


Image 19: Photograph showing the dwelling located at 155 Briscoe Street East, a heritage listed property (Google Street).



Image 20: Photograph showing the dwelling located at 421 Pall Mall Street, a heritage listed property.



Image 21: Photograph showing the dwelling at 760 Trafalgar Street, a heritage listed property (Google Street).



Image 22: Photograph showing the dwelling at 890 Trafalgar Street, a heritage listed property.



Image 23: Photograph showing the dwelling located at 88 Egerton Street, designated under Part IV of the Ontario Heritage Act (Google Street).

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: Request to Remove Properties from the *Register of Cultural Heritage Resources*
Date: Wednesday May 12, 2021

Recommendation

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, that the following properties **BE REMOVED** from the Register of Cultural Heritage Resources:

- a) 1033-1037 Dundas Street
- b) 1 Kennon Place
- c) 19 Raywood Avenue
- d) 32 Wellington Road
- e) 34 Wellington Road
- f) 90 Wellington Road
- g) 98 Wellington Road
- h) 118 Wellington Road
- i) 120 Wellington Road
- j) 122 Wellington Road
- k) 126 Wellington Road
- l) 134 Wellington Road
- m) 136 Wellington Road
- n) 138 Wellington Road
- o) 140 Wellington Road
- p) 142 Wellington Road
- q) 166 Wellington Road
- r) 220 Wellington Road
- s) 247 Wellington Road
- t) 249 Wellington Road
- u) 251 Wellington Road
- v) 253-255 Wellington Road
- w) 261 Wellington Road
- x) 263 Wellington Road
- y) 265 Wellington Road
- z) 267 Wellington Road
- aa) 269 Wellington Road
- bb) 271 Wellington Road
- cc) 273 Wellington Road
- dd) 275 Wellington Road
- ee) 285 Wellington Road
- ff) 287 Wellington Road
- gg) 289 Wellington Road
- hh) 297 Wellington Road
- ii) 301 Wellington Road
- jj) 327 Wellington Road
- kk) 331 Wellington Road
- ll) 333 Wellington Road
- mm) 72 Wellington Street
- nn) 44 Wharncliffe Road North

Executive Summary

During the Transit Project Assessment Process (TPAP) for Rapid Transit, potential cultural heritage resources were identified in the Cultural Heritage Screening Report

(CHSR). The LACH recommended that Municipal Council add the subject properties to the Register of Cultural Heritage Resources.

Since then, the subject properties have been evaluated using the criteria of Ontario Regulation 9/06, which has determined that the subject properties do not meet the criteria for designation pursuant to the *Ontario Heritage Act*. The subject properties should be removed from the Register of Cultural Heritage Resources.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continue to conserve London’s heritage properties and archaeological resources

Analysis

1.0 Background Information

1.1 Property Location

There are 40 properties that are the subject of this report (Appendix A-B).

1.2 Cultural Heritage Status

The subject properties are heritage listed properties pursuant to Section 27(1.2) of the *Ontario Heritage Act*.

With the recommendation of the London Advisory Committee on Heritage (LACH), Municipal Council added 347 potential cultural heritage resources identified by the Cultural Heritage Screening Report (CHSR) to the Register of Cultural Heritage Resources at its meeting on March 26, 2017. The CHSR was prepared as part of the background studies for the Transit Project Assessment Process (TPAP) for Rapid Transit.

1.3 Rapid Transit and Cultural Heritage

During and since TPAP, cultural heritage evaluations have been completed for impacted properties along the Rapid Transit corridors. Some evaluations have found that properties have met the criteria for designation, and further cultural heritage assessment (e.g. property-specific Heritage Impact Assessment) is required. Other evaluations have found that properties have not met the criteria for designation, and no further cultural heritage assessment is required.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan* and the *Official Plan (1989, as amended)*.

2.1.1 Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement (2020)* directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

“Significant” is defined in the *Provincial Policy Statement (2020)* as, regarding cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

“Conserved” is defined in the *Provincial Policy Statement (2020)*, “means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their

cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties that are of cultural heritage value or interest.

Section 27 of the *Ontario Heritage Act* requires that a Register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register. Listing a property on the Register is an important action to “flag” the potential cultural heritage value or interest of properties during decision making processes.

As consultation with the LACH is required to add a property to the Register, consultation with the LACH is required before a property may be removed from the Register by Municipal Council.

2.1.3 Ontario Regulation 9/06

The criteria of Ontario Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
 - 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; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
 - 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; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
 - i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet any of the criteria, the property should be removed from the Register.

2.1.4 Register of Cultural Heritage Resources

Municipal Council may include properties on the Register of Cultural Heritage Resources that it “believes to be of cultural heritage value or interest,” pursuant to Section 27(1.2) of the *Ontario Heritage Act*. These properties are not designated but are considered to be of potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

2.1.5 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City’s unique identity and contribute to its continuing prosperity. It notes, “The quality and diversity of these resources are important in distinguishing

London from other cities and make London a place that is more attractive for people to visit, live or invest in.” Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

2.3 Consultation

During and following the TPAP, the LACH was consulted on number of cultural heritage matters arising from the project including cultural heritage evaluations completed where direct impacts where possible. The meetings at which the LACH was consulted on the CHERs is noted in Appendix C.

Pursuant to the Council Policy Manual, notification of the request to remove the subject properties from the Register of Cultural Heritage Resources has been sent to 630 property owners within 120m of the subject properties on May 10, 2021, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was published in *The Londoner* on May 13, 2021.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Do the Subject Properties Meet the Criteria for Designation?

Each of the 40 subject properties were individually evaluated in their respective CHER that was undertaken either during or following the TPAP for Rapid Transit (see Appendix C).

The CHER evaluated each of the subject properties using the criteria of Ontario Regulation 9/06 (see Section 2.1.3 of this report for the criteria). The Heritage Planner had the opportunity to review and comment on the CHERs; the Heritage Planner concurs with the evaluations presented in the CHERs.

The evaluations for the subject properties found that each property did not meet the criteria of Ontario Regulation 9/06 for designation pursuant to the *Ontario Heritage Act*.

As the subject properties have not met the criteria for designation, the subject properties should be removed from the Register of Cultural Heritage Resources.

4.2 What Properties Will Require Further Cultural Heritage Assessment?

While the subject properties have not met the criteria for designation pursuant to the *Ontario Heritage Act*, other properties were evaluated and found to demonstrate cultural heritage value or interest. These cultural heritage resources are identified in the Cultural Heritage Screening Report (CHSR) and included in the “Commitments to Future Work” in Section 7 of the Environmental Project Report (EPR) for the London Bus Rapid Transit Assessment Process. By Rapid Transit corridor, these properties include:

Downtown Loop

- Downtown Heritage Conservation District
- West Woodfield Heritage Conservation District

East London Link

- 869-871 Dundas Street
- 1156 Dundas Street
- 850 Highbury Avenue North
- 100 Kellogg Lane
- 900 King Street

Wellington Gateway

- 129-131 Wellington Street

- 16 Wellington Road
- 26 Wellington Road
- 28 Wellington Road
- 30 Wellington Road
- 174 Wellington Road
- 243 Wellington Road, 49-55 Foxbar Road

Heritage Impact Assessment (HIA) will be completed for cultural heritage resources during the Detailed Design phase of each Rapid Transit segment. The HIA will provide recommendations to ensure that significant cultural heritage resources are conserved and that adverse impacts are mitigated.

Conclusion

Cultural heritage matters are an important consideration through any process of change. Potential cultural heritage resources were identified, inventoried, and flagged for further work and evaluation during and following the TPAP for Rapid Transit. As the project has progressed, properties have been evaluated to determine if they demonstrate sufficient cultural heritage value or interest to warrant designation pursuant to the *Ontario Heritage Act* and if any further cultural heritage studies are required.

Each of the 40 subject properties were evaluated using the criteria of Ontario Regulation 9/06. The conclusion of those evaluations found that the subject properties did not meet the criteria for designation. Therefore, the subject properties should be removed from the Register of Cultural Heritage Resources.

Prepared by: Kyle Gonyou, CAHP
Heritage Planner, City Planning

Submitted and Recommended by: Gregg Barrett, AICP
Director, City Planning and City Planner

C: Bryan Baar, Manager II, Realty Services
Jennie Dann, Director, Major Projects
Orest Katolyk, Chief Municipal Law Enforcement Officer

Appendices

Appendix A Properties Location
Appendix B Images
Appendix C Links to Cultural Heritage Evaluation Reports

Appendix A – Subject Properties Location

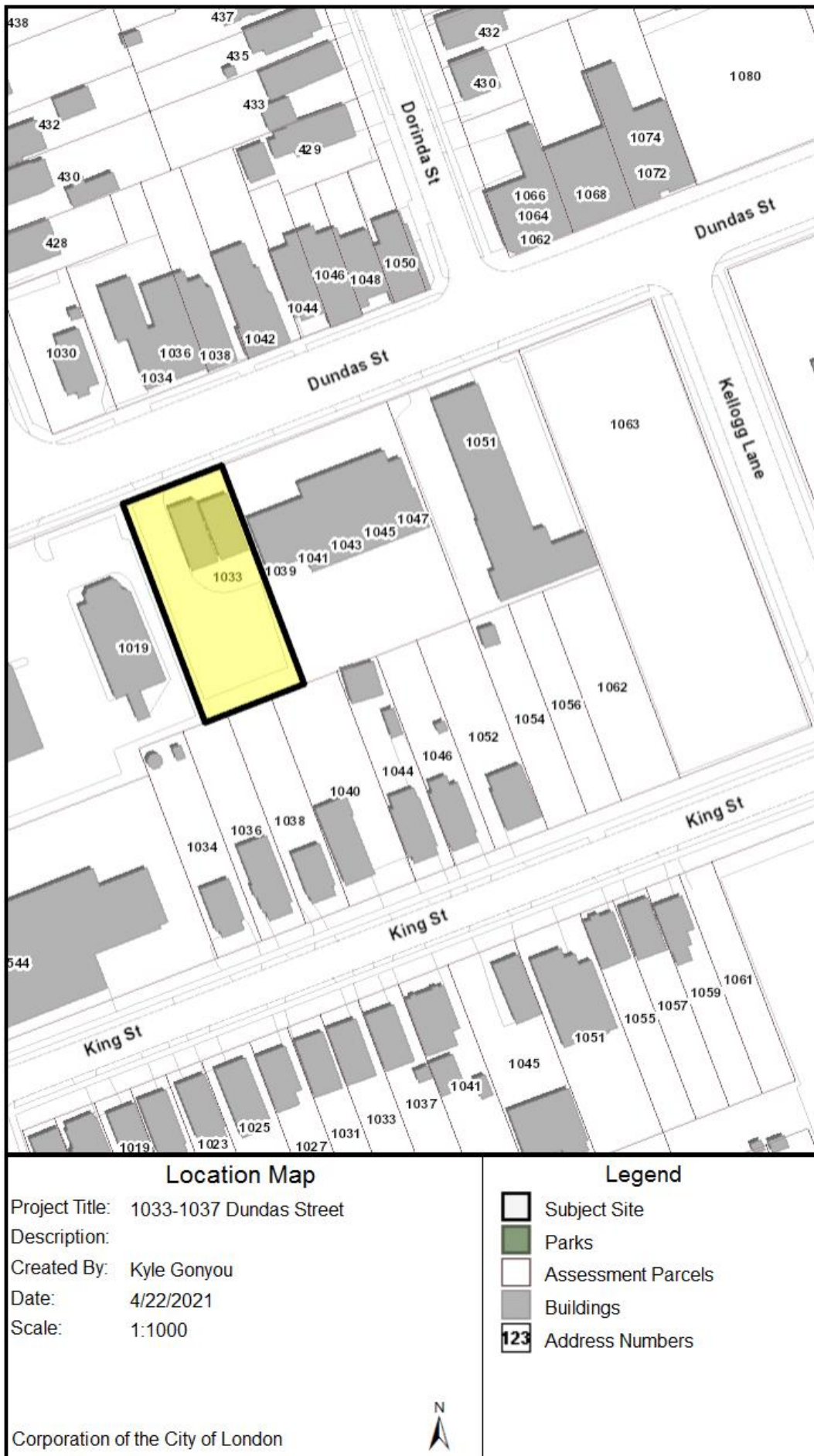


Figure 1: Location map of the subject property at 1033-1037 Dundas Street.



Figure 2: Location of subject properties along Wellington Road, including Kenon Place.



Figure 3: Location of subject properties along Wellington Road, including Raywood Avenue.



Figure 4: Location of subject properties along Wellington Road.



Figure 5: Location of the subject property at 72 Wellington Street.

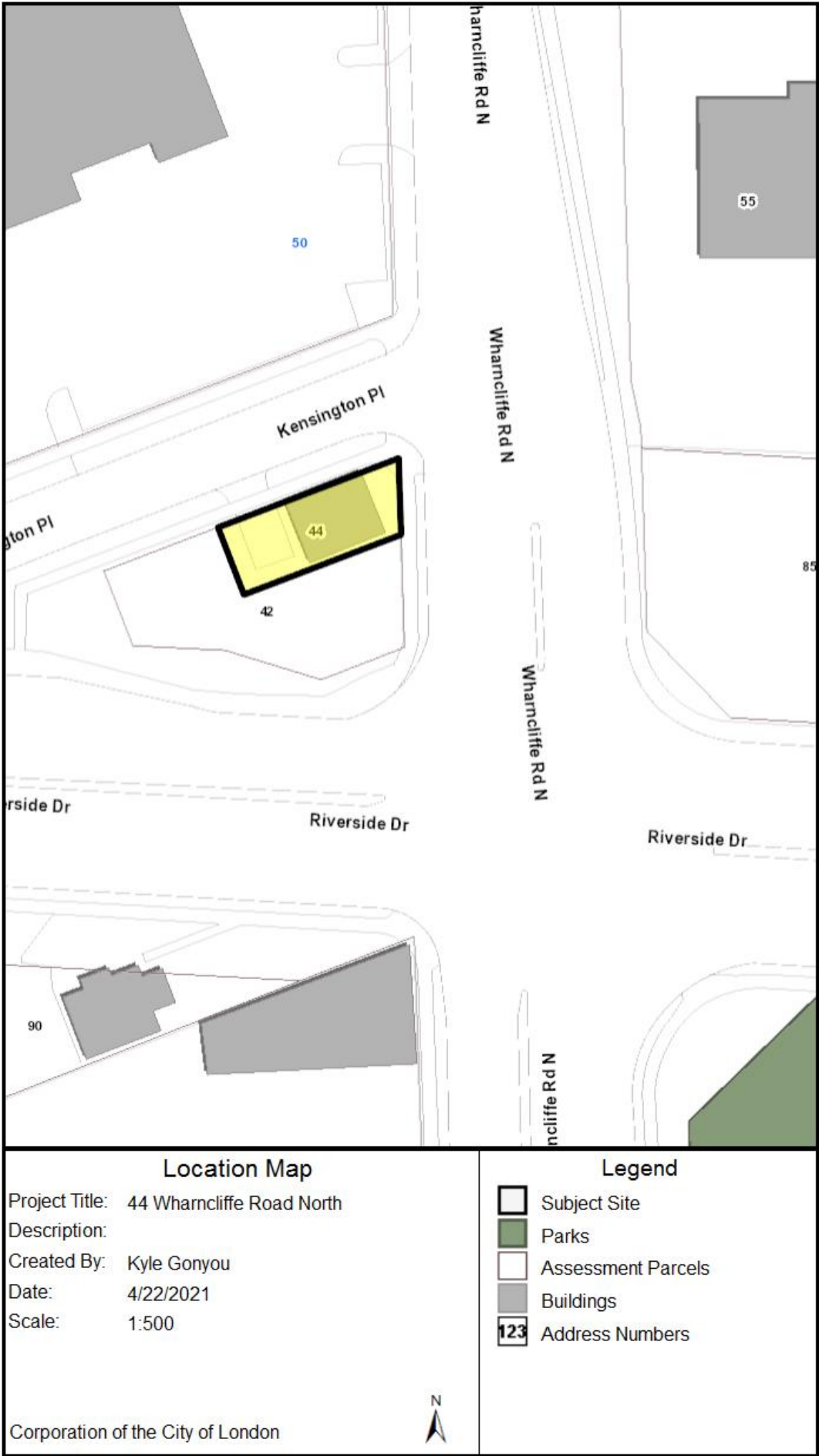


Figure 6: Location of the subject property at 44 Wharcliffe Road North.

Appendix B – Images



Image 1: Subject property at 1033-1037 Dundas Street.



Image 2: Subject property at 1 Kennon Place.



Image 3: Subject property at 19 Raywood Avenue.



Image 4: Subject property at 32 Wellington Road.



Image 5: Subject property at 34 Wellington Road.



Image 6: Subject property at 90 Wellington Road.



Image 7: Subject property at 98 Wellington Road.



Image 8: Subject property at 118 Wellington Road.



Image 9: Subject property at 120 Wellington Road.



Image 10: Subject property at 120 Wellington Road.



Image 11: Subject property at 126 Wellington Road.



Image 12: Subject property at 134 Wellington Road.



Image 13: Subject property at 136 Wellington Road.



Image 14: Subject property at 138 Wellington Road.



Image 15: Subject property at 140 Wellington Road.



Image 16: Subject property at 142 Wellington Road.



Image 17: Subject property at 166 Wellington Road.



Image 18: Subject property at 220 Wellington Road.



Image 19: Subject property at 247 Wellington Road.



Image 20: Subject property at 249 Wellington Road.



Image 21: Subject property at 251 Wellington Road.



Image 22: Subject property at 253-255 Wellington Road.



Image 23: Subject property at 261 Wellington Road.



Image 24: Subject property at 263 Wellington Road.



Image 25: Subject property at 265 Wellington Road.



Image 26: Subject property at 267 Wellington Road.



Image 27: Subject property at 269 Wellington Road.



Image 28: Subject property at 271 Wellington Road.



Image 29: Subject property at 273 Wellington Road.



Image 30: Subject property at 275 Wellington Road.



Image 31: Subject property at 285 Wellington Road.



Image 32: Subject property at 287 Wellington Road.



Image 33: Subject property at 289 Wellington Road.



Image 34: Subject property at 297 Wellington Road.



Image 35: Subject property at 301 Wellington Road.



Image 36: Subject property at 327 Wellington Road.



Image 37: Subject property at 331 Wellington Road.



Image 38: Subject property at 333 Wellington Road.



Image 39: Subject property at 72 Wellington Street.



Image 40: Subject property at 44 Wharcliffe Road North.

Appendix C – Links to Cultural Heritage Evaluation Reports

- 1033-1037 Dundas Street** (see Item 2.5.b on the LACH Agenda for its meeting on February 12, 2020: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=00ce0c90-0d8b-44b2-8ba8-1a597e4d45ef&Agenda=Agenda&lang=English>)
- 1 Kennon Place** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 19 Raywood Avenue** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 32 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 34 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 90 Wellington Road** (see Item 2.3.a on the LACH Agenda for its meeting on December 11, 2019: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=2cc746df-9931-4ec0-aad1-74dce8ed2c79&Agenda=Agenda&lang=English>)
- 98 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 118 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 120 Wellington Road** (see Item 2.3.c on the LACH Agenda for its meeting on December 11, 2019: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=2cc746df-9931-4ec0-aad1-74dce8ed2c79&Agenda=Agenda&lang=English>)
- 122 Wellington Road** (see Item 5.1.5 on the LACH Agenda for its meeting on December 12, 2018: <https://pub-london.escribemeetings.com/meeting.aspx?Id=3f6f099c-d4cf-4d84-a79e-514da97b85e9&Agenda=Merged&lang=English>)
- 126 Wellington Road** (see Item 5.1.6 on the LACH Agenda for its meeting on December 12, 2018: <https://pub-london.escribemeetings.com/meeting.aspx?Id=3f6f099c-d4cf-4d84-a79e-514da97b85e9&Agenda=Merged&lang=English>)
- 134 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 136 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 138 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 140 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 142 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 166 Wellington Road** (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)
- 220 Wellington Road** (see Item 5.1.7 on the LACH Agenda for its meeting on December 12, 2018: <https://pub-london.escribemeetings.com/meeting.aspx?Id=3f6f099c-d4cf-4d84-a79e-514da97b85e9&Agenda=Merged&lang=English>)

November 13, 2019: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=c4d824c9-20eb-4ee9-bdca-ab46d6316ad0&Agenda=Merged&lang=English>)

72 Wellington Street (see Item 2.5.a on the LACH Agenda for its meeting on February 12, 2020: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=00ce0c90-0d8b-44b2-8ba8-1a597e4d45ef&Agenda=Agenda&lang=English>)

44 Wharnccliffe Road North (see Item 5.1.3 on the LACH Agenda for its meeting on December 12, 2018: <https://pub-london.escribemeetings.com/meeting.aspx?Id=3f6f099c-d4cf-4d84-a79e-514da97b85e9&Agenda=Merged&lang=English>)

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 K. St Lawrence for the heritage designated property at 426 St James Street
Date: Wednesday May 12, 2021

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 consent for alterations to heritage designated property at 426 St James Street **BE GIVEN** subject to the following terms and conditions:

- a) The new railing be 24" in height above the porch floor to maintain the proportions of the porch;
- b) Wood be used as the material for the alterations;
- c) All exposed wood be painted;
- d) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Executive Summary

The property at 426 St James Street was designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3187-134 in 1993. Alterations to the porch, which is understood to be a heritage attribute of the property, were commenced prior to obtaining a Heritage Alteration Permit. The proposed alterations will affect the "architectural reasons" for the property's designation with minor modifications and should be approved with terms and conditions to ensure compliance.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continue to conserve London's heritage properties and archaeological resources

Analysis

1.0 Background Information

1.1 Location

The property at 426 St James Street is located on the north side of St James Street between Colborne Street and Thornton Avenue (Appendix A).

1.2 Cultural Heritage Status

The property at 426 St James Street is designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3187-134 which was passed and registered on the title of the property in 1993. The property also features a blue City of London heritage property plaque affixed adjacent to the front door.

1.3 Description

The "architectural reasons" for the property's designation pursuant to the *Ontario Heritage Act*, as described in the heritage designating by-law, are:

This two-storey, white brick home (c.1888-1890) has an irregular roofline because of the steep multiple gables characteristics of the Queen Anne style. The house possesses a number of decorative features including eaves brackets,

wrought iron cresting and a pierced board frieze. A verandah, with a decorated pediment gable indicating the front entrance, runs the length of the front façade. There is a projecting bay window on the second floor. The east elevation also has a bay projection topped by cresting.

The house located on the property at 426 St James Street is one of the more eclectic expressions of the Queen Anne Revival architectural style (Appendix B).

2.0 Discussion and Considerations

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* 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.”

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value or interest can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the *Ontario Heritage Act* are based on real property, not just buildings.

2.1.2.1 Heritage Alteration Permit

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. Heritage Alteration Permit approval is required where an alteration is “likely to affect” a heritage attribute of a property designated pursuant to Section 29 of the *Ontario Heritage Act*. 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*).

2.1.2.2 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.

2.1.3 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 except 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.

2.2 Heritage Alteration Permit Application (HAP21-028-L)

A complaint regarding alterations to the porch of the heritage designated property at 426 St James Street was received by the City. The City investigated the complaint. As a heritage attribute of the heritage designated property, alterations to the porch require Heritage Alteration Permit approval pursuant to Section 33(1) of the *Ontario Heritage Act*.

A Heritage Alteration Permit application was submitted by the property owner and received on April 12, 2021. The Heritage Alteration Permit (HAP21-0280L) is seeking consent for:

- Alterations to the porch, including:
 - Removal of the existing porch floor;
 - Replace the porch floor with 3” wide tongue and groove pine (to match existing);
 - Removal of the porch railing, which was finished with painted wood shingles;
 - Installation of a new porch railing composed of a wood top and bottom railing with square 1.5” spindles set between;
 - Removal of the concrete steps to the porch;
 - Installation of wood steps to the porch with a railing to match that of the porch;
 - Replacement of joists and ledger board;
 - Removal of the porch ceiling;
 - Installation of a new tongue and groove pine porch ceiling;
 - Remove the existing porch skirt;
 - Install a new painted wood porch skirt.

As the alterations have commenced prior to obtaining Heritage Alteration Permit approval, consultation with the London Advisory Committee on Heritage (LACH) and a decision by Municipal Council is required for this Heritage Alteration Permit application.

Per Section 33(4) of the *Ontario Heritage Act*, the 90-day timeline for this Heritage Alteration Permit application will expire on July 11, 2021.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

The porch is an important heritage attribute of this heritage designated property and critical to conserving its cultural heritage value. Within their submission, the property owner identified issues with the porch that require intervention and remedy, including rot in the floor joists and boards as well as the railing.

The proposed alterations will affect the porch as a heritage attribute of the subject property. The elimination of the solid porch railing with painted wood shingles changes the character of the porch, and therefore the property. In correspondence with the Heritage Planner, the property owner noted how dark the porch was – which could be attributed to the wide overhang of the porch roof. The proposed wood railing, with square spindles set between a top and bottom railing, is compatible with the character of the property. A more decorative or elaborate railing of turned spindles would be compatible as well. The proposed wood railings, which are more open than the former railings, would certainly contribute to a more open visual appearance and experience of the porch. A colour palette with multiple paint colours, like that of the gables, should be

implemented for the porch.

To maintain the proportions of the porch, the height of the railing should be maintained at 24" above the porch's floor. A railing higher than 24" would interrupt the proportions and overwhelm the constrained proportions of the porch. As the height of the porch is less than 24" above grade, the railing is a decorative element but contributes to the heritage character of the property.

The removal of the concrete steps and replacement with wood steps is anticipated to have a positive impact on the heritage character of the property.

Conclusion

The alterations proposed to the porch of the heritage designated property at 426 St James Street ultimately seek to conserve this important attribute. The proposed alterations are compatible and Municipal Council should consent to the alterations with terms and conditions.

Prepared by: Kyle Gonyou, CAHP, Heritage Planner

Submitted and recommended by: Gregg Barrett, AICP, Director, City Planning and City Planner

Appendices

- Appendix A Property Location
- Appendix B Images
- Appendix C Drawings

Appendix A – Property Location

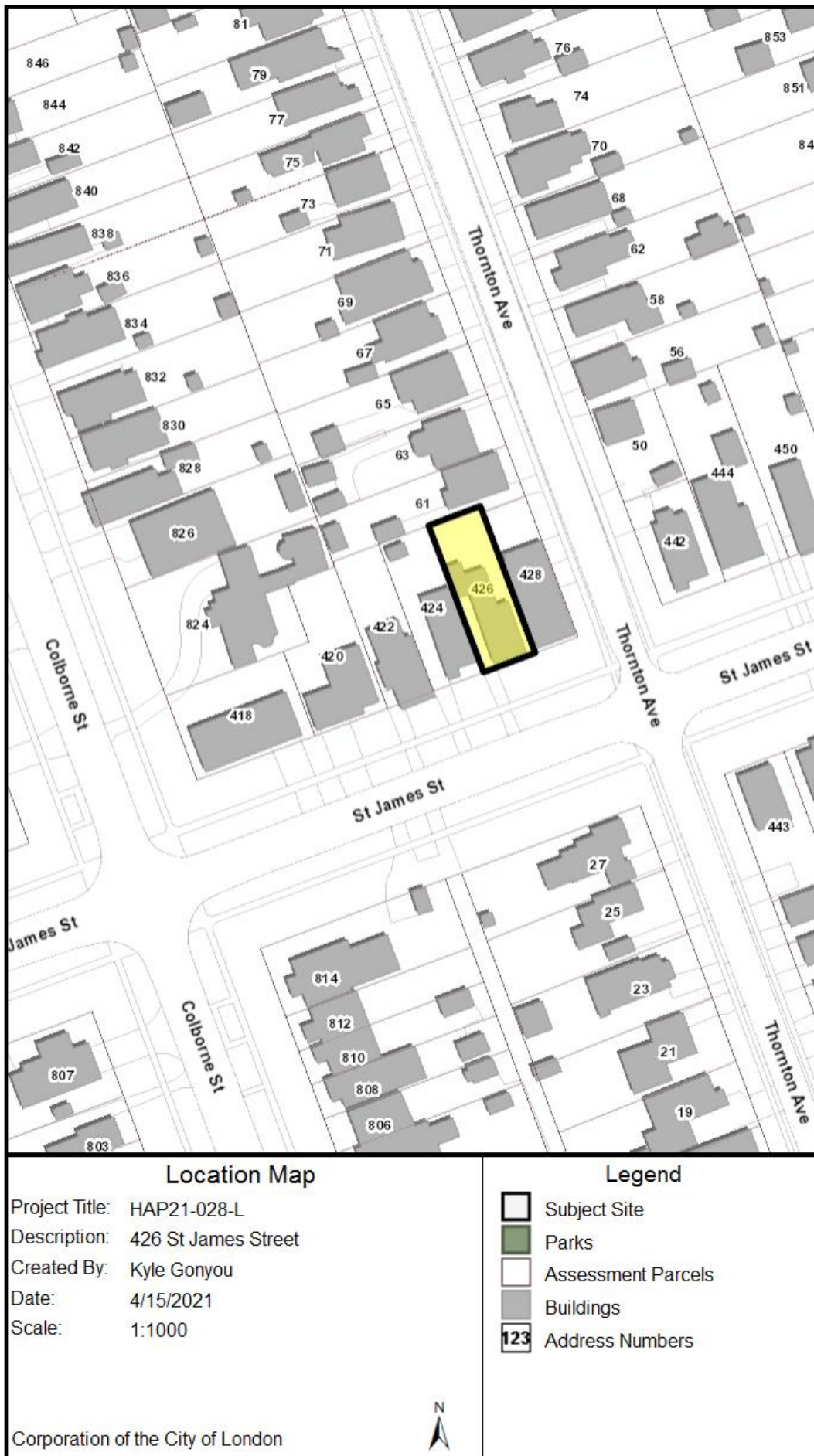


Figure 1: Location map of the subject property at 426 St James Street.

Appendix B – Images



Image 1: Polaroid image of the subject property at 426 St James Street from the designation of the property in 1992-1993.



Image 2: Photograph of the subject property on March 31, 2021 with alterations underway to the porch.



Image 3: Photograph, looking northwest towards the subject property, showing the alterations underway to the porch.

Appendix C – Drawings

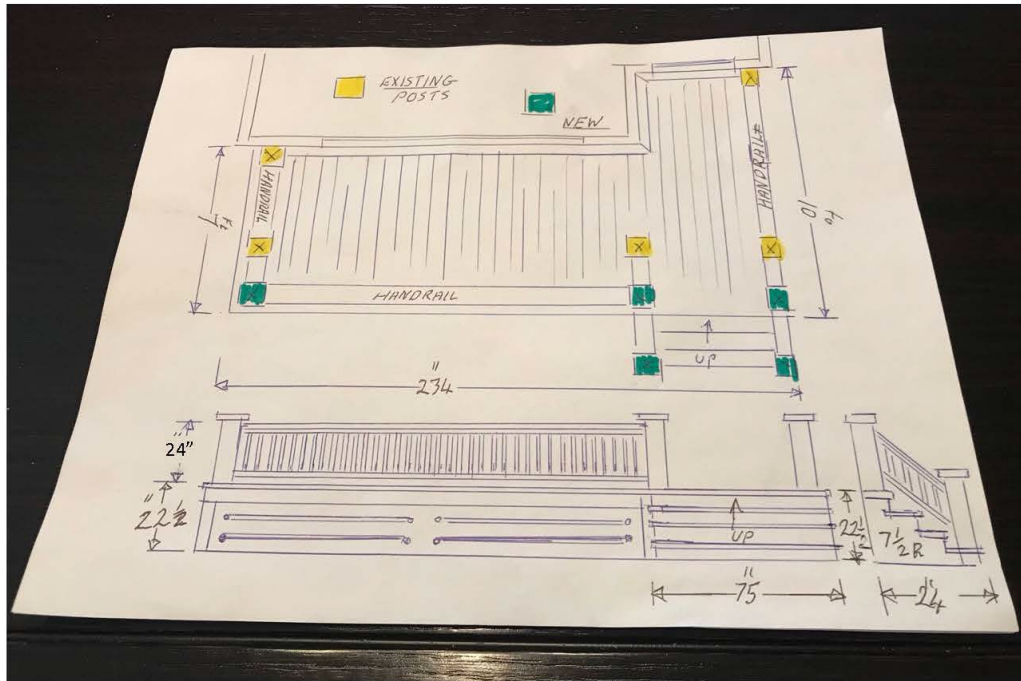


Figure 2: Drawing, submitted by the property owner as part of the Heritage Alteration Permit application, showing the proposed railing and porch alterations to the subject property at 426 St James Street. Note the porch railing height is maintained at 24" above the porch floor.

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Paul Yeoman
Director, Development Services
Subject: Demolition Request for Garage on Heritage Designated
Property at 325 Victoria Street by D. Lee and E. Van den Steen
Date: May 12, 2021

Recommendation

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the request to demolish the garage on the heritage designated property at 325 Victoria Street **BE PERMITTED**, and the Chief Building Official **BE ADVISED** of Municipal Council's intention in this matter.

Executive Summary

Summary of Request

325 Victoria Street is a heritage property, designated pursuant to Part IV of the *Ontario Heritage Act*. The property owner has requested consent of Municipal Council to demolish the garage on the property in accordance with Section 34(1) of the *Ontario Heritage Act*.

Purpose and the Effect of Recommended Action

The purpose of the recommended action is to allow the demolition of the garage. The effect of the recommended action will allow the construction of a new garage in an alternative location on the property and a proposal for a new rear addition.

Rationale of Recommended Action

The garage at 325 Victoria Street is not recognized in the designating by-law as a heritage attribute.

Linkage to the Corporate Strategic Plan

Approval of the requested demolition of the garage at 325 Victoria Street enables the continual adaptation of the property which contributes to implementing the City's 2019-2023 Strategic Plan through 'Strengthening Our Community', by continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

March 25, 2021 — Report to Committee of Adjustment PPM – 325 Victoria Street (A.014/21).

1.2 Property Location

325 Victoria Street is located on the south side of Victoria Street between Waterloo Street and Renwick Avenue in London, Ontario [Appendix A]. Located on the property is a primary residence along with a detached garage positioned towards the rear at the eastern side of the residence at the end of a relatively narrow driveway. Staff undertook a site visit of the property on April 22, 2021.

1.3 Cultural Heritage Status

325 Victoria Street was designated in 1992 (July 6, 1992) under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3147-192 [Appendix C].

1.4 Description

The existing primary residence located at 325 Victoria Street dates from 1930 and is a 2 ½- storey, stucco-clad and brick building [Appendix B]. The building is an example of period revival styles being used in the first half of the twentieth century – and in this instance, reflecting the Tudor Revival style suggesting medieval precedents, using twentieth-century materials. Key features include half timbering, steeply pitched gables on the street facing façade, and the use of small decorative wood purlins at the eaves and end gables. The entranceway is highly detailed with four wood piers and beam which give the entrance an appropriately heavy appearance. Decorative herringbone brickwork is found over the front entrance. There is a 1-storey contemporary addition that extends across the rear of the building. The detached (one-car) garage on the property appears to be original and also reflects Tudor Revival styling details in the use of brick and stucco-cladding and half timbering detailing. A small canopy appears to have been added over the door opening. There is some deterioration of wood sills and wall joists noted.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (PPS-2020)* 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.” (Section 2.6.1)

‘Significant’ is defined in the *PPS-2020* as, “[r]esources that have been determined to have cultural heritage value or interest.” Further, “[p]rocesses and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.” (p51)

Additionally, ‘conserved’ means, “[t]he identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. To ‘conserve’ may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. [...] Mitigative measures and/or alternative development approaches can be included in these plans and assessments.” (pp41-42)

2.1.2 Ontario Heritage Act

Section 34 of the *Ontario Heritage Act (OHA)* directs that no owner of a property individually designated under Section 29 (i.e. Part IV) is permitted to demolish a building on the property unless a permit is obtained from the municipality to do so.

In requests for demolition of a building located on a heritage designated property, the *Ontario Heritage Act* (Section 34(2)) enables municipalities to give the applicant:

- 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.

Municipal Council must respond within 90-days after receipt of a demolition request. Consultation with the municipality’s municipal heritage committee (the London Advisory Committee on Heritage) is required. Non-decision within 90-days, the refusal, or terms and conditions on the approval of a demolition request may be appealed to the Local Planning Appeals Tribunal (LPAT). (Section 34 (4))

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that cultural heritage resources define the City's unique identity and contribute to its continuing prosperity. *The London Plan* states that, "the quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Importantly, "our heritage resources are assets that cannot be easily replicated, and they provide a unique living environment and quality of life." Further, "by conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future." (552_)

The cultural heritage policies of *The London Plan* are to:

1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
2. Conserve London's cultural heritage resources so they can be passed onto our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources. Generally, the policies of *The London Plan* support the conservation and retention of significant cultural heritage resources." (554_)

The policies of *The London Plan* support the conservation, maintenance, retention, and protection of London's cultural heritage resources [...] and Council approval for a demolition application is required as pursuant to the *Ontario Heritage Act* (Policy 590_).

Further, the reasons for designation and identified attributes of a heritage designated property shall not be adversely affected.

Finally, 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 except in accordance with the *Ontario Heritage Act*. (Policy 587)

2.1.4 Designating By-Law – 325 Victoria Street (No. L.S.P.-3147-192)

325 Victoria Street was designated in 1992 under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3147-192. The by-law describes the cultural heritage value or interest of the property and reasons for its designation as follows [Appendix C]:

"325 Victoria Street is an example of period revival styles of the first half of the twentieth century. This is an example of Tudor revival built in the 1930s in North London, though here the variant is larger and more complicated than most of the tract housing built at the time. The most prominent features are the application of half-timbering, steeply pitched gable roofs, groupings of narrow windows and herringbone brickwork over the front entrance; these are allusions to medieval precedents, using twentieth century materials. Four wood piers and a beam give the front entrance an appropriately heavy appearance. The windows are the original six over six panes with wood storms. Small decorative wood purlins enliven the eaves and the end gables. A small terrace can be seen along the front facade. The original roof material has been replaced."

The detached garage on the property is not mentioned as a heritage attributed in the designating by-law.

2.2 Planning History

The request to demolish the existing garage is a component of a proposal for a new, rear (south) 1-storey addition with attached garage (to the west of the new addition). The existing driveway is also to be relocated from the existing location on the east side of the property, to the west side of the property. The existing, one-floor addition at the rear (south of the property) will be removed.

A recent minor variance application (A.014-21) was submitted and approved (March 25, 2021) to allow for a decrease in the number of parking spaces, and an increase in the Gross Floor Area (GFA) and Floor Area Ratio (FAR). Heritage Alteration Permit (HAP)

approval will be required prior to the issuance of a building permit for the addition (w/relocated garage). The proponent has already consulted with the Development Services Heritage Planner regarding the HAP application and process.

2.2.1 Demolition Request

A request to demolish the existing garage on the property at 325 Victoria Street was submitted by the current property owners and was formally received by heritage planning staff on April 6, 2021. Under the *Ontario Heritage Act* (Section 34), Municipal Council must pass a decision on the demolition request within 90-days of formal receipt of the request, or the request is deemed consented. The statutory deadline for decision is July 5, 2021. In accordance with Section 34(2) of the *Ontario Heritage Act*, the London Advisory Committee on Heritage (LACH) is being consulted at its meeting on May 12, 2021, and it is anticipated that LACH will have a recommendation available to present at the May 31, 2021 meeting of the Planning & Environment Committee. A decision by Municipal Council is expected at the June 15, 2021 meeting. The 90-day statutory time frame for council decision will have been satisfied.

2.2.2 Consultation

Pursuant to Council Policy for demolition on heritage designated properties, notification of the demolition request will be sent to 88 property owners within 120m of 325 Victoria Street, as well as community stakeholders including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice will also be published in *The Londoner* on May 13, 2021. It is a policy and practice of Municipal Council that the demolition of heritage designated properties shall be considered at a public participation meeting before the Planning and Environment Committee. This item will be heard at the May 31, 2021 PPM of the Planning and Environment Committee.

2.2.2.1 Stewardship Sub-Committee (London Advisory Committee on Heritage)

At its meeting on April 28, 2021, the Stewardship Sub-Committee of the LACH supported DS-heritage planning staff's recommendation that the demolition of the detached garage on the property at 325 Victoria Street be permitted.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

The PPS directs that significant built heritage resources be conserved (Section 2.6.1). Further, the London Plan states that attributes of a heritage designated property shall not be adversely affected through alteration, removal or demolition (Policy 587). The detached garage on the property at 325 Victoria Street is not mentioned or identified as a heritage attribute in the designating by-law (L.S.P.-3147-192), and therefore does not contribute to the cultural heritage value or interest of the property. Its demolition will not adversely affect the cultural heritage value or interest of the property.

Conclusion

The detached garage at 325 Victoria Street is not identified as a heritage attribute in the designating by-law (L.S.P.-3147-192) and as such its demolition will not adversely affect the property's cultural heritage value or interest and reasons for its designation. It is recommended by staff that the request to demolish the detached garage at 325 Victoria Street be allowed to proceed.

Prepared by:

**Laura E. Dent, M.Arch PhD MCIP RPP
Heritage Planner, Development Services**

Submitted by:

**Michael Tomazincic, MCIP, RPP
Manager, Current Planning**

Recommended by:

**Paul Yeoman, RPP PLE
Director, Development Services**

May 4, 2021
LED/

\\cfile1\pdda\$\Shared\ADMIN\6 - LACH Reports\2021 LACH Reports\05 - May 12\325 Victoria St - demo (LED).docx

Appendices

Appendix A Maps
Appendix B Images
Appendix C Heritage Designating By-law (325 Victoria Street)

Sources

City of London. By-law No. L.S.P. -3147-192. A by-law to designate 325 Victoria Street to be of cultural heritage value or interest. London, ON: Author.

City of London. (2020, December 8). *Register of cultural heritage resources*. London, ON: Author.

Corporation of the City of London. n.d. Property files: 325 Victoria Street.

Corporation of the City of London. (2016, consolidated 2019, Nov 13). *The London plan*. London, ON: Author.

Ontario Heritage Act, (2019, c. 9, Sched. 11). Retrieved from e-Laws website
<https://www.ontario.ca/laws/statute/90o18>

Ministry of Municipal Affairs and Housing. (2020). *Provincial policy statement, 2020*. Ontario: Queen's Printer for Ontario.

Appendix A – Subject Property



Figure 1: Location Map identifying the property at 325 Victoria Street

Appendix B – Images



Image 1: Façade of residence at 325 Victoria Street, north elevation (April 22, 2021)



Image 2: Front-side view of detached garage, north-west elevations (April 22, 2021)



Image 3: Side view of detached garage, west elevation (April 22, 2021)



Image 4: Rear view of residence and detached garage, south elevations (April 22, 2021)



Image 5: Interior view of detached garage showing degradation of wood sill and wall studs (April 22, 2021)

Appendix C – Designating By-law for 325 Victoria Street

Bill No. 279
1992

By-law No. L.S.P.-3147-192

A by-law to designate 325 Victoria Street to be of architectural value.

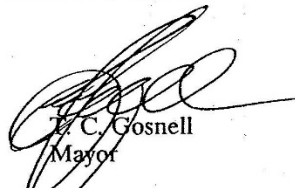
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

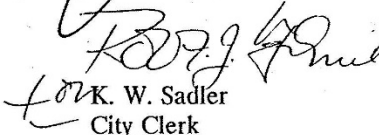
AND WHEREAS notice of intention to so designate the property known as has been duly published and served and no notice of objection to such designation has been received;

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 325 Victoria 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 July 6, 1992.


W. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - July 6, 1992
Second reading - July 6, 1992
Third reading - July 6, 1992

SCHEDULE "A"

To By-law No. L.S.P.-3147-192

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 29 and 30 on the East side of Renwick Avenue according to Registered Plan 245 which may be more particularly described as follows:

COMMENCING at the Northeast angle of said Lot Number 30;

THENCE Southerly along the Easterly limit of said Lots Numbers 30 and 29 One Hundred and Thirty-One Feet six inches more or less to a point distant Sixty-eight Feet Northerly from the Southeasterly angle of Lot Number 28 according to Registered Plan Number 245;

THENCE Westerly parallel to the Northerly limit of said Lot Number 28 Seventy-five feet;

THENCE Northerly parallel to the Easterly limit of said Lots Numbers 29 and 30 One Hundred and Thirty-one feet six inches to the Northerly limit of Lot Number 30;

THENCE Easterly along the Northerly limit of Lot number 30, Seventy-five feet to the place of beginning.

SCHEDULE "B"

To By-law No. L.S.P.-3147-192

325 Victoria Street is an example of period revival styles of the first half of the twentieth century. This is an example of tudor revival built in the 1930s in North London, though here the variant is larger and more complicated than most of the tract housing built at the time. The most prominent features are the application of half-timbering, steeply pitched gable roofs, groupings of narrow windows and herringbone brickwork over the front entrance; these are allusions to medieval precedents, using twentieth century materials. Four wood piers and a beam give the front entrance an appropriately heavy appearance. The windows are the original six over six panes with wood storms. Small decorative wood purlins enliven the eaves and the end gables. A small terrace can be seen along the front facade. The original roof material has been replaced.

329 Victoria Street
London, Ontario
N6A 2C6

May 10, 2021

Members of the London Advisory Committee on Heritage (LACH)
through Jerri Bunn, Committee Secretary – jbunn@london.ca

Dear LACH members:

Re: Demolition Request for the Garage at 325 Victoria Street

We own, and live in, the heritage-designated property at 329 Victoria Street that abuts 325 Victoria Street on the east side.

We are writing to inform you of our concerns regarding the application to demolish the two-car garage that sits directly on the shared property line between 329 and 325 Victoria Street. In the interests of maintaining a good ongoing relationship with our neighbours, we have decided not to oppose the demolition application. However, we respectfully request that LACH recommend to the PEC and Council that conditions be placed on any demolition approval in order to mitigate – to the extent possible – the adverse impact that the demolition will have on our heritage-designated property.

As Ms. Dent's report points out, the garage is original to the property at 325 Victoria Street. It was built approximately 90 years ago. It is one car wide and two cars deep. Its stucco east wall, approximately 35 feet long, has always been our favourite part of our back yard.

Previous owners of 329 Victoria Street planted an extensive garden on the west side of our yard, in front of that garage wall. In that garden (with stems approximately 15 inches from the garage, and branches growing up the garage wall) are two large climbing roses that have been in place for decades. They were very, very large when we moved into our home in 1996. There are other rose bushes, rhododendrons, iris, and some smaller plants also in close proximity to the garage that – to us – are irreplaceable. They are part of the history of our home.

To mitigate the adverse impact of the demolition on our property, we respectfully ask that the following two conditions be placed on any demolition approval that may be granted:

- That our neighbours be required to give us sufficient and specific notice of the demolition schedule in order to permit us to make arrangements for our plants to be temporarily transplanted out of harm's way before work begins.
- That we be reimbursed for the costs associated with this transplanting and replanting.

We were disappointed that Ms. Dent's report did not acknowledge the proximity of the garage to our heritage-designated property. However, as noted above, we are not opposing the demolition application. We only ask that our neighbours be required to mitigate the adverse impact on our property as outlined above.

Given the importance of this issue to us, we would like to formally request delegation status so that we can speak to the LACH when this matter is discussed at your May 12 meeting.

Thank you for considering our request.

Sincerely,

Bruce Jones and Kelley McKeating
329 Victoria Street
London, Ontario N6A 2C6

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: Nomination of Labatt Memorial Park as National Historic Site of Canada
Date: May 12, 2021

Recommendation

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions **BE TAKEN** with respect to the potential designation of Labatt Memorial Park as a National Historic Site of Canada:

- a) The above noted initiative **BE ENDORSED**; and
- b) The Civic Administration **BE DIRECTED** to undertake the application process with respect to this matter.

Executive Summary

Labatt Memorial Park is the world's oldest baseball grounds. Located at 25 Wilson Avenue, the cultural heritage value of Labatt Memorial Park is recognized locally by the property's designation pursuant to Part IV of the *Ontario Heritage Act* and inclusion in the Blackfriars/Petersville Heritage Conservation District, designated pursuant to Part V of the *Ontario Heritage Act*. The purpose of this report is to seek Municipal Council direction to apply to the Historic Sites and Monuments Board of Canada to designate Labatt Memorial Park as a National Historic Site of Canada pursuant to the *Historic Sites and Monuments Act*.

The Historic Sites and Monuments Board of Canada application process requires a resolution from a Municipal Council endorsing a municipality's nomination for designation as a National Historic Site. The intent of this report is to introduce the application process to Municipal Council and receive Municipal Council's endorsement to assist a volunteer steering committee to prepare and submit a nomination to the Historic Sites and Monuments Board of Canada.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The Labatt Memorial Park property at 25 Wilson Avenue is located on the east side of Wilson Avenue, just north of its intersection with Riverside Drive. The property is located northwest of the Forks of the Thames River (Appendix A).

1.2 Description

The property at 25 Wilson Avenue, known first as Tecumseh Park was privately built in 1877 as a new home field for the London Tecumsehs of the International Associations, a "major-league" competitor to the National Association of Professional Baseball Clubs - now the National League of Major League Baseball (Barney and Nowokowski, 2019).

Prior to the construction of Tecumseh Park, the Tecumsehs played on a sports field at Victoria Park.

By 1925 Tecumseh Park had become home to London's representative of the Intercounty Baseball League. Founded in 1919, the league's first London organization was known first as the London Braves. After various name changes (mostly associated with early sponsorships), the team has been permanently named the London Majors since 1974.^a Despite usage by the London Braves by the 1930s baseball was in decline in London and the park was in jeopardy of being lost. After various "booster" efforts the Labatt family purchased the property in 1936 and donated it to the City of London along with a monetary donation to facilitate improvements. Since then, the property has been known as Labatt Memorial Park. Within months, the flood of 1937 again caused considerable damage to the park necessitating reconstruction efforts. As a part of the reconstruction in 1937, a white-frame clubhouse was constructed – now known as the Roy McKay Clubhouse.

Since its renaming as Labatt Memorial Park, the park was the home of various amateur and professional baseball teams including the 1948 London Majors and the site of National Baseball Congress, Canadian-American Championship series. Professional baseball made a short return to Labatt Park between 1989 and 1993 when the London Tigers, the AA affiliate of the Detroit Tigers called the park home, winning the Eastern League championship in 1990.

In addition to baseball, Labatt Memorial Park has been used for other sports and community initiatives. Between 1895 and 1916 the park was used for bicycle racing resulting in the construction of a one third mile brick dust and cement track that circled the baseball fields. The Western Mustangs football team also briefly used the field between in the 1920s. Lastly, in the mid-20th century the field was used annually for an "Olympiad" event as a part of a city-wide recreational program. Aside from sporting event, Labatt Park has also hosted special events, rallies, outdoor films, and civic receptions.

Currently the property at 25 Wilson Avenue, commonly known as Labatt Memorial Park consists of the baseball diamond, a grandstand and bleachers (1990s), and the Roy McKay Clubhouse (1937). Opening in 1877 as Tecumseh Park, the park has played an integral role in the growth and development of baseball in London and Canada and is the world's oldest baseball grounds. Labatt Park continues to be used as the home of the London Majors of the Intercounty Baseball League.

1.3 Cultural Heritage Status

To recognize and protect its cultural heritage value the Labatt Memorial Park property was designated pursuant to Part IV of the *Ontario Heritage Act* in 1994 by By-law, L.S.P.-3237-544 in 1994, and amended by By-law, L.S.P.-3237(a)-319 in 1996. The park is still used today by the London Majors of the Intercounty Baseball League.

As a municipally-owned heritage property, the City continues to be stewards of its history and conservators of its cultural heritage value. As a part of its long-term conservation and protection, the Roy McKay Clubhouse is assessed as a part of conservation master planning for municipally-owned heritage properties to set out short and long term maintenance plans over a 10-year horizon.

In 2015, the property was designated pursuant to Part V of the *Ontario Heritage Act* as it was included within the Blackfriars/Petersville Heritage Conservation District, designated by By-law No. L.S.P.-3437-179, which came into force and effect on May 15, 2015.

^a The team was briefly called the London Majors from 1944 to 1959, and again for one year in 1962 before changing names again based on team sponsorships.

Most recently, it was announced in March 2021 that Tourism London would be offering public tours of Labatt Memorial Park as a part of a “Southwestern Ontario Baseball Heritage Pass”.

In recent years, Labatt Memorial Park has been the subject of further research in baseball history. Competing with historic baseball fields in Clinton, Massachusetts and Pittsfield, Massachusetts, Labatt Park was subject to study by researchers and historians from the Society for American Baseball Research (SABR) and the Centre for Canadian Baseball Research (CCBR), concluding that the park was in fact, the world’s oldest baseball grounds. Building on its successful claim as the world’s oldest baseball grounds, members the Canadian Centre for Baseball Research, the London Majors Alumni Committee, and heritage community members have requested that the City of London pursue National Historic Site designation for Labatt Memorial Park to recognize its importance in the growth and development of baseball in Canada.

2.0 Discussion and Considerations

2.1 *Historic Sites and Monuments Act*

The Historic Sites and Monuments Board of Canada (HSMBC) was established in 1919 and oversees the National Program of Historical Commemoration. The HSMBC is mandated through the *Historic Sites and Monuments Act* (1953) and makes recommendations to designate persons, places, and events of national historic significance to the Minister responsible for Parks Canada (Parks Canada, *Framework for History and Commemoration*, 2019). Unlike, the *Ontario Heritage Act*, as federal legislation the *Historic Sites and Monuments Act* does not protect or regulate property, but rather identifies and commemorates place, persons, and sites of national historic significance.

Currently, the Minister of the Environment and Climate Change is responsible for designating places, persons, and events of national historic significance. Parks Canada is the agency of the Government of Canada that provides professional and administrative services to support the HSMBC including the historical and archaeological research needed for evaluation applications for National Historic Site designation. The agency is mandated to “protect and present nationally significant examples of Canada’s natural and cultural heritage, and foster public understanding, appreciation, and enjoyment in ways that ensure their ecological and commemorative integrity for present and future generations” (*Framework for History and Commemoration*, 2019).

2.2 National Program of Historical Commemoration

National Historic Sites are places of profound importance to Canada, each telling their own unique story, contributing a sense of time, identity, and place to our understanding of Canada as a whole. Over 2,100 places, persons, and events have been commemorated by the Government of Canada for their national historic significance. Any aspect of Canada’s human history may be considered for a national designation if it has had a nationally significant impact on, or illustrates a nationally important aspect of, Canadian history. In Canada, National Historic Sites represent a variety of historic places, encompassing sites as diverse as sacred places, battlefields, archaeological sites, cultural landscapes, ships and shipwrecks, structures, and districts. Many are still used for work, religious practices, commerce and industry, education, and leisure.

In addition to National Historic Sites, the Government of Canada recognizes National Historic Persons and National Historic Events. National Historic Persons are individuals who have made a significant and lasting contribution to Canadian history. National Historic Events are designated if they represent a defining action, episode, movement, or experience in Canada history.

2.2.1 National Historic Designations in London

Currently, there are 19 national historic designations within the City of London including, 4 National Historic Sites, 4 National Historic Events, and 11 National Historic Persons. A complete list of the national historic designations in London are included in Appendix B.

2.2.2 Sports-Related National Historic Designations

Any sites, events, or persons in Canada's human history can be designated for national significance. The National Program of Historical Commemoration includes the designation of various sporting facilities, sports events, and persons associated with sports. Of note, Maple Leaf Gardens in Toronto, Ontario and the Montreal Forum in Montreal, Quebec are both designated as National Historic Sites for their respective roles in hockey culture in Canada. Significant teams and sporting events have also received national historic designations.

There are currently two national historic designations associated with baseball heritage in Canada. The first, the Asahi Baseball Team, a Japanese-Canadian baseball team from Vancouver, British Columbia was designated as a National Historic Event in 2008. The second is the Powell River Townsite District, designated in 1995 as a National Historic Site, as a planned, single-industry town in the first half of the 20th century. A set of baseball fields is identified as a one of the site's "Character-Defining Elements" (or heritage attributes).

2.3 Eligibility Requirements and Application Process

2.3.1 Eligibility

The eligibility of a potential national historic designation is guided by criteria and guidelines set out by the Historic Sites and Monuments Board of Canada. Currently, the Minister is advised by the HSMBC based on the *Criteria and Guidelines for evaluating subject of potential national historic significance* (Fall 2017). The guideline document sets out the detailed criteria and guidelines followed by the HSMBC. The following summary highlights the key concepts for criteria for national historic significance.

Any aspect of Canada's human history may be considered for ministerial designation of national historic significance. To be considered for designation, a place, person or event must have had a nationally significant impact on Canadian history or must illustrate a nationally important aspect of Canadian human history.

Subjects that qualify for national historic significance will meet one or more of the following criteria:

1. A place may be designated of national historic significance by virtue of a direct association with a nationally significant aspect of Canadian history. An archaeological site, structure, building, group of buildings, district, or cultural landscape of potential national historic significance will:
 - a. Illustrate an exceptional creative achievement in concept and design, technology and/or planning, or a significant stage in the development of Canada; or,
 - b. Illustrate or symbolize in whole or in part a cultural tradition, a way of life, or ideas important in the development of Canada; or
 - c. Be most explicitly and meaningfully associated or identified with persons that are deemed of national historic importance; or
 - d. Be most explicitly and meaningfully associated or identified with events that are deemed of national historic importance.
2. A person (or persons) may be designated of national historic significance if that person individually or as the representative of a group made an outstanding and lasting contribution to Canadian history.
3. An event may be designated of national historic significance if it represents a defining action, episode, movement, or experience in Canadian history.

In general, only one designation will be made for each place, person, or event of national historic significance. Uniqueness or rarity are not, in themselves, evidence of national historic significance, but may be considered in connection with the above noted criteria. Firsts, per se, are not considered for national historic significance.

Buildings, ensembles of buildings, and sites that are 40 years of age or older^b may be considered for designation of national historic significance. A place must be in a condition that respects the integrity of its design, materials, workmanship, function and/or setting to be considered for designation of national historic significance, insofar as any of these elements are essential to understand its significance.

Persons deceased for at least 25 years may be considered for designation of national historic significance, with the exception of Prime Ministers, who are eligible for commemoration immediately upon death.

Events that occurred at least 40 years ago may be considered for designation of national historic significance. Historic events that continue into the more recent past will be evaluated on the basis of what occurred at least 40 years ago.

2.3.2 Nomination Requirements

Parks Canada has set out criteria for all nomination requirements submitted to the HSMBC for national historic designations. Nominations are submitted to the HSMBC Secretariat. All nominations must contain the following information:

- Identification of the Applicant – a point of contact for inquiries, clarifications, and correspondence between the Applicant and the HSMBC;
- Identification of the Subject – identification of the place, person, or event for nomination including important dates, buildings or structure, construction dates, and/or parameters of an event;
- Documentation and Suggestions for More in-depth Research – suggestions for research, including historical sources, photograph collections, documents, bibliographic reference, and contact person

Additional special requirements are necessary for nominations for National Historic Sites. This includes:

- Consent of the Property Owner(s) – written consent of the property owner (if the applicant is not the owner) is required, otherwise, the HSMBC will not consider applications for the designation. If the property falls under a municipal authority, consent may take the form of a Municipal Council resolution to endorse the nomination;
- Boundaries of the Site Proposed for Designation – description of the boundaries of the property being proposed for designation, which may include a sketch map, legal description, or survey map;
- Components of the historic property – identification of all of the major built and/or natural components of the property;
- Site Condition – description of the condition of the site, identify any existing potential threats to the integrity of the site; and,
- Additional Documentation – photographs, plans, and/or elevations of buildings if necessary.

The endorsement of Municipal Council in pursuing the nomination is a critical component of the nomination requirements.

Letters of support from organizations and individuals are encouraged to accompany the nomination in demonstrate community support for the nomination. To date, various heritage and baseball organizations have indicated they would be willing to provide letters of support for Labatt Memorial Park.

2.3.3. Application Process and Timelines

The application process for national historic site designations can take several years (Appendix C). Upon receiving a nomination, the HSMBC Secretariat confirms that all required components have been submitted prior to sending the nomination to the Parks

^b Unlike national historic designations, age is not a criteria for designations pursuant to the *Ontario Heritage Act*. Individual properties designated pursuant to Part IV of the *Ontario Heritage Act* must meet one or more criteria of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

Canada Cultural Sciences Branch. Preliminary research is conducted to ensure that the nomination meets the criteria and guidelines and that there is sufficient documentation for a report to be prepared to the satisfaction of the HSMBC. This initial step can take approximately four months for completion.

If a nomination is successful in the preliminary evaluation stage, Parks Canada historians prepare a comprehensive report for submission to the HSMBC at one of their bi-annual meetings. During the meeting, the HSMBC reviews the reports for each subject and issues recommendations or may seek clarification on aspects of an application. When clarification is requested, the subject is resubmitted at a subsequent meeting.

HSMBC recommendations are brought forward to the Minister of Environment and Climate Change for approval.

2.4 Implications for Maintaining National Historic Site Designation

Every National Historic Site has a set of reasons or an explanation for why it is significant or distinctive. The reasons why a National Historic Site are important are established by the HSMBC, and are laid out in a Statement of Commemorative Intent (*Framework for History and Commemoration*, 2019).

The *Historic Sites and Monuments Act* does not have the scope to legally protect designated sites, as the designation is commemorative in intent. As federal legislation, the federal government does not regulate privately owned property. A National Historic Site designation helps focus public attention on a particular site, but it does not affect ownership of the site or provide protection against interventions. However, before undertaking alterations to a National Historic Site, Parks Canada recommends following the guidance of the *Standards and Guidelines for the Conservation of Historic Places in Canada*^c. Alterations to a National Historic Site that have a profound impact on the site's "integrity" or the reasons outlined the Statement of Commemorative Intent, may result in the removal of the National Historic Site designation.

For Labatt Memorial Park, the property's "double-designation" pursuant to the *Ontario Heritage Act* provides legal protection for the property's cultural heritage value. Heritage Alteration Permit approval may still be required for alterations to the property.

A National Historic Site designation is not anticipated to result in implications to the day-to-day operations of the Labatt Memorial Park property for City staff.

3.0 Financial Impact/Considerations

3.1 Financial Requirements

There are no costs to apply to the HSMBC for a national historic site designation. Likewise, there are no costs or fees to maintain status as a National Historic Site.

National Historic Sites are eligible for the National Historic Sites of Canada Cost-Sharing Program. This program supports preparatory aid projects and conservation projects, as well as the development of heritage presentation for owner and eligible lessees of national historic sites. A site owner may be reimbursed up to 50% of eligible costs incurred in the conservation and presentation of a National Historic Site. Funded projects include planning and works to conserve the heritage fabric of a site, as well as presentation projects to communicate the reasons for federal designation. The guidelines and calls for supported projects for this program are established annually.

Lastly, as a designation that is honorary in nature and commemorative in intent, National Historic Site designation increases public awareness of heritage places.

^c The *Standards and Guidelines for the Conservation of Historic Places in Canada* was prepared by Parks Canada in 2001, as a part of an initiative called the Historic Places Initiative (HPI). The primary purpose of the document was to provide consistent best practices and guidelines for heritage conservation in Canada. The *Standards and Guidelines for the Conservation Historic Places in Canada* has not been adopted by the City of London.

Combined with the public attention that is anticipated from Tourism London's upcoming public tours of Labatt Memorial Park, as well as the partnership with the Canadian Baseball Hall of Fame and Museum and the Beachville District Museum in a "Southwestern Ontario Baseball Heritage Pass", National Historic Site designation has the potential to increase public attention for Labatt Memorial Park.

Conclusion

Labatt Memorial Park, located at 25 Wilson Avenue is designated pursuant to Part IV of the *Ontario Heritage Act* and is located within the Blackfriars/Petersville Heritage Conservation District. First opening in 1877 as Tecumseh Park, Labatt Memorial Park was initially the home of the London Tecumsehs. The park has played an important role in the growth and development of baseball in Canada and is recognized as the world's oldest baseball grounds.

National Historic Sites are places of profound importance to Canada, each telling their own unique story, contributing a sense of time, identity, and place to our understanding of Canada as a whole. Over 2,100 places, persons, and events have been commemorated by the Government of Canada for their national historic significance. To highlight its importance in Canadian sport history, staff recommend endorsement to assist a volunteer steering committee in the preparation of a nomination to the Historic Sites and Monuments Board of Canada.

Prepared by: Michael Greguol, CAHP, Heritage Planner

Submitted and Recommended by: Gregg Barrett, AICP, Director, City Planning and City Planner

Appendix A – Property Location

Appendix B – National Historic Designations in London

Appendix C – Parks Canada National Historic Designation Flowchart

Sources

Barney, Bob. "For Argument's Sake: The Case for London's Labatt Park Against Its Challengers for the Distinction of Being the World's Oldest, Continuously Operated Ballpark" presented at the Canadian Baseball History Conference. 2018.

Barney, Bob and Riley Nowokowski. "Floods, the Cycling Craze and Baseball Fever: A Century and a Half Transformation of Tecumseh Park/Labatt Park, 1877-2000" presented at the Canadian Baseball History Conference. 2019.

Corporation of the City of London. *Blackfriars/Petersville Heritage Conservation District Plan and Guidelines*. 2014.

Corporation of the City of London. *2019-2023 Strategic Plan*.

Historic Sites and Monuments Board of Canada. *Criteria for evaluating subjects of potential national historic significance*. Fall 2017.

Labatt Memorial Park Tours. Retrieved from: <https://www.labattparktours.com>.

Ontario Heritage Act. 2019, c.9, Sched. 11. Retrieved from <https://www.ontario.ca/laws/statute/90o18>.

Martin, Brian. *The Tecumsehs of the International Association: Canada's First Major League Baseball Champions*. 2015.

Parks Canada. *Framework for History and Commemoration: National Historic Sites and Systems Plan*. 2019.

Appendix A – Property Location



Figure 1: Location map, showing Labatt Memorial Park located at 25 Wilson Avenue

National Historic Designations in London

The following list includes the search results of the Parks Canada Directory of Federal Heritage Designation for designations within London, as of April 2021. The annotated notes are included as a part of the Directory database. The Directory is public ally available: https://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx.

National Historic Sites

- Middlesex County Court House National Historic Site of Canada, 399 Ridout Street North
 - Castellated Gothic Revival Court House; 1827-1831
 - Designation Date: 1955-05-10
- Banting House National Historic Site of Canada, 442 Adelaide Street North
 - Documented and recognized as the site of the defining moment of the discovery of insulin
 - Designation Date: 1998-03-12
- Ridout Street Complex National Historic Site of Canada, 435-451 Ridout Street North
 - Important group of early commercial and residential buildings
 - Designation Date: 1966-10-26
- Wolseley Barracks National Historic Site of Canada, 701 Oxford Street East
 - Important early military training and residential facility
 - Designation Date: 1963-10-28

National Historic Events

- Noble and Wolf v Alley National Historic Event,
 - A prominent step in the legal struggle against discrimination and for human rights in the mid-20th century
 - Designation Date: 2009-04-20
- Development of Cobalt-60 Beam Therapy Unit (Cobalt Bomb) National Historic Event
 - First use in 1951 marked a new era in the fight against cancer
 - 1996-11-01
- Boundary Water Treaty of 1909 National Historic Event,
 - Negotiated between the American and British governments to settle outstanding environmental issues
 - 1997-09-22
- Canada and the South African War National Historic Event
 - Represented the beginning of large-scale participation in overseas wars, contributed to the professionalization of the Canadian army
 - 2005-08-03

National Historic Persons

- Archibald Byron Macallum, National Historic Person
 - Pioneer in scientific medicine, field of cellular microchemistry
 - Designation: 1938-05-19
- Sir George William Ross, National Historic Person
 - Premier of Ontario (1899-1905), Liberal leader in Senate (1911-1914)
 - 1937-05-20
- Sir Arthur William Currie, National Historic Person
 - Commander of the Canadian Corps, first General in the Canadian Army; World War I
 - 1934-05-28
- John Kinder Labatt, National Historic Person
 - Took over London Brewery in 1854; began financial empire
 - 1971-10-14
- Edward Blake, National Historic Person
 - Ontario Premier (1871-1872), noted Liberal leader and thinker
 - 1937-05-20
- Adam Shortt, C.M.G National Historic Person

- Historian, author, member of the first Canadian Civil Service Commission (1908-1918)
 - 1938-05-19
- Sir Adam Beck, National Historic Person
 - Regarded as the father of Ontario Hydro
 - 1938-05-19
- William Saunders, National Historic Person
 - Director of the Experimental farms branch of Department of Agriculture (1866)
 - 1952-05-27
- Paul Peel, National Historic Person
 - Prominent Canadian painter of the French Academic School
 - 1937-05-20
- Sir Charles Edwin Saunders, National Historic Person
 - Developed the famous Marquis wheat at the Central Experimental Farm
 - 1938-05-19
- Sir John Carling, National Historic Person
 - Brewer, federal Minister of Agriculture (1885-1892), established Dominion Experimental Farms
 - 1938-05-19

Appendix C - Parks Canada National Historic Designation Flowchart

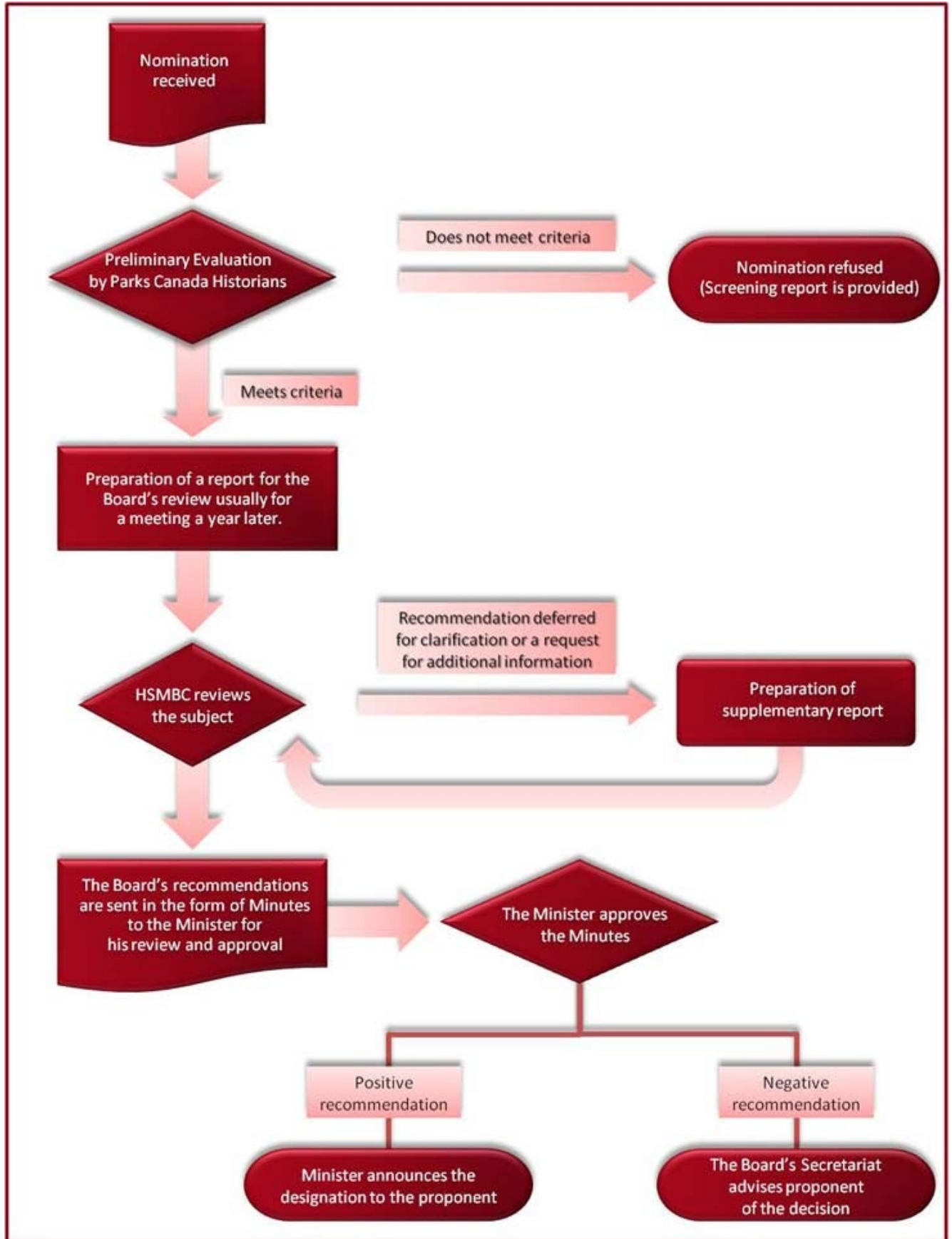


Figure 2: Flowchart provided by Parks Canada showing the nomination and designation process used when evaluating national historic designations.

Clint Couchie
1162 Sandbar Street
London Ontario

London Advisory Committee on Heritage [LACH]

Chair & Committee

City of London

Dear London Advisory Committee on Heritage, I am writing this letter to request heritage designation for the Polish Hall at 80 Ann Street.

Not many people know the history of this building. It was built by Polish Combatants from WW11 who were not able to return to Poland after its takeover. These Poles were spread around the world and some of them ended up here. Due to not being able to return to their homeland, they build the Polish Hall on 80 Ann St in order to create a home away from their home.

I would love to show you the book about the Combatants that contains biographies of all the Veterans that were involved with the Hall. I have attached a few pages of the history of how these displaced Poles ended up in London.

"Starting in 1946 approximately 400 Polish Veterans arrived in the London area. The SPK Branch #2 was formed on January 1, 1947 when the first meeting was held in the hall of Polskie Stowarzyszenie Narodowe (PSN)/Polish National Association."

We have additional historical biographies and paperwork in the Diocese Archives and within our Book of Remembrance, Traces will Remain of Days Gone By. Peter Fragiskatos & Terrance Kernaghan have copies of this book as well.

I'm sure you have been there and many Londoners have memories or a connection to this building.

This property is important to the local community and cultural heritage. We have a Petition of over 500 signatures of members and non-members who want and are fighting to save the integrity of this hall. It is currently in the process of getting ready to sell. With the prime location, the building will be purchased and torn down by developers. This building and organization means so much to so many people. Good stewardship and conservation should be encouraged. As an avid community member who is proud of my culture and our difficult past, it break our hearts to see another part of our history disappear along with what meant so much to our ancestors. I look forward to working with you to preserve this building and prevent demolition.

Thank you,

Clint Couchie

Attached:

Excerpts from Book of Remembrance, Traces will Remain of Days Gone By

Grandmothers Excerpt from Book of Remembrance

Petition with signature

BOOK OF REMEMBRANCE / KSIĄŻKA PAMIĘCI

Traces will Remain of Days Gone By / Pozostaną Ślady Dawnych Dni

Biographies of Polish Veterans, Polish Combatants' Association,
Branch #2, London, Ontario, Canada



Introduction

On May 7, 1945, Germany officially surrendered to the Allies, bringing an end to the European conflict in World War II. In July 1945, based on the Yalta and Potsdam Agreements, the Allies withdrew their support and recognition for the legitimate Polish Government in Exile in London. On July 9, 1947 the Polish Armed Forces in the west were officially dissolved and General Wladyslaw Anders transferred responsibility for the protection of the Polish Military Standards to The Polish Institute and Sikorski Museum in London, England. As of that date the Polish Armed Forces in the West had ceased to exist and the men and women in those forces found themselves with a very uncertain future.

Approximately 600,000 Poles from the Polish Armed Forces, the Polish civilians who travelled with General Anders Army, children from camps in India and Africa, political and cultural refugees, Poles from German forced labour camps, Poles from German prisoners of war camps, including those who surrendered after the Warsaw Uprising, and concentration camps could not or would not return to a Communist Poland. Some of them knew that if they returned to Poland they faced possible arrest and another imprisonment in Siberia.

Realizing that the Polish Government in Exile in London now had limited authority and very limited ability to act, these Poles understood that they were going to have rely on their own resources. These people faced a very difficult situation. They had fought for almost six years on many fronts only to discover that their country was not free and that they would not be able to go home again. Many questioned what exactly they had fought for and why all the sacrifices. The Polish soldiers asked themselves: "Why did so many of their comrades die in vain?" While most allied soldiers could not wait to go home, Polish soldiers faced a very uncertain future, in foreign lands and far away from home.

At the end of the war members of the Polish Armed Forces were spread across every country in Western and Southern Europe. The Polish Resettlement Corps was formed by the British Government in 1946 as a holding unit for members of the Polish Armed Forces who had been serving with the British Armed Forces and did not wish to return to a Communist Poland after the end of the Second World War. It was designed to ease their transition from military into civilian life and to keep them under military control until they were fully adjusted to British life. For Polish soldiers the Corps was a necessary evil but it also underlined the fact that they were no longer part of the Polish Armed Forces. In order to give themselves some direct control over their futures, Polish soldiers, as early as 1946, began to form associations of Polish Combatants.

Wherever there were groups of Polish Soldiers units of the Polish Combatant's Association sprung up. A meeting of all these separate units was called in August 1947 in London, England for the purpose of uniting these groups into one large organization. The purpose of this organization in the immediate future was to assist Polish Veterans in resettlement into every continent on the planet and in the longer term to maintain and realize in every Polish immigrant community and in every country the idea of an independent and free Poland. For

many of these soldiers the war was not over. The struggle for an independent Poland continued.

In the Fall of 1946 based on agreements between the Governments of Great Britain and of Canada dealing with the resettlement of war immigration, the Canadian government decided to accept Polish Veterans as replacements for the departing German prisoners-of-war who had worked on farms and lumber camps while in Canada. The first group of 1691 Polish soldiers of the Polish Second Corps left from the Falconara Camp, near Ancona in Italy on their way to Canada. The first meeting of the Stowarzyszenie Polskich Kombatantow/ Polish Combatants' Association (SPK), Canadian Branch took place on November 3rd, 1946 in Italy before the soldiers boarded the SS Sea Robin that would take them to Canada. When the first two groups of Polish soldiers landed in Halifax on November 23, 1946 the first executive of SPK Canada also stepped of the ship. The second ship, the Sea Snipe left Italy with 1,185 men on board. Between 1946 and 1947, 4,527 Polish ex-servicemen were resettled in Canada out of a total of 261,000 immigrants who were accepted in Canada during the same period.

In 1959 the global structure of SPK was changed at a world conference when it was transformed into a federation of independent national organizations.

Polish Veterans and the Government of Canada

In 1945-1946, the Canadian government was reluctant to absorb Polish Veterans and refugees that were stranded in Europe after World War II. The International Refugee Organization and the British government began to pressure the Canadian government into accepting more of these people. Canada set up a Senate Committee on Immigration to consider the desirability of admitting more refugees. In July 1947, the Senate Committee on Immigration submitted a report advocating for a substantial increase in immigration.¹

Although the first responses from the Government of Canada and Canadians in general might be described as frosty it must also be recognized that these relationships began to steadily improve especially as the Government of Canada began to trust more in SPK in Canada. For example, by 1948 SPK was invited to send a representative to attend an inter-provincial conference of ministries of labour and obtained an official charter officially establishing SPK in Canada.

On November 26, 1950 the Canadian Government adopted a more open immigration policy and between 1947-1951, 36,549 displaced Poles entered Canada, including those who were forced to flee Poland during fascist aggression, or were compelled to work as forced labour for the Germans.

¹ See also "Admission to Canada of members of the Polish Armed Forces." A Brief, Submitted to the Standing Committee of the Senate of Canada on Immigration and labour by the Canadian Polish Congress, Ottawa, June 25, 1946

In 1953, SPK's general meeting was held in Ottawa where the delegates were addressed by several federal cabinet ministers as well as the commanding officer of Canadian forces during World War II, General Crerar. By this time, it is safe to say that the Polish Veterans had been accepted in Canada.

Two-Year Farm and Labour Contracts²

Polish Veterans were settled in Canada in every province from the Atlantic to the Pacific. Most came on the basis of two-year work contracts.

Between 1946 and 1947 4,527 Polish War Veterans recruited in Italy and in England were brought to Canada to work in agriculture, factories, domestics or construction. These men were joined later starting in 1948 by others from prisoner of war camps, and forced labour camps in Germany, refugee camps and other demobilization centres. This work was set up through state administered farm contracts for a two-year period. This can be described as unfree wage labour. In an earlier age this was known as indentured labour. This process was implemented to assist Canadian agriculture which was going through a post-war labour shortage. Most of these Polish Veterans were members of the Polish 2nd Corps which had fought as part of the British 8th Army in Italy. Britain paid for their transportation from Italy. The soldiers were told that if they completed their two-year contracts and if they continued to reside in Canada for another three years they would qualify for Canadian citizenship.

The number of hours of work per week was unspecified although it was understood to be about 60 hours per week. If the soldiers did not live up to the terms of the contracts they would be deported. The soldiers would receive room and board from the farmer that employed them. A recruitment team was sent from Canada to Italy to select the required number of Veterans. The average monthly wage was \$53 per month, which was lower than the average farm labourer wage in Canada at the time.

It must be noted that many Canadians were suspicious of these Polish Veterans, and many of the employing farmers did not treat them well. At the same time, the Veterans saw themselves as soldiers who had fought alongside Canadians for the Allied Cause and did not see themselves as a source of farm labour. To the Veterans their treatment seemed to be unusually harsh and represented an unfair treatment by their allies. To many Canadians they were seen as a strange and thankless foreign element. Men who saw themselves as heroes were treated in a less than a heroic manner. For many Polish Veterans their first years in Canada were very hard, marked by loneliness, isolated from their comrades, doing work they were not prepared or trained for, in a language which most of them spoke, at best, poorly.

² Most of the information on farm contracts is taken from Vic Satzewich, "Immigrants to Canada: The Polish Soldiers of 1946" which appeared in *SPK w Kanadzie*, May 2015 (1/197), p. 41-43 and December 2015 (2/198) p. 34-36.

SPK in Canada

The first branch of the Polish Combatants' Association, Branch #1 was formed in Port Arthur, Ontario; the second in London and the third in Vancouver. In 1948 the first general meeting was held in Winnipeg. The first Executive of SPK Canada was stationed in Winnipeg although the headquarters was soon moved to Ottawa.

In October 1947 there were already 20 functioning SPK branches in Canada. In 1950 there were 23 SPK branches and 1,500 members. In 1958 there were 27 branches. The initial concern included the care and representation for those exploited by unscrupulous employers and aid and advice to members seeking work or accommodation at the completion of their contracts. In 1949 the emphasis shifted to long-term political and cultural matters.³

SPK Canada, as an independent organization, was here to function over the longer-term, committed to making a life for Polish Veterans in Canada and encouraging them to obtain Canadian citizenship and to take on the rights and responsibilities of an active life in Canadian society. SPK also became an active supporter of the Canadian Polish Congress and initiated contacts with the Royal Canadian Legion in order to better facilitate cooperation and support between two like-minded organizations.

Beginning in 1955 and expanding on their work with the Fund to Aid War Invalids, the SPK Branches were encouraged to set up local credit union branches in order to further assist Veterans. At the same time many branches undertook to build their own facilities with the first one opening in Ottawa, while the SPK Hall in London opened in 1960.

SPK in London

Starting in 1946 approximately 400 Polish Veterans arrived in the London area. The SPK Branch #2 in London was formed on January 1, 1947 when the first meeting was held in the hall of the Polskie Stowarzyszenie Narodowe (PSN)/ Polish National Association, under the leadership of Tadeusz Sokolowski who was elected the first president. On October 5th, 1947 a general meeting was called at which 315 members attend. The main issue at this meeting were concerns with living and working conditions on the farms and with the farm contracts. Farm conditions began to improve after this meeting thanks to the ongoing dialogue between SPK and the Canadian government.

The Branch immediately got involved in cultural and educational activities, such as dances and commemorations of important military historical events, amateur theatricals, film nights, the creation of a library and in 1949 the development of a ladies' auxiliary under President Helena Jedrzejowska. SPK also began to put on shows and food booths at the Western Fair.

³ Henry Radecki, *Ethnic Organizational Dynamics: The Polish Group in Canada*. (Wilfrid Laurier University Press, 1979), 83

In the early 1950's a lot of young Polish women and children began to arrive from Polish camps in Africa, India and Germany. In a way this completely changed the dynamics of the membership of SPK Branch 2. Now there were many more women involved, weddings took place and young families were formed and family life and work became an immediate priority for many of the Polish Veterans.

In 1952 SPK received its dominion charter.

A major campaign was launched by SPK in Canada to ensure that the larger Polish communities had access to appropriate spiritual and religious guidance which in most cases meant Polish priests and Polish parishes. In 1953 SPK London Branch #2 committed almost their entire bank balance towards the building of a Polish Church. On September 12, 1954 the new Polish church in London, Our Lady of Czestochowa, was blessed and put under the guidance of a Polish priest, Father Franciszek Pluta.

In 1954, SPK Branch #2 was instrumental in the formation and funding of the Bialy Orzel (White Eagle) Sports Club.

On May 23, 1954 under the guidance of President Jan Pasierbek, a new standard for Branch #2 was christened during the commemoration of the 10th anniversary of the Battle of Monte Cassino.

In 1958, the planning for an SPK Hall began in earnest. A committee under the leadership of Stanislaw Pluzak is established to investigate the different options for a permanent hall. On August 17, 1958 land was purchased on which a new hall was to be built and a building committee under the direction of Klemens Macugajlo was established. In the spring of 1960 the ceremonial ground-breaking took place at the location for the new hall and on November 15, 1960 the new hall was officially opened.

Although the credit union was initiated in 1956, on April 7, 1960, the Polish Combatants' (London) Credit Union received its charter. In a few months it has 46 members with share exceeding \$6,000. The credit union began to make loans of up to \$10,000. The first credit union office was located in the church basement, then later land was purchased and a building was built on Horton Street. It closed in 2013.

It should also be remembered that all during this time, out of concern for the preservation of the Polish language with the younger members of the Polish community in London, SPK in partnership with the Polish Parish and the Stowarzyszenie Polsko-Narodowe supported the Polish School (Szkoła Polska im. St. Staszica) in London. SPK Branch #2 was and is an ongoing supporter of Związek Harcerstwa Polskiego / Polish Scouting Association in Canada, Szczep Piastowski Grod for scouts and Szczep Bor for guides in London.

In April 1961, SPK Canada held their 9th annual general meeting in London in the new hall.

Although concerts and commemorative programs were held every year, the concert held on September 28, 1963 was exceptional in that Witold Malcuzyński, a Polish pianist of international acclaim gave a Chopin concert in the H.B. Beal Auditorium.

In the mid-60's SPK, Branch #2 established two funds with which to help members and families. The first was the "Fundusz Samopomocy Koleżeńskie" or "Comrades Self-Help Fund" which was intended to provide financial support for any member in need. The second was "Fundusz Stypendialny" or "Scholarship Fund" which provided funds to children of Polish Veterans who were pursuing post-secondary education.

In 1965 under the leadership of Mrs. Człowiekowska, the Ladies Auxiliary provided funding for a new standard for the Girl Guides

In 1966, Polish communities across Canada celebrated the 1000th Anniversary of Christianity in Poland. A major fundraising campaign took place in order to establish the Canadian Polish Millennium Fund to commemorate this important anniversary.

In 1967 SPK Branch 2 celebrated Canada's centennial and the Polish dance troupe Cracovia appeared in London, Regina and Toronto in order to add a Polish flair to the celebrations.

In 1969 Zofia Arent's symbolic painting showing all the different services within the Polish Armed Forces was unveiled during a major commemoration of the Battle of Monte Cassino.

In 1972 Branch 2 organized "Festiwal Młodzieży" or "Youth Festival" at which Polish dance groups from across Ontario and Montreal performed. Professors from the University of Western Ontario also presented lectures.

In the 1980's SPK Branch 2 sponsored the Krakow Pavilion in their hall as part of the "Cavalcade" multicultural festival (and later Panorama into the 90's), which includes Polish food, folk art, art exhibition and the Cracovia Dancers. You had to purchase a passport and buses would take you to visit the other halls during the three days of Festivities. Saturday included a dance for everyone to attend.

In 1984 a new standard for SPK Branch 2 was christened by Father Mieczysław Kamiński while the Christening Godfather was Edward Stodolski, at Our Lady of Czestochowa Church.

In 1992, members of Branch #2 took part in the "Last March" of Polish Veterans in a symbolic way finally returning to Warsaw and reporting in. At that SPK Canada donated an ambulance to the Centre for Child Health in Miedzylesie, near Warsaw.

In 1997, many Polish Veterans proudly participated in the Queen's visit to London in 1997. Many of them met Queen Elizabeth II during her walkabout in the park.

On November 14, 1998 the Combatant's Monument in black marble, located in St. Peter's Cemetery was unveiled with President Klemens Macugajlo presiding. Jan Pasierbek was in charge of the project.

On October 21, 2006, a program entitled "On Eagles' Wings" was held at the SPK Hall. It was an event organized by children of Polish Veterans intended to bring together several generations. In some cases, four generations were present.

Of course, over all the years since World War II, SPK members have participated in various ceremonies honouring our Veterans and commemorating major events of the wars, such as participating in the annual Remembrance Day ceremonies at the cenotaph in Victoria Park and with the Veterans at Parkwood Hospital, marching in the Veteran's Day Parades at the Western Fair, Heroes Days in Harris Park and participation in VE Day celebrations along with the Dutch Community.

Conclusion

Over seventy years ago Polish Veterans of World War II started to arrive in Canada and many came to London, Ontario. Today most of those Veterans are gone although there is still an occasional obituary outlining the life of a Polish veteran, often accompanied by the picture of a young man in military uniform. The obituary also speaks of their children and grand-children that now live as Canadians. The obituaries of most Veterans cover briefly the military components of their lives, but these few facts tend to somewhat mask the incredible experiences many of these men and women went through as they survived so many events, such as the first battles in 1939 in Poland, exile in the Soviet Union, re-creating Polish armies in France and then England and in the Middle East, and creating such famous units as the incredible Polish 2nd Corps, the 1st Polish Armoured Division, the Polish Independent Parachute Brigade and further battles at Narvik, Tobruk, Italy and Monte Cassino and Northwest Europe, including Falaise and the list goes on. Some also came from the Polish Air Force which served under British Command and distinguished themselves during the Battle of Britain and the Polish Navy which served during the Battle of the Atlantic, Dieppe and Normandy.

These men and women served their country Poland, but also fought on many fronts for the allied cause and when the war was over, most could not return home. The Polish Veterans who came to Canada were in a sense blessed because they did come to a land of opportunity. Most had to endure two-year farm or labour contracts and then the difficult tasks of learning to live in new land, to learn a new language and customs and through hard work to make their way in Canada. Most of them did well, had families and lived good lives, all the time contributing to the country which adopted them and in which they became proud to live as Canadians.

Those of us who came after them, their children and grand-children, have a sacred obligation to ensure that they are not forgotten; that the memory and life stories of these Polish Veterans are not forgotten. What follows are brief biographies of many of the Polish Veterans who passed through London or settled here and became members of the Polish Combatants'

Association. For some of them we have detailed stories, and for others just brief mentions, indicating that they passed through here, they survived, but all are worthy of being recorded in this “Book of Remembrance.”

Lest We Forget! Cześć ich Pamięci!



SS Sea Snipe: The ship that brought many Polish Veterans to Canada

Choinowski-Tabaczek-Soboczynski-Marzec, Maria

Maria Marzec was born August 3, 1923, in Burdykowszczyzna, Poland, now known as Belarus. Daughter of Anna Marzec and pra dzadiu???, eldest of 7 children, (Bronic, Jasia, Tadek, Antek, Statia, Lutek). On February 10th, 1940, the Marzec family, along with other Poles were invaded by the Russian Forces and forcibly deported to Siberia. They were lined up against the wall at gunpoint, given 30 minutes to pack their belongings and sent to Baranowicza where they were loaded onto boxcars of freight trains like cattle. For two weeks they traveled without stopping with no food or water until they reached the end of the line. When the train finally stopped they had to continue travelled by foot and sleigh for another 100 kilometers through uncharted brush until they reached the forced labour camps. Hard labour, lack of food and disease were common. Maria fell deathly ill and was unconscious for an extended period of time and was not expected to recover when by a miracle and medicine smuggled into the camp, opened her eyes to rejoin her family.

In February of 1942, 2 years after deportation, the Amnesty opened the borders and the camp was released. Not knowing how long the Amnesty would last, all the deportees made an exodus as soon as they could. The Marzec family found an old abandoned horse and wagon and followed the collective survivors along the frozen river as there were no trails through the forest. The family took turns helping the horse pull the wagon, as the horse was too old and fragile to make the journey on its own. It was a total of 2 months of travel by means of wagon, train and boat, across the Caspian Sea where they arrived in Tehran, Iran. Here they were cleaned, fed and clothed by a Sheik whom opened his gardens to the war refugees. This is where **father Marzec**, eldest brother, and Maria joined the Polish army led by General Anders. Maria under the Polish II Corps Women's' Army Auxiliary Service (WAAS), also known as P.S.K in Polish. She worked in the hospital as a nurse caring for all the sick victims of Soviet deportation. Her Mother, brothers and sisters carried on to a camp in Tengeru, Africa that had been set up by the British for the refugees. In 1944 The WAAS was transferred to II Corps in Italy. As part of the 316 Transport Company serving the battlefields from Monte Casino to Bologna, Maria drove the heavy supply trucks during the Italian Campaign. These supply trucks provided the troops with food, ammunition and other battle related supplies for the 1st battle lines.

After the war, Maria and a large majority of soldiers remained in exile and were transported with the company to camp Mepal in Britain to settle. There is where she met the love of her life, Antoni Soboczynski and they were married 1948. It was on that day that her mother and siblings found asylum in England and landed by ship in Southampton, England. After years of being separated, Maria and her husband reunited with her family at the refugee camp. This was the start of a difficult new journey, new camp, new rules and still no food. Eventually, this camp closed and the family moved to Redditch England looking for work and shelter.

In July 1957, Maria, with her husband and 2 children, Elizabeth and Adam, made the decisions to move to Canada and decided to start their new life in Brantford, Ontario. Shortly after, on Dec. 18, 1960 Antoni Soboczynski, died of a massive heart attack. Heartbroken by the loss, Maria accepted the invitation by her sister, Statia, to move to London Ontario. She became a Canadian Citizen in 1963. In 1964, Maria met Tadeusz Tabaczek and remarried. They were together for 18 years and after a long heart illness, Tadeusz died June 6, 1981. Maria Joined the Women's League in 1964 which merged into SPK in 1999. In 1990, Maria married Marian Choinowski. After several years of heart illness herself, Maria died of a massive heart attack on April 1, 2003. Maria was a brave, inspirational and

compassionate lady who spread love wherever she went and left a mark on the hearts of everyone she met. She was an integral part of the Polish community and lived for spending time with her family, especially her grandchildren which were her life.

Her medals: 1939-45 Star, Italy Star, British Defence Medal, British War Medal 1939-45, Kryz Pamiatkowy: Monte Casino.

Heritage Planners' Report to LACH: May 12, 2021

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 316 Grosvenor Street (BH HCD): Detached garage replacement
 - b) 318 Grosvenor Street (BH HCD): Detached garage replacement
 - c) 562 Dufferin Avenue (EW HCD: Alterations to attached garage
 - d) 115 Dundas Street (DT HCD): Change of exterior tile
 - e) 211 Dundas Street (DT HCD): Signage

2. Holy Roller

The Holy Roller Tank is expected to be moved from Victoria Park on June 8, 2021 to be preserved by the 1st Hussars off site and returned to the same location in Victoria Park in May of 2022 for the 150th Anniversary of the 1st Hussars.

Upcoming Heritage Events

- Architectural Conservancy of Ontario – Toronto Branch
 - Spring Speaker Series - Online
 - Series One: On Demolition – Thursday May 13, 2021, 8-9:30pm; <https://www.eventbrite.ca/e/aco-toronto-spring-speaker-series-on-demolition-tickets-153168714749>
 - Series Two: On Deconstruction – Thursday May 20, 2021, 8-9:30pm; <https://www.eventbrite.ca/e/aco-toronto-spring-speaker-series-on-deconstruction-tickets-153244431219>
 - Series Three: On Displacement – Thursday May 27, 2021, 8-9:30pm; <https://www.eventbrite.ca/e/aco-toronto-spring-speaker-series-on-displacement-tickets-153247351955>
- Community Heritage Ontario
 - Annual General Meeting – Saturday, May 29, 2021, 10:00am
 - Includes panel discussion titled “What’s Next?: Moving Forward with Decolonization and Inclusivity in the Heritage Field”
 - To register, email Community Heritage Ontario – ginetteguy@communityheritageontario.ca