

## Report to Planning and Environment Committee

**To:** Chair and Members  
 Planning and Environment Committee  
**From:** Scott Mathers, MPA, P.Eng.  
 Deputy City Manager, Planning and Economic Development  
**Subject:** Demolition Request and Heritage Alteration Permit  
 Application at 187 Wharncliffe Road North,  
 Blackfriars/Petersville Heritage Conservation District, Ward 13  
 Public Participation Meeting  
**Date:** November 13, 2023

## Recommendation

That, on the recommendation of the Director, Planning and Development, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the demolition of the existing building and approval for a proposed new mixed use building comprised of office and residential, as described herein and shown in Appendix C, on the property at 187 Wharncliffe Road North, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) Horizontal painted wood or fiber cement board be used for the exterior cladding of the proposed building, including the gable ends;
- b) Painted wood doors be used on the north and west elevations of the proposed building;
- c) Front (west) porch to feature panelled columns with cap and base details, and a painted wood railing/guard following EC-2 of SB-7, primed and painted;
- d) Side (north) porch to feature panelled columns with cap and base details, primed and painted;
- e) Front yard parking is prohibited;
- f) Any signage for the proposed office use be limited to the small band above the west entrance and be indirectly illuminated by hanging light fixtures, as indicated on plans submitted;
- g) The Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; and,
- h) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Executive Summary

The property at 187 Wharncliffe Road North is a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District. The property is presently vacant and has a history of property standards issues. Following extensive discussion, a demolition request for the existing building and Heritage Alteration Permit application for a new building has been submitted. The form of development will remain a detached dwelling at 187 Wharncliffe Road North, with a proposed office use on the ground floor, continuing the use of the building on the property proposed for demolition.

A Heritage Impact Assessment assessed the impacts of the proposed demolition, as well as the compatibility of the proposed new building. Staff are recommending approval of the demolition request as well as the approval of the Heritage Alteration Permit application for the new building with terms and conditions. Staff are satisfied that the terms and conditions serve to help mitigate the loss of this Contributing Resource and ensure the appropriate execution of the new building at the time of construction.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan areas of focus:

- London has safe, vibrant, and health neighbourhoods and communities.
  - Londoners have a strong sense of belonging and sense of place.
    - Create cultural opportunities that reflects arts, heritage, and diversity of community.

## Analysis

### 1.0 Background Information

#### 1.1 Location

The property at 187 Wharncliffe Road North is located on the southeast corner of Wharncliffe Road South and Blackfriars Street (Appendix A).

#### 1.2 Location

The property at 187 Wharncliffe Road North is located within the Blackfriars/Petersville Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2015. The property at 187 Wharncliffe Road North is identified as a Contributing Resource by the *Blackfriars/Petersville Heritage Conservation District Plan*, meaning it contributes to the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.

#### 1.3 Description

The building located at 187 Wharncliffe Road North is a 1 ½ -storey frame building with a gable roof (Appendix B). The building on the property was constructed c. 1903. The building is clad in aluminum siding and features some remnants of original gable and bargeboard detailing on the west elevation (Image 1). A Building Condition Assessment (Tacoma Engineers, 2021) indicated that “wood tongue and groove horizontal wood siding could be observed beneath the [aluminum] siding.” The building sits on a corner lot with tight front and side yards and is highly visible from the north along Wharncliffe Road North (Image 5).

#### 1.4 Property History

According to the Blackfriars/Petersville Heritage Conservation District Study (2014), when Mahlon Burwell began surveying London Township in 1810, a proof line was drawn from the Thames River in a northerly direction through lands to be surveyed, intending the proof line to be an allowance for a road through the township. The proof line began at the main branch of the Thames River and acted as an extension of the Wharncliffe Highway which ran through Westminster Township to the south. The two were not connected until 1914 when a bridge was constructed over the Thames. The Blackfriars/Petersville Heritage Conservation District Study (2014) reports that the early growth of the Blackfriars/Petersville area (previously known as London West), is attributed to two important transportation links: Blackfriars Bridge offering the earliest east-west access to the town of London north of the main branch of the Thames River as early as the 1820s, and Wharncliffe Highway (or Proof Line) serving as the main north-south throughfare as early as 1824. The Wharncliffe Highway/Proof Line was the first route used by settlers to return to London to purchase supplies or market their goods, typically travelling across the Blackfriars Bridge connecting land on the east and west sides of the north branch of the Thames River.

In 1823, John Kent, a native of Staffordshire, England, immigrated to Upper Canada and later in the same year purchased Lots 1 and 2, east of the Wharncliffe Highway (or Proof Line). This land abutted the north branch of the Thames River and provided excellent farmland. In 1848, Kent had his lands between the road (Wharncliffe Highway/Proof Line) to Blackfriars Bridge (now Blackfriars Street) and the forks of the Thames River divided into Park Lots, with a north-south road down the middle, named Centre Street (now Wilson Avenue).

John Kent and neighbouring landowners across the Wharncliffe Highway saw the value of subdividing their farmland into building lots for the growing population of the City of London. Lot 1, East of the Wharncliffe Highway, and west of Centre Street (now Wilson Avenue), was purchased by Duncan Campbell in 1852. In May 1856, Campbell surveyed the park lot into smaller lots for development in RP111(W). Lot 21, RP191, was created at this time, later to be subdivided again for construction of the dwelling on the property at 187 Wharncliffe Rd North.

The beginning of the 20<sup>th</sup> century saw a significant increase in residential building along Wharncliffe Road North. William Nicholls, a Post Office clerk, purchased the Lot 21B, RP191, from Duncan Campbell in 1889. Several of the houses surrounding the subject property at 187 Wharncliffe Road North were built between 1900 and 1910. While the Heritage Impact Assessment (TD-BAS Inc.) prepared for the subject property indicates that the house on the property at 187 Wharncliffe Road North was constructed in about 1903, tax assessment records indicate a building date of 1890. The 1892, revised 1907, Fire Insurance Plan of the City of London shows a 1 ½ storey structure on the property at 187 Wharncliffe Road North, likely confirming a construction date for the extant building on the property between 1890 and 1907. By 1910 William Nicholls had obtained ownership of the nearby properties located at 171, 175, 179 and 185 Wharncliffe Road North.

The first occupant of the house on the property at 187 Wharncliffe Road North was William Nicholls' son, Charles James Nicholls. Shortly after the construction of the house at 187 Wharncliffe Road North, Charles moved elsewhere. William Nicholls continued to hold ownership and rented the house out until 1944. According to Vernon's City of London Directory, the property was subsequently owned by Archie McLean by 1945 until 1955. The Vernon's City of London Directory indicates that Mrs. Margaret Anne Cundell purchased the house by 1956. Cundell's Beauty Salon was opened shortly after, likely indicating the date of the beginning of commercial use of the house.

The HIA (TD-BAS Inc.) prepared for the subject property states that "it is evident the house was now duplexed as two separate occupants are noted in Vernon's Directory: one a tenant and the other a business called 'The Cottage'" (TD-BAS Inc., 21). Further research into the Vernon's City of London directories indicates that there were two businesses operating from the property at 187 Wharncliffe Road North, "Annis & Associates Real Estate & Insurance," and "The Village Salon." In the 1981 Vernon's City of London Directory, a third tenant, "D. Allen" is indicated along with the two businesses. While it is unclear when the property became two units, it appears that multiple tenants, both business and residential, had occupied the property by at least 1981, as demonstrated in the City Directory. The following three decades saw the house on the property used for various businesses including a beauty salon, a real estate and insurance office, a local constituency office for a Member of Parliament, and most recently a paralegal office. Throughout this time, a residential unit was located on the second floor.

## 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*.

#### 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 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*).

### **2.1.3 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\_ 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 597\_ states,

*Where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of buildings or structures within the district shall be subject to the provisions of Part V of the Ontario Heritage Act.*

Policy 600\_ states,

*Where a property within a heritage conservation district is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost, and may require the salvage of materials exhibiting cultural heritage resources for the purpose of re-use or incorporation into the proposed development.*

## **2.2 Blackfriars/Petersville Heritage Conservation District**

The Blackfriars/Petersville Heritage Conservation District is recognized for its significant cultural heritage value, not just for its individual cultural heritage resources (Contributing Resources) but for the value that they have together, collectively. The goals of the designation of Blackfriars/Petersville as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act* support the conservation of its resources. Specifically for its cultural heritage resources:

*Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:*

- *Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area;*
- *Encouraging the maintenance and retention of significant heritage landmarks identified in the district;*
- *Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district; and,*
- *Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.*

To implement this goal and these objectives, the policies of Section 7.5 (Demolition of Contributing Resources), Section 7.7.1 (Residential Area), and the design guidelines of Section 10.3.2 (Design Guidelines – New Buildings – Residential), and applicable Architectural Conservation Guidelines of Section 11 were considered in the evaluation of the demolition request and Heritage Alteration Permit application.

The *Blackfriars/Petersville Heritage Conservation District Plan* identifies Contributing Resources and Non-Contributing Resources. The property at 187 Wharncliffe Road North is identified as a Contributing Resource. Contributing Resources are defined as *A property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the HCD. Contributing Resources are subject to the policies and guidelines for conservation, alteration, and demolition.*

The demolition of a Contributing Resource is discouraged by the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan*. Section 7.5.1 recognizes that situations may arise where the demolition of a Contributing Resource is necessary. The demolition of a Contributing Resource is the last option, after all other potential options have been exhausted.

Applicable policies of Section 7.5.1 regarding the demolition of a Contributing Resource include:

- Policy 7.5.1.c      *The demolition or relocation of contributing resources located within the Blackfriars/Petersville Heritage Conservation District is strongly discouraged and will only be permitted in exceptional circumstances.*
- Policy 7.5.1.d      *All options for on-site retention of contributing resources must be exhausted before resorting to relocation or demolition. The following alternatives must be given due consideration in order of priority:*
- i) On-site retention in the original use and integration with the surroundings;*
  - ii) On site retention in an adaptive reuse;*
  - iii) Relocation to another site within the Heritage Conservation District; and,*
  - iv) Relocation to another site within the City.*
- Policy 7.5.1.e      *In the event that demolition, relocation or irrevocable damage to a contributing resource is unavoidable as determined by Council, thorough archival documentation is required to be undertaken by the proponent and made available to the City for archival purposes.*
- Policy 7.5.1.f      *The above-noted archival documentation must be prepared by a qualified heritage architect or built heritage specialist and include at least the following as appropriate, or additional matters as specified by the City:*

- i) *Architectural measured drawings;*
- ii) *Land use history; and,*
- iii) *Photographs, maps and other available materials about the cultural heritage resource and its surrounding context.*

Policy 7.5.1.g *Any proposal to demolish or relocate a contributing resource, or portion thereof, located within the Blackfriars/Petersville Heritage Conservation District shall require the approval of the Council of the City of London;*

Policy 7.5.1.h *The proponent of any proposal to demolish a contributing resource, or portion thereof, located within the Blackfriars/Petersville Heritage Conservation District shall be required to provide supporting evidence and documentation demonstrating the necessity of the demolition, as well as the exploration of all other, more desirable conservation approaches to the satisfaction of the City's Heritage Planner. This may take the form of a Heritage Impact Assessment and/or Demolition Plan.*

Policy 7.5.1.i *Salvage or reclamation of materials from a demolished contributing resource is encouraged.*

The policies of Section 7.7, *Blackfriars/Petersville Heritage Conservation District Plan*, are intended to assist in the management of change within the Residential Area of the Blackfriars/Petersville Heritage Conservation District. Guidelines for new buildings are found within Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan*.

### **3.0 Demolition Request and Heritage Alteration Permit Application**

A demolition request and Heritage Alteration Permit application have been submitted by Thor Dingman (TD-BAS Inc.) for the property at 187 Wharncliffe Road North, a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District, owned by Radoslava Knezic. The property owner's written notice of intention to demolish the building located at 187 Wharncliffe Road North was received on October 17, 2023. The demolition request was accompanied by a Heritage Impact Assessment (Thor Dingman B. Architectural Sc. Inc., dated August 31, 2023).

The Heritage Alteration Permit application was submitted by an authorized agent for the property owners and received on October 17, 2023. The applicant has applied for a Heritage Alteration Permit for a new building with the following details:

- New, proposed mixed use (office and residential) building with the following details:
  - 2 ½ storey with a footprint of 112.2m<sup>2</sup> (1208 square feet), approximately 7.9m (25'-11") in width by 13.4m (44'-0") in depth built on a concrete foundation with a crawl space;
  - Asymmetrical west façade composition, with a covered front entry below a protruding bay on the north side of the west elevation;
  - Asymmetrical north façade composition, with a covered entry below a central protruding bay;
  - Fibreglass porch columns with paneled (framed) mouldings, capital, and base trim;
  - Elevations clad in horizontal fiber cement, composite, or wood siding;
  - Gables clad in fiber cement, composite, or wood shingles;
  - Double or single hung two-over-two windows with simulated divided lights (grilles on exterior of window panes);
  - Round-topped casement window in north and west elevation gables;
  - Front door facing Wharncliffe Road North, with additional entry door on north elevation facing Blackfriars Street;
  - Gable roof with flat top (12/12 pitch) clad in asphalt shingles;

- Covered front (west elevation) porch beneath protruding bay with gable roof and paneled columns, as well as a guard rail following EC-2 of SB-7, Supplemental Standards, OBC;
- Covered side (north elevation) porch beneath protruding bay with gable roof and paneled columns, set on a concrete pad;
- New pathways on through north and west yards leading to entrances;
- Rear yard converted to parking to allow for three (3) parking stalls (no garage proposed).

Drawings for the proposed building are attached to this report as Appendix C. The Heritage Impact Assessment (Thor Dingman B. Architectural Sc. Inc., dated August 31, 2023) is attached as Appendix D.

As the demolition of a Contributing Resource is a major alteration within a Heritage Conservation District, consultation with the Community Advisory Committee on Planning (CACCP) is required and was held on November 8, 2023. Consistent with Policy 7.5.1.g of the *Blackfriars/Petersville Heritage Conservation District Plan*, a decision of Municipal Council is required.

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this demolition request and Heritage Alteration Permit application by January 15, 2024, or the request is deemed permitted.

The scope of the designation of the subject property in the Blackfriars/Petersville Heritage Conservation District is limited to the exterior of the building and property; interior design is not subject to the approvals required pursuant to the *Ontario Heritage Act*.

## 4.0 Analysis

One of the goals of the designation of the Blackfriars/Petersville Heritage Conservation District pursuant to the *Ontario Heritage Act* is to avoid the unnecessary demolition of identified heritage resources (Contributing Resources). It is the onus of the proponent to demonstrate the necessity of the demolition of a Contributing Resource in compliance with Policy 7.5.1.h of the *Blackfriars/Petersville Heritage Conservation District Plan*.

To support the demolition request, a Heritage Impact Assessment (HIA) (Thor Dingman B. Architectural Sc. Inc., dated August 31, 2023) was submitted as part of the demolition Request. The HIA is appended to this report as Appendix D.

### 4.1 Review of the Heritage Impact Assessment

The HIA (TD-BAS Inc., dated August 31, 2023) undertook site-specific analysis to understand how the subject property *fits* within the context of the Blackfriars/Petersville Heritage Conservation District. The property-based research did not identify any specific or significant historical associations of the subject property beyond its linkage to 20<sup>th</sup> century expansion and development in the surrounding area. Extensive documentation and consideration of the property's context was presented. The HIA found that the area's building stock east of Wharncliffe Road North is generally small, with most homes being 1 and 1 ½ storeys in height. Within the viewshed area of 187 Wharncliffe Road North, most houses are 2 and 2 ½ storeys in height.

The HIA undertook an evaluation of the property using the criteria of O. Reg. 9/06. As the property has been identified as a Contributing Resource as part of the *Blackfriars/Petersville Heritage Conservation District Plan*, designated pursuant to Part V of the *Ontario Heritage Act*, it was unclear why this evaluation was completed. The evaluation found that the property has met four of the nine criteria, therefore reinforcing the cultural heritage value of the subject property.

## 4.2 Demolition of a Contributing Resource

Demolition of a Contributing Resource is strongly discouraged. Policy 7.5.1.c, *Blackfriars/Petersville Heritage Conservation District Plan*, directs that demolition of a Contributing Resource should be permitted only in exceptional circumstances.

The HIA (TD-As Inc., 34) outlines that the building was severely damaged in a fire in 2014. Subsequently, all services have been severed and the building has been “unheated and subject to a leaking roof” since. Options for retention of the Contributing Resource were considered in Section 4.3 (Property Condition Assessment) of the HIA (TD-BAS Inc., 34). It concluded that “the building is in an advanced state of deterioration and is uninhabitable” and that, based on a Building Condition Assessment conducted in 2021 by Tacoma Engineers Inc., it is “not feasible or practical to rehabilitate the structure” (TD-Bas Inc., 35). The HIA has articulated that demolition of the existing Contributing Resource at 187 Wharncliffe Road North is “the only practical course of action.”

This Contributing Resource has suffered years of neglect, resulting in the position that it is not “feasible or practical” to repair the resource because of its “advanced state of deterioration” (TD-BAS Inc.) The property has not been inhabited since 2014 and is currently vacant. Persistent property standards issues have been noted since a Property Standards Order was issued in December 2016 with no resolution.

The HIA considered options for on-site retention, on-site retention and adaptive reuse, and relocation, in compliance with Policy 7.5.1.d, *Blackfriars/Petersville Heritage Conservation District Plan*. Section 7.0 of the HIA (TD-BAS Inc., 49) states:

*As established in the Property Condition Assessment section, although the building demonstrates heritage value, retention of the building within the requirements of the Ontario Building Code for residential use is untenable. Relocation of the building for another purpose may have been feasible if the wood frame structure was structurally sound. As described in the structural engineer’s report, long term settlement resulting from sub-standard foundations, together with the recent inability of access to attend to roof repairs, and the absence of services and space heating facilities, has created impossible conditions for the retention of the existing building (TD-BAS Inc., 49).*

Demolition of a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District is the least desired outcome. The analysis completed in the HIA found no alternatives to the demolition of the building, citing its deteriorated condition. It is noted in the HIA that “commemoration of 187 Wharncliffe Road ... is an available option to mitigate the loss of the existing building.”

The demolition of a Contributing Resource will have a negative impact on the cultural heritage values of the subject property and on the Blackfriars/Petersville Heritage Conservation District. The HIA states,

*In conclusion, the loss of the contributing heritage property at 187 Wharncliffe Road North results in a negative impact on the neighbourhood along Blackfriars Street and throughout its connection within the broader context of the HCD. Due to serious and irreversible structural deterioration, the heritage resource cannot be retained. Mitigation of this loss is achieved through the effective incorporation of the HCD design guideline recommendations in the design of the new house (TD-BAS Inc., 52).*

The HIA recommends that the loss of this Contributing Resource can be mitigated by the design of a new building at the property.

Pursuant to Policies 7.5.1.e-f of the *Blackfriars/Petersville Heritage Conservation District Plan* and Policy 600\_ of *The London Plan*, archival documentation of the subject property is required. The information contained within the HIA, accompanied by this report, can serve to document the land use history of the property and other available material about the cultural heritage resource. Measured drawings of the existing building on the property at 187 Wharncliffe Road North have been submitted to the



satisfaction of the Heritage Planner, as part of the HIA. No further documentation is recommended.

With the advanced state of deterioration of the existing building noted by the HIA, no elements of the existing building have been identified or recommended for salvage prior to demolition.

### 4.3 Heritage Alteration Permit (New Building)

As the HIA has articulated that the demolition of the existing Contributing Resource on the property at 187 Wharnccliffe Road North is unavoidable, the HIA recommends the mitigation of this loss through the design and construction of a new building on the property that complies with the design guidelines for new buildings. While the approval of a Heritage Alteration Permit with terms and conditions may signal an intent or desire, no municipal planning mechanism can compel the construction of a new building.

Section 7.7 of the *Blackfriars/Petersville Heritage Conservation District Plan* identifies policies for the residential area. These policies are intended to ensure the conservation of the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. The following policies were used in the analysis of the proposed building at 187 Wharnccliffe Road North.

Table 1: Policies and Analysis of Section 7.7.1, Residential Areas, of the Blackfriars/Petersville Heritage Conservation District Plan

Policies	Analysis
a) The predominant form of development within the residential area should continue to be single detached dwellings of 1 – 1 ½ storeys	Information presented in Section 3.4 of the HIA (TD-BAS Inc.) found that most buildings east of Wharnccliffe Road North were 1 and 1 ½ storeys in height. Within the most significant viewshed area, the HIA found that most houses are 2 and 2 ½ storeys in height along Wharnccliffe Road North, demonstrating the compatibility of a 2 ½ storey building on the highly visible corner lot at 187 Wharnccliffe Road North. The form of development will remain a detached dwelling at 187 Wharnccliffe Road North, with a proposed office use on the ground floor, continuing the use of the building on the property proposed for demolition.
b) Proposed development or site alteration that is not sympathetic to the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District, and which may have a negative impact on the residential area, shall be discouraged	The design guidelines of Section 10.3.2 of the <i>Blackfriars/Petersville Heritage Conservation District Plan</i> will be applied to evaluate the design of the proposed building; see Table 2 (below).
c) Where incompatible land use and/or built form already exists, their replacement with land uses and built form that contribute to the cultural heritage value of Blackfriars/Petersville Heritage Conservation District should be encouraged	No land use change is proposed.

Policies	Analysis
d) The creation of new lots or enlarging existing lots within Blackfriars/Petersville Heritage Conservation District should be discouraged, unless resulting in lot(s) are of compatible depth, width, and overall size and configuration as surrounding and/or adjacent lots	No new lot/lot fabric alteration is proposed.
e) Continued or adaptive reuse of a contributing resource is encouraged rather than demolition and development	See Section 4.2 of this staff report and Appendix D; the HIA submitted in support of this application found the demolition of the existing Contributing Resource to be unavoidable.
f) Gaps in the streetscape are discouraged	To discourage a vacant lot within the Blackfriars/Petersville Heritage Conservation District, the demolition request for the existing Contributing Resource at 187 Wharncliffe Road North is being brought forward with a Heritage Alteration Permit application for a proposed building.
g) The conservation of front porches, gardens and other front yard features is encouraged to support a friendly atmosphere and interactions among neighbours	The proposed building retains the tight front and side yard character and high visibility of the existing property on a corner lot. The design of the proposed new building includes a front porch (west elevation) beneath a protruding bay as well as a side porch (north elevation) beneath a protruding bay (see Appendix C).
h) Replacement of buildings lost due to circumstances such as severe structural instability, fire, flood or other reasons shall be sympathetic, respectful, and contextual to the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District	The design guidelines of Section 10.3.2 of the <i>Blackfriars/Petersville Heritage Conservation District Plan</i> will be applied to evaluate the design of the proposed building; see Table 2 (below).
i) New development shall conserve the continuity of the street edge by implementing setbacks, form, scale, and massing similar to adjacent protected resources along the streetscape	The proposed building maintains the general setback and skewed alignment with Wharncliffe Road North of the neighbouring dwellings on the east side of Wharncliffe Road North and contributes to the rhythm of the street in general form, scale, and massing.
j) Additions should be generally located in the rear or side yards to maintain the consistent street edge, front yard landscaping, front porches, and front façade of protected heritage resources	Not applicable.

Policies	Analysis
k) Parking should be located in the driveways at the side of the dwelling or in a garage at the rear of the main building, wherever possible. New garages shall not be permitted at the front of the building. Front yard parking shall be discouraged	<p>Parking for the proposed building is located to the east side at the rear of the property.</p> <p>No front yard parking is proposed or permitted.</p> <p>No garage is proposed.</p>
l) Ongoing maintenance of protected heritage resources should be promoted to build a sense of community pride. Property standards shall be enforced within the Blackfriars/Petersville Heritage Conservation District	Not applicable.
m) The conservation of landscaped areas and mature vegetation should be encouraged	The proposed building will maintain a grassed area in front and to the side of the proposed building. Planting is indicated on the north and south sides of the proposed new building. The HIA states that “mature trees are on the property and shall be protected during construction and retained.”
n) The planting of new trees where gaps exist to contribute to the urban forest should be encouraged	The proposed building will maintain a grassed area in front and to the side of the proposed building. Planting is indicated on the north and south sides of the proposed new building. The HIA states that “mature trees are on the property and shall be protected during construction and retained.”
o) Along major entrances, particularly along Wharncliffe Road North, Oxford Street West, Blackfriars Street, Riverside Drive/Queens Avenue, development should generally reflect the character of the area and instill a sense of arrival	Gateways in Section 12.9 of the <i>Blackfriars/Petersville Heritage Conservation District</i> are generally considered to be public features, rather than private property. The built form and setbacks of the proposed building will maintain a similar footprint to the existing building being proposed for demolition, in accord with the guidance of Section 10.2.1 (Key Elements: Building Form, Massing, Height, Width, and Visual Depth) of the <i>Blackfriars/Petersville Heritage Conservation District</i> .

Design guidelines included within Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan* were used in the analysis of the proposed building at 187 Wharncliffe Road North.

Table 2: Guidelines and Analysis of Section 10.3.2, New Buildings, of the Blackfriars/Petersville Heritage Conservation District Plan

Policies	Analysis
<p>Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbors. Match façade pattern of street or of “street wall” for solids and voids, particularly to ensure continuity of the street wall where one exists.</p>	<p>The setback of the proposed building is consistent with that of other properties on the east side of Wharncliffe Rod North. As demonstrated in the HIA, there is some variety of footprint, size, and massing, however the proposed building has been designed to generally fit within this character, using design elements found within the surrounding district. The proposed building will contribute to the street wall and maintain the rhythm and skewed placement of neighbouring buildings along street.</p>
<p>Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.</p>	<p>The setback of the proposed building is consistent with the properties on the east side of Wharncliffe Road North. The proposed building maintains a similar footprint to the existing building proposed for demolition.</p>
<p>New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district.</p>	<p>The proposed building has an entrance on the front (Wharncliffe Road North) elevation of the building accessing the proposed office space, as well as an entrance on the side (Blackfriars Street) elevation of the building accessing the residential units. The porches located beneath protruding bays on the front and side elevations provide architectural interest and contribute to the cultural heritage values of the Blackfriars/Petersville Heritage Conservation District by making use of design elements found within the district.</p>
<p>Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing façades.</p>	<p>The subject property is a corner lot, highly visible from the southward view along Wharncliffe Road North. The HIA states that the proposed 2 ½ storey house provides a larger and more prominent massing on the property, contributing to increased definition of the gateway to the Blackfriars/Petersville Heritage Conservation District through Blackfriars Street.</p>
<p>Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate areas.</p>	<p>The proposed windows are two over two single or double hung with simulated divided lights to replicate historic proportions and glazing patterns. The symmetrical placement of windows on the west elevation (Wharncliffe Road North) of the building is sympathetic to neighbouring houses to the north.</p>

Policies	Analysis
Use materials and colours that represent the textures and palette of the Blackfriars/Petersville area.	The proposed building is to be clad in horizontal siding to match the orientation and material finish quality of the existing house on the property. The porches must be constructed with panelled wood columns (and railings per EC-2 of SB-7 on the front porch).
Where appropriate, incorporate in a contemporary way, some of the traditional details that are standard elements in the principal façades of properties within the Blackfriars/Petersville area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to individual properties.	The proposed building does not mimic the existing building. The proposed building reflects the vernacular architectural character of the Blackfriars/Petersville Heritage Conservation District. It draws inspiration from popular historic forms and details without replicating any specific building. The proposed building includes a steeply pitched gable roof, simulated divided lights, and porches on the most prominent elevations; details which characterize many other Contributing Resources in the Blackfriars/Petersville Heritage Conservation District.
New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block.	The proposed building may be taller than its neighbours to the south, but as a 2 ½ storey building, it is anticipated to fit well within an appropriate height range for the Blackfriars/Petersville Heritage Conservation District, specifically noting the taller 2 and 2 ½ storey houses to the north of the subject property along Wharncliffe Road North. The flat top to the steep gable roof (12/12) is anticipated to minimize any overwhelming appearance of height in the building and help it to better blend in with shorter neighbouring buildings when viewed from the south.

The proposed building at 187 Wharncliffe Road North complies with the policies of Section 7.5.1 and the guidelines of Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan*. The proposed building take influence from and complements the prevailing character of the Blackfriars/Petersville Heritage Conservation District, in accord with Policy 594\_2 of *The London Plan*. To ensure compliance, terms and conditions are recommended.

Office use is proposed on the ground floor of the proposed new building, maintaining the use previous use of the existing building on the property with office space on the ground level and residential on the upper level. Further municipal approvals, including but not limited to a Building Permit and Minor Variance, may be required for this project.

#### 4.4 Consultation

As per Council Policy for the demolition of buildings or structures on heritage designated properties, notification of the demolition request was sent to property owners within 120m of the subject property, as well as community groups and interested parties including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, Urban League of London, and Blackfriars Neighbourhood Association. Notice was also published in *The Londoner*.

At the time of preparation of this report, one member of the public submitted comments regarding the proposed demolition and Heritage Alteration Permit application at 187 Wharncliffe Road North.

In accordance with Section 42(4.1), *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACP, the City's municipal heritage committee) is required. The CACP was consulted on this request at its meeting held on November 8, 2023.

## Conclusion

The subject property at 187 Wharncliffe Road North has suffered long-term neglect since it was damaged by fire in 2014. The property is presently vacant and has a history of property standards issues.

The policies within the *Blackfriars/Petersville Heritage Conservation District Plan* seek to conserve existing resources that contribute to the cultural heritage values of an area that make it unique. On occasion, situations arise where retention and conservation of an existing resource are no longer possible. No significant historical or associative values unique to this property were identified.

Staff have reviewed the conclusions of the HIA in support of the demolition of the existing building at 187 Wharncliffe Road North and the appropriate design of a complimentary replacement building. Staff are of the opinion the proposed new building is designed in a manner that complies with the guidelines for new buildings in the *Blackfriars/Petersville Heritage Conservation District Plan*. The proposed new building conforms to the policy direction of *The London Plan*, protecting the character of London's Heritage Conservation Districts. Upon approval of this Heritage Alteration Permit application, terms and conditions are recommended to ensure its appropriate execution at the time of construction.

**Prepared by:** Konner Mitchener, M.Arch, Intern CAHP  
Heritage Planner

**Reviewed by:** Kyle Gonyou, RPP, MCIP, CAHP  
Manager, Heritage and Urban Design

**Recommended by:** Heather McNeely, RPP, MCIP  
Director, Planning and Development

**Submitted by:** Scott Mathers, MPA, P. Eng.  
Deputy City Manager, Planning and Economic  
Development

## Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Drawings of Proposed Building
Appendix D	Heritage Impact Assessment (attached separately)

## Selected Sources

Corporation of the City of London. *2023-2027 Strategic Plan*.  
Corporation of the City of London. Property file.  
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2022.  
Corporation of the City of London. *The London Plan*. 2022 (consolidated).  
Ministry of Culture. *Ontario heritage Toolkit: Heritage Property Evaluation*. 2006.  
*Ontario Heritage Act*. 2023, c. 21. Sched. 6.

Thor Dingman B. Architectural Sc. Inc., Heritage Impact Assessment: 187 Wharncliffe Road North, London, August 31, 2023.

Vernon Directories. *Vernon's City of London (Ontario) Directories.*

**Appendix A – Location**

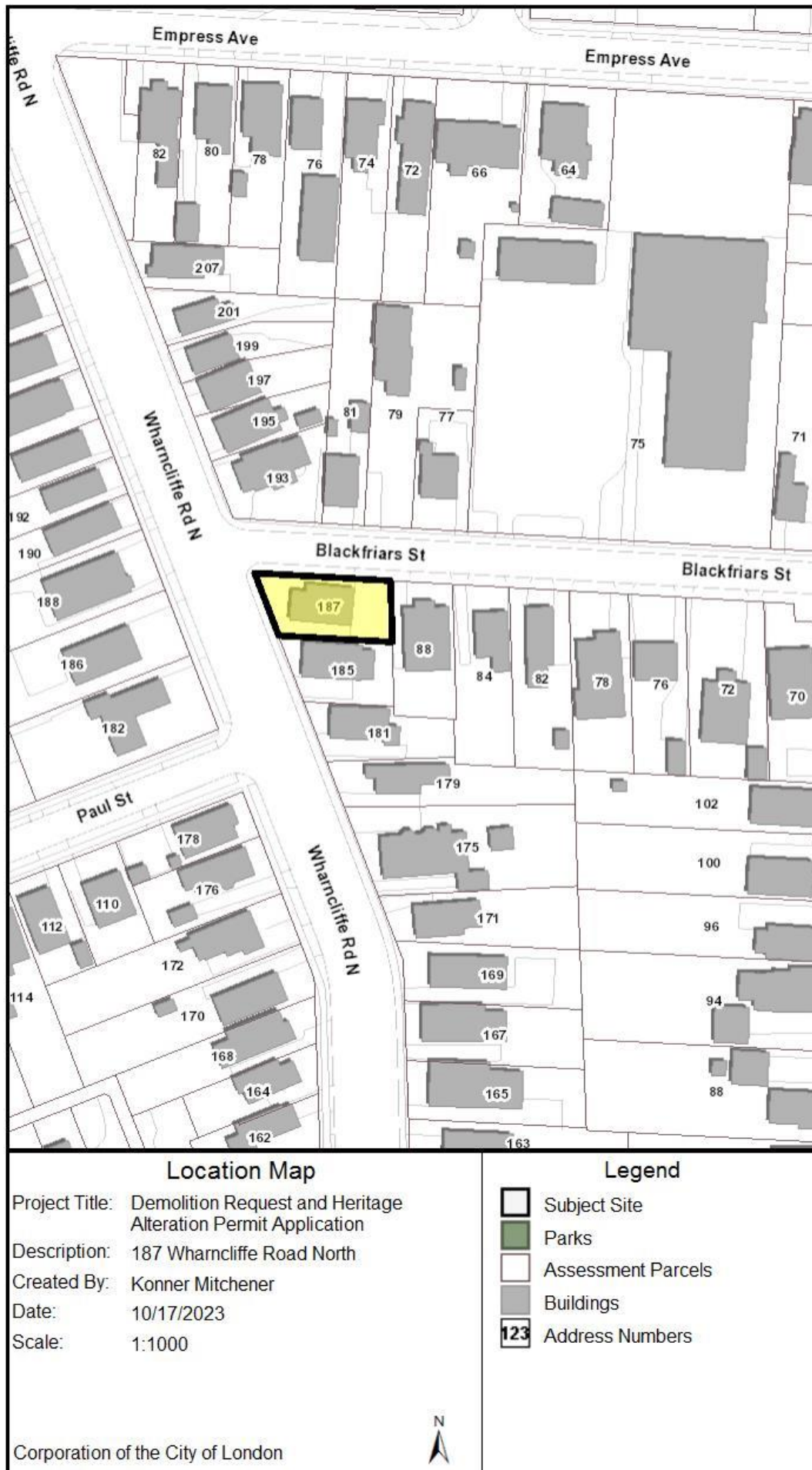


Figure 1: Location of the subject property at 187 Wharcliffe Road North in the Blackfriars/Petersville Heritage Conservation District.



Appendix B – Images



Image 1: Northwest corner of the Contributing Resource at 187 Wharncliffe Road North (taken February 5, 2016).



Image 2: North elevation of the Contributing Resource at 187 Wharncliffe Road North (taken February 5, 2016).



Image 3: Northeast corner of the Contributing Resource at 187 Wharncliffe Road North (taken February 5, 2016).



Image 4: Southwest corner of the Contributing Resource at 187 Wharncliffe Road North (taken September 2, 2022).



Image 5: The Contributing Resource at 187 Wharncliffe Road North (taken October 4, 2023).



Image 6: Northwest corner of the Contributing Resource at 187 Wharncliffe Road North (taken October 4, 2023).



Image 7: North elevation of the Contributing Resource at 187 Wharncliffe Road North (taken October 4, 2023).

**Appendix C – Drawings of Proposed Building**

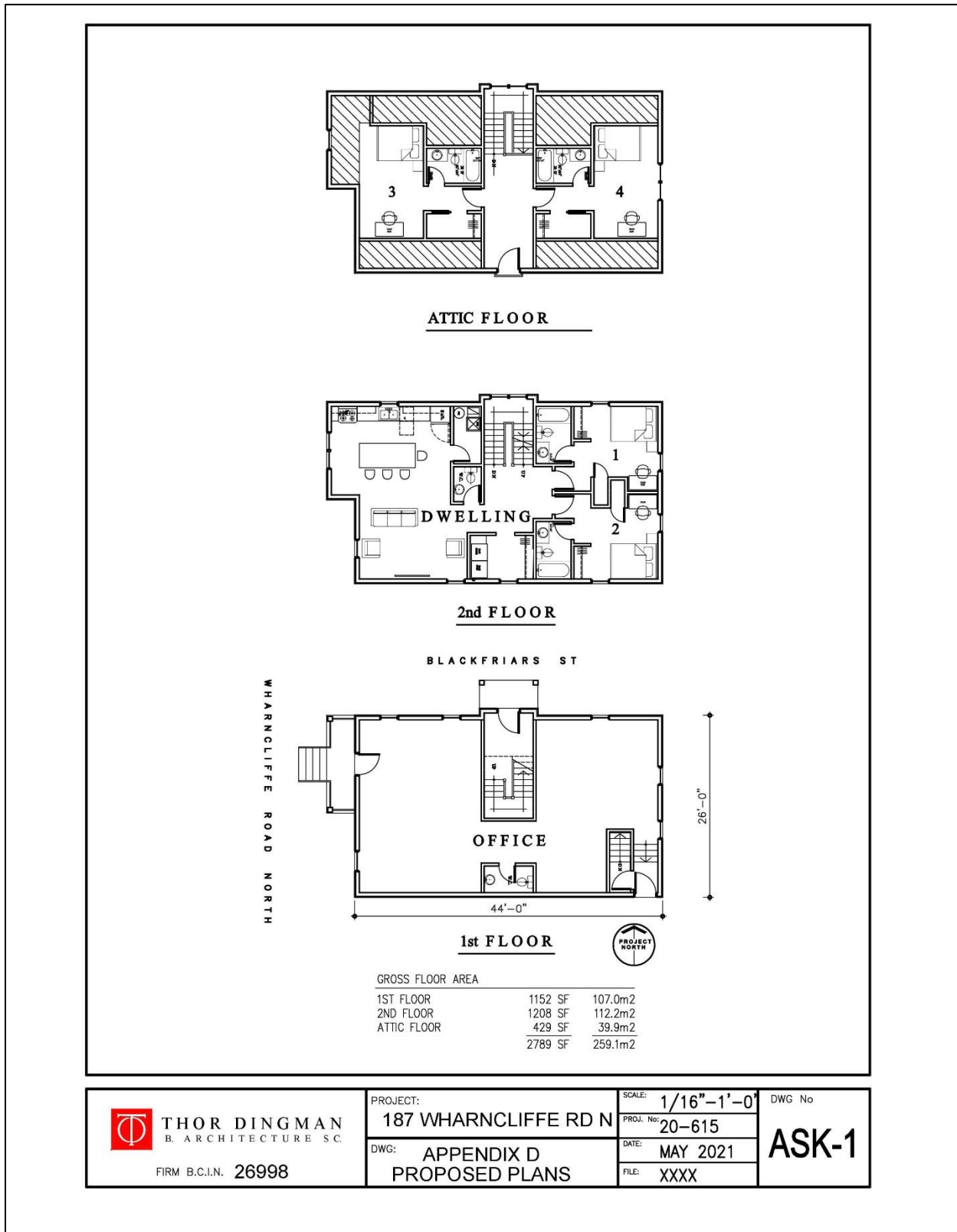


Figure 2: Floor plans of the proposed building at 187 Wharncliffe Road North (TD-BAS Inc., dated May 2021).

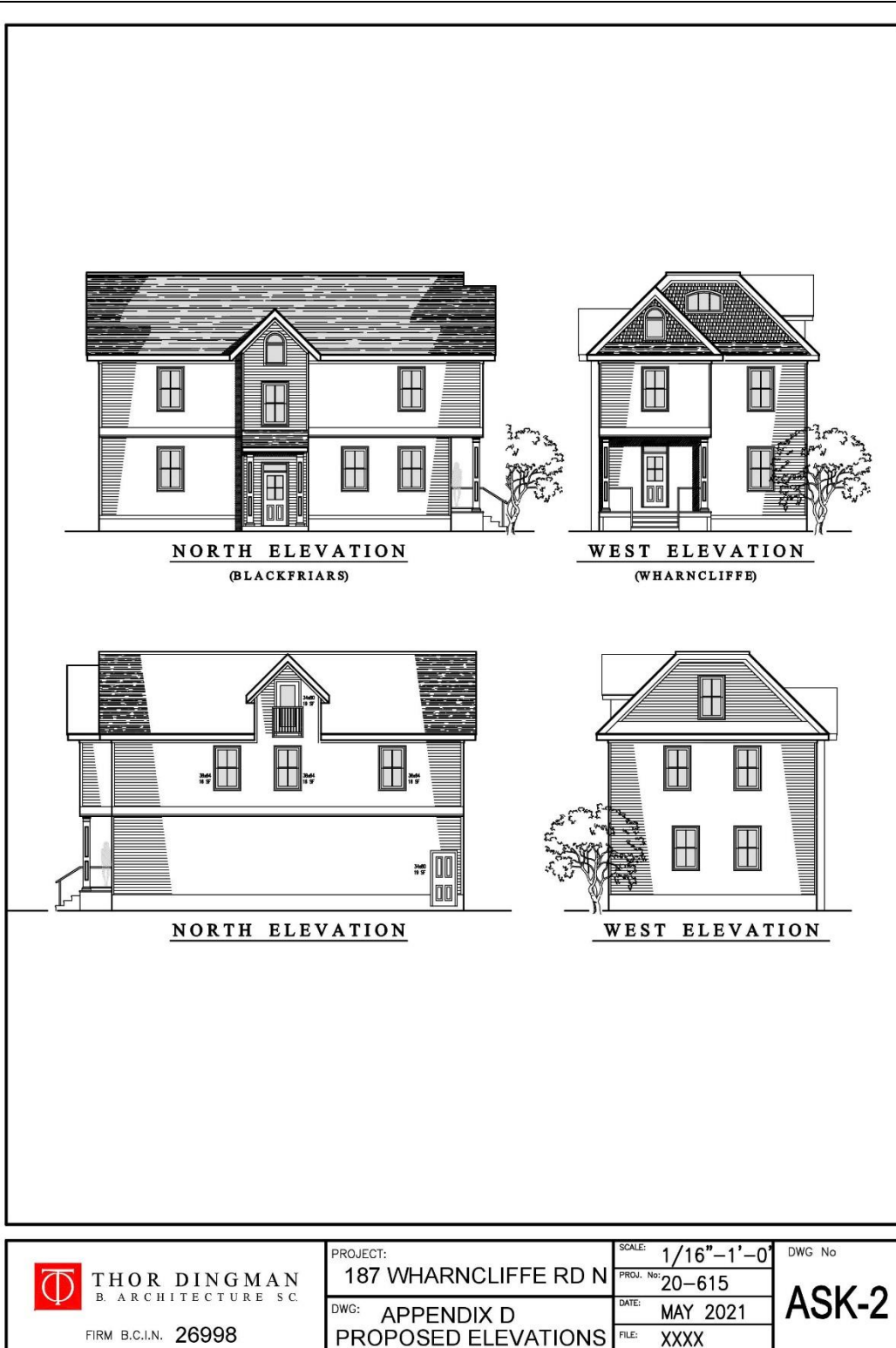


Figure 3: Elevation drawings of the proposed house at 187 Wharncliffe Road North (TD-BAS Inc., dated May 2021).





57. West elevation of the proposed building with indirectly illuminated sign board. The cornice sign board area is approximately 5% of the wall area and conforms to the City of London sign by-law.

Figure 5: West elevation of the proposed building with indirectly illuminated sign board for the proposed office use on the main floor (TD-BAS Inc., dated August 31, 2023).



54. Above: Photomontage streetscape study montage with a rendering of the proposed building at 187 Wharncliffe Road South. The view is looking southward along Wharncliffe Road North.

Figure 6: Rendering showing the proposed building at 187 Wharncliffe Road North in its context on the east side of Wharncliffe Road North (TD-BAS Inc., dated August 31, 2023).





55. Above: Photomontage streetscape study of the proposed building at 187 Wharnclyffe Road North. The view is looking northward along Wharnclyffe Road North.



56. Above: Photomontage streetscape study of the proposed building at 187 Wharnclyffe Road North. The view is looking westward along Blackfriars Street.

Figure 5: Renderings showing the proposed building at 187 Wharnclyffe Road North in its context on the east side of Wharnclyffe Road North (TD-BAS Inc., dated August 31, 2023).

**Appendix D – Heritage Impact Assessment**

*Attached separately.*

# Heritage Impact Assessment **187 Wharncliffe Road North**

August 2023

Submitted to the City of London,  
August, 2023

Project Number: TD20-615

Prepared for:  
Radoslava Knezic





August 31, 2023

**Radoslava Knezic**  
291 Chambers Avenue,  
London, Ontario  
N5X 4H3

**Re: 187 Wharncliffe Road North - Heritage Impact Assessment**

I am pleased to submit a completed Heritage Impact Assessment for the proposed building development at 187 Wharncliffe Road North. Please do not hesitate to call me if you have any questions or if you require any clarification of the findings of the impact assessment.

Respectfully Submitted,

Thor Dingman, B. Arch. Sc., CAHP, BCQ  
FIRM BCIN 26998

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## Appendices

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APPENDIX D: Proposed House Plans  
APPENDIX E: Proposed Site Plan  
APPENDIX F: Ownership & Occupants  
APPENDIX G: Cost Escalation

## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this Heritage Impact Assessment (HIA) is to determine if the cultural heritage resources or attributes are impacted by the proposed development. If negative impacts are identified, avoidance measures, alternative development strategies or mitigation may be recommended.

The subject property at 187 Wharncliffe Road North is included within the boundary of the Blackfriars-Petersville Heritage Conservation District (BPHCD). The District is designated under Part V of the *Ontario Heritage Act* (OHA), May 15, 2015. The property has been identified in the District Plan to be a contributing heritage resource within the District boundary.

A Heritage Impact Assessment (HIA) has been requested by the Heritage Planner to measure the effect of the proposed development on the property at 187 Wharncliffe Road North, and on the Blackfriars-Petersville Heritage Conservation District.

The owner, Radoslova Knezic, has retained Thor Dingman B. Architecture Sc. Inc. (TD-BAS) to prepare the HIA for the proposed redevelopment of the property. The HIA will form the primary rationale for the heritage permit application review process. The permit review process will be completed by city staff with the advice of the London Advisory Committee on Heritage (LACH). Demolition of a building within the Blackfriars-Petersville HCD requires final approval by London City Council.



1. The subject property, No. 187 Wharncliffe Road North, is identified as a contributing heritage resource to the Blackfriars-Petersville Heritage Conservation District.



2. Prior to a fire in the building, 187 Wharncliffe Rd North was an established mixed use building containing a professional office on the ground floor and an apartment on the second floor.

## 1.2 Objectives

The Heritage Impact Assessment has the following objectives;

1. To assess and determine the cultural heritage value and heritage attributes of the property at 187 Wharncliffe Road North.
2. To assess and determine the contributing cultural value of the property at 187 Wharncliffe Road North to the broader context of the Blackfriars-Petersville Heritage Conservation District.
3. To determine the potential negative impact of the proposed redevelopment on the cultural heritage resource at 187 Wharncliffe Road.
4. To determine the potential negative impact of the proposed development on the Blackfriars-Petersville Heritage Conservation District.
5. To provide recommendations including avoidance measures, alternative development strategies or mitigation of potential negative impacts by the proposed development.

## 1.3 Limitations

This assessment is the result of the observations, research, opinions and recommendations on cultural heritage matters. The assessment will follow good heritage practise in accordance with accepted technical and ethical standards as outlined by the Canadian Association of Heritage Professionals, the *Ontario Heritage Act* and the generally accepted heritage guidelines published by the Provincial Government of Ontario and the Federal Government of Canada.

This assessment is limited to heritage matters and shall not be interpreted as having opinions or recommendations, expressed or implied, on the adequacy of any buildings or structures for safe human occupancy. The opinions or recommendations within this assessment, expressed or implied, shall not be interpreted as taking responsibility for construction as defined under the *Ontario Building Act* or any other construction work.

### 1.4 Property Introduction

The owner of the property, Radoslava Knezic, proposes to redevelop the land 187 Wharncliffe Road North by building a new detached single dwelling with a ground floor office suite. Construction of the proposed new building requires the complete removal of the existing residential and mixed-use structure.

The property is located in the Blackfriars-Petersville Heritage Conservation District (BPHCD) and has been identified as a Contributing Heritage Resource. Approval to proceed with demolition of the structure will require internal municipal review and London City Council approval.

The existing house is vacant and is currently unsuitable for human habitation. The property was purchased by Radoslava Knezic in 2014. At the time of purchase the existing building was occupied by a registered massage therapy clinic with an apartment on the second floor. The building suffered a fire in October 2014 which originated in the basement. The fire and firefighting efforts to extinguish the blaze resulted in extensive damage to the structure and from water damage. Efforts to return the property to a usable asset have since been delayed by insurance settlement and demolition restrictions placed on the property through the Heritage Conservation District by-law. The owner has been continuously pursuing repair or redevelopment efforts since the fire. Local and municipal concern over the appearance and condition of the house is also on ongoing concern. The building has since been vacant and secured from authorized entry. The owner is regularly monitored the building against unauthorised entry.



3.(top left) East elevation.



4, (top right) North-East elevation.



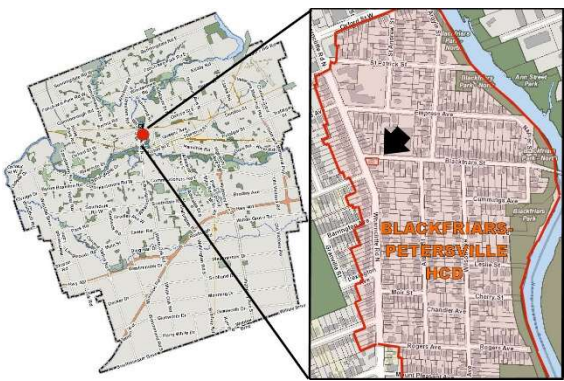

5. (bottom left) North elevation fronting on Blackfriars Street.



6. (bottom right) West elevation fronting on Wharncliffe Road North.



1.5 Property Features Table

<b>88 Blackfriars Street</b>		
 <p style="text-align: center;">Key Maps</p>		 <p style="text-align: center;">West elevation (view looking eastward)</p>
Address	187 Wharnccliffe Road North, London Ontario, N6H 2B1	
Ward & Planning District	Ward 13, West London	
Legal Description	Part Lot 21, Plan 111(W) As In 533807, Roll Number 010120001000000	
Neighbourhood	Blackfriars - Petersville	
Historical Name	Unknown	
Construction Date	1903	
Original Owner at Construction	William H Nicholls	
Original Use	Residential Single Family (assumed)	
Current Occupancy	Mixed use Office and Residential. Currently: Unoccupied / Uninhabitable	
Current Zoning	R2-2(19) Residential Zone - low density residential development, single detached dwellings, existing legally established semi-detached, duplex, converted (max. 2 unit) dwellings	
Current Use	Unoccupied / Uninhabitable resulting from fire damage.	
Site Dimensions	14.9m x 30.8m (irregular corner)	
Building Footprint Area	94.5m2 (1017 sq ft)	
Building Height	2 Storey	
Architect / Designer	Unknown	
Architectural Style	Late Victorian/Queen Anne Cottage, vernacular variation	
Additions / Alterations	Unknown	
Heritage Status	Part V OHA, Blackfriars-Petersville Heritage Conservation District, By-law L.S.P.-3437-179. Contributing Heritage Resource.	
Proposed Work	Demolition, Redevelopment	

## 1.6 Scope of Work & Methods

The scope of work has been compiled to determine firstly, if the cultural heritage attributes of the property at 187 Wharncliffe Road North are significant, and secondly, if the attributes of the property are a contributing heritage resource to the Blackfriars-Petersville Heritage Conservation District.

The design form of the 1-1/2 storey house is well represented in the residential fabric of Blackfriars-Petersville Heritage Conservation District. The corner lot location at Wharncliffe Road North and Blackfriars Street provides greater street exposure than typical mid-block properties. Wharncliffe Road North sustains a heavily vehicle traffic load as an arterial street and is a rapid transit boulevard. The scope of the HIA will primarily focus on the immediate neighbourhood along the Wharncliffe Road North viewshed and secondarily, along the west end of Blackfriars Street.

The HIA will follow the generally accepted format outline for Heritage Impact Assessments and Conservation Plans as outlined by the Province of Ontario. The scope of the HIA will be adjusted where deemed appropriate to provide a complete and comprehensive assessment of the heritage resources, and for mitigation of any potential negative impacts.

A physical assessment of the property has been completed. Due to the unsafe condition of the structure, access to the interior of the house was limited. The methods of assessment are as follows;

- on-site review of the property
- photographic records
- as-built record building measurement
- as-built drawings of the existing building
- property boundary measurements
- topographic measurements of property and adjacent property
- tree and plant inventory

Historical research on the property within the larger context of the Heritage Conservation District has been completed using the following resources;

- Ontario Land Registry Office Title search
- Blackfriars-Petersville Study
- Blackfriars-Petersville HCD
- The London Room, London Public Library
- on-site review of the district
- photographic records
- building typology and analysis

## 1.7 Assessment Criteria

In determining individual cultural heritage value of the subject property, criteria from OHA Regulation 9/06 will be used. The *Ontario Heritage Act*, Regulation 9/06, Criteria For Determining Cultural Heritage Value or Interest, provides a set of criteria grouped into the following three categories. Evaluation in each category determines the cultural heritage value or interest of a potential heritage resource. High value in one or more categories is sufficient to determine cultural heritage value or interest.

According to Ontario Regulation 9/06, the following criteria will be used;

1. The property has **design value or physical value** because it,
    - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    - ii. displays a high degree of craftsmanship or artistic merit, or
    - iii. demonstrates a high degree of technical or scientific achievement.
  2. The property has **historical value or associative value** because it,
    - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
    - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
    - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
  3. The property has **contextual value** because it,
    - i. is important in defining, maintaining or supporting the character of an area,
    - ii. is physically, functionally, visually or historically linked to its surroundings, or
    - iii. is a landmark.
- O. Reg. 9/06, s. 1 (2).

Further guidance may be referenced in the Ontario Heritage Toolkit including the guide to Heritage Property Evaluation, published by the Ministry of Tourism Culture and Sport. Other references and resources that are recognised and established within the practice of cultural heritage conservation may be used as required.

## 2.0 PLANNING POLICY & FRAMEWORK

### 2.1 Ontario Heritage Act

Under Part V, Heritage Conservation Districts of the *Ontario Heritage Act*, R.S.O. 1990, C.O.18, the removal of a building within a HCD is not permitted without receiving a permit from the municipality. Section 42 under Part V of the act states the following;

42 (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect any building or structure on the property or permit the erection of such a building or structure.
3. Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).
4. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property. 2005, c. 6, s. 32 (1); 2019, c. 9, Sched. 11, s. 19 (1); 2022, c. 21, Sched. 6, s. 7 (1).

### 2.2 Provincial Policy Statement

As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. Under the Ontario Provincial Policy Statement 2020 (PPS) clearly states the protection afforded to heritage resources;

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

## 2.3 London Official Plan

*The London Plan* was adopted by City Council in June 2016 and approved by the Province in December 2016. All of the City's by-laws and public works must conform to the policies of *The London Plan*.

Through OLT decision May 25, 2022, the final phase of policy appeals have been resolved. Several site-specific appeals remain. The *1989 Official Plan* has been repealed by City Council.

### 13.3.2. Changes to Buildings or Structures

After a Heritage Conservation District has been designated by Council the erection, alteration, demolition, or removal of buildings or structures within the District shall be subject to the provisions of the Ontario Heritage Act and any secondary plan which takes the form of a Heritage Conservation District Plan. (Section 13.3.2. amended by OPA 438 Dec. 17/09)

### 13.3.6. Heritage Conservation Districts

Within Heritage Conservation Districts established under the provisions of this Plan, the following policies shall apply:

- i) the character of the District shall be maintained by encouraging the retention of existing structures and landscape features;
- ii) the design of new development, either as infilling or as additions to existing buildings, should complement the prevailing character of the area;
- iii) regard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan

The Official identifies policies for near-campus neighbourhoods. A large portion of the Blackfriars-Petersville HCD is included in the "Near-Campus Neighbourhoods Area". The following is an excerpt from 3.5.19 *Policies For Near-Campus Neighbourhoods*;

Near-Campus Neighbourhoods provide an extremely valuable asset to the City of London. They are important attributes in the City of London to attract and retain the brightest and best faculty and students. They are desirable and unique neighbourhoods, some of which offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to employment, culture and entertainment resources that their neighbouring educational institutions offer.



7. Detail of Near-Campus Neighbourhoods Area. The shaded portion show the area surrounding Western University. The red dot is the location of 187 Wharncliffe Road North.

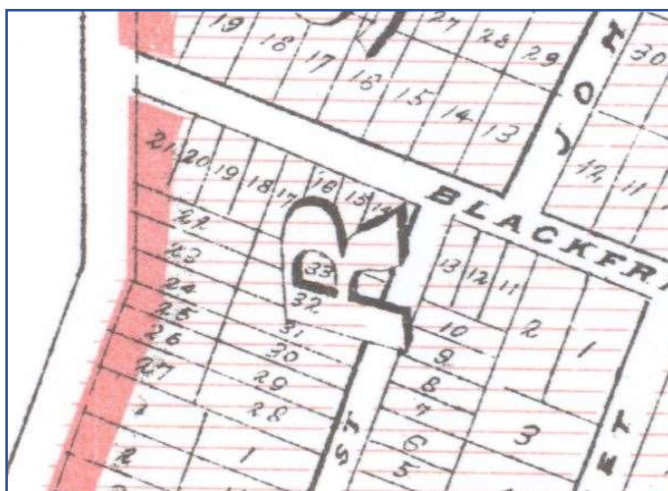
## 2.4 Blackfriars-Petersville Heritage Conservation District Plan

The assessment will rely principally on the previous research, evaluation and change management framework contained within the Blackfriars-Petersville Heritage Conservation District Plan (BPHCD) format. The BPHCD Plan, dated May 12, 2014, by Golder Associates and was adopted by London Municipal Council on May 6, 2014. The HCD was designated under Part V of the *Ontario Heritage Act* on May 15, 2015.

Where deemed appropriate for this assessment, direct reference will be made to relevant sections of the BPHCD Plan that sufficiently satisfy the goals of the HIA. A checkmark will appear under "Ref" column beside the relevant sections listed below. Where additional research is required to enhance the goals of the HIA, check mark will appear in the "Additional Comment" column of the table below.

BLACKFRIARS-PETERSVILLE HERITAGE CONSERVATION DISTRICT PLAN			Referenced in HIA	Additional Comment
<b>2.0</b>	<b>CONSERVATION DISTRICT</b>			
	2.1	Description of the Heritage Conservation District	✓	
	2.2	Heritage Conservation District Boundaries		
	2.3	Statement of Cultural Heritage Value	✓	
<b>3.0</b>	<b>HERITAGE CONSERVATION DISTRICT GOALS &amp; OBJECTIVES</b>		✓	
<b>4.0</b>	<b>HERITAGE CONSERVATION PRINCIPLES</b>		✓	
<b>5.0</b>	<b>ONTARIO HERITAGE ACT</b>		✓	
	5.1	Conflict		
	5.2	Contravention of the <i>Ontario Heritage Act</i>		
<b>6.0</b>	<b>MUNICIPAL POLICIES</b>			
	6.1	Introduction	✓	
	6.2	Official Plan	✓	
	6.3	Zoning By-law	✓	
	6.4	Site Plan Control	✓	
	6.5	Severances and Minor Variances		
	6.6	Building Permits	✓	
	6.7	Design Guidelines	✓	
	6.8	Archaeological master Plan		
	6.9	Sign & canopy By-law		
	6.10	Emergency management Plan		
<b>7.0</b>	<b>HERITAGE CONSERVATION DISTRICT POLICIES</b>			
	7.1	General	✓	
	7.2	Development Pattern	✓	
	7.3	Resources in Blackfriars-Petersville heritage Conservation District	✓	
	7.4	Contributing Resources	✓	
	7.5	Demolition of Contributing Resources	✓	
	7.6	Non-Contributing Resources		
	7.7	Residential Area	✓	
	7.8	Neighbourhood Commercial Node Area		

	7.9	Open Space		
	7.11	Building Conversion		
	7.12	Public Realm		
	7.13	Public Works & Infrastructure		
	7.14	Part IV Designations within a heritage Conservation District		
	7.15	Heritage Conservation Easements		
	7.16	Adjacent Area		
<b>8.0</b>	<b>HERITAGE ALTERATION PERMIT PROCESS</b>		✓	
	8.2	Heritage Alteration Permit & Other Permits	✓	
	8.3	Emergency Repairs	✓	
<b>9.0</b>	<b>IMPLEMENTAION</b>			
	9.1	Education and Information Programs		
	9.2	Monitoring Programs	✓	
	9.3	Heritage Preservation Incentive Programs		
<b>10.0</b>	<b>ARCHITECURAL DESIGN GUIDLINES</b>			
	10.1	Introduction	✓	
	10.2	Key Elements	✓	
	10.3	Design Guidelines	✓	
<b>11.0</b>	<b>ARCHITECURAL CONSERVATION GUIDLINES</b>		✓	
	11.1	Cycles of Restoration		
	11.2	Conservation Guidelines		
<b>12.0</b>	<b>CULTURAL HERITAGE LANDSCAPE CONSERVATION &amp; DESIGN</b>			
	12.1	Introduction		
	12.2	Streets	✓	
	12.3	Parking		
	12.4	Signage		
	12.5	Street Furniture		
	12.6	Street Lighting		
	12.7	Trees and Vegetation	✓	
	12.8	Parks and Open Space		
	12.9	Gateways	✓	
	12.10	Interpretive Features		
	12.11	Public Works and Infrastructure		



8. Map detail from the 1878 Middlesex Atlas. The subject property is contained within the original lot 21 laid out in the Duncan Campbell survey. Prior to 1889 Lot 21 was severed to create the current parcel at 187 Wharncliffe Road North. The subject property was transferred to William Nicholls on September 20 1889.

Credit:  
Map of the city of London and Suburbs,  
published in 1878 by Hammerburg  
Productions, Drawn by Jno Rogers.

### 3.0 HISTORICAL RESEARCH, SITE ANALYSIS and EVALUATION

#### 3.1 District History – Blackfriars-Petersville HCD Context

The following excerpt is taken from the Blackfriars–Petersville Heritage Conservation District Study;

##### 2.1 Overview (BPHCD Study)

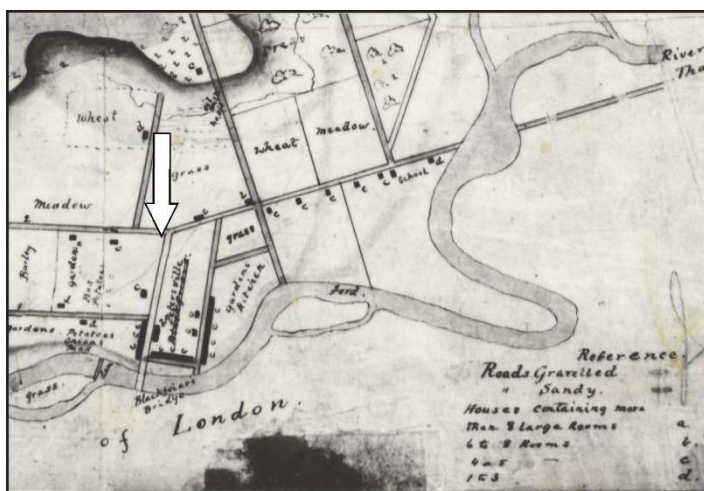
Historically, the river that dominates the area has served as both an enemy and a friend. Frequently overflowing its banks, the river has often created havoc with the homes and roads in the area. As a friend it has blanketed the plain with rich alluvial soil that fed Chippewa cornfields, produced rich farm crops and market gardens, and, because of the constant danger of flooding, provided a venue for low-income housing popular with labourers and craftsmen throughout its history.

The following excerpt is taken from the Blackfriars–Petersville Heritage Conservation District Plan;

##### 2.3 Statement of Cultural Heritage Value (BPHCD Plan)

Architecturally, the HCD exhibits a continuity of change based on a variation of working-class housing that was built predominantly from the 1880s to the 1930s. The majority of architectural forms and styles are of the vernacular Ontario cottage style with various renditions and features. The homes within the HCD are reflective of modest, economical home building in the late-19th and early-20th centuries.

The 1-1/2 storey house 187 Wharncliffe Road North is representative of modest housing that occur along side larger houses. The diversity of building size and height vary throughout the district. The diversity of housing size and height are one of the defining characteristics of Blackfriars–Petersville Heritage Conservation District. For further background on the Blackfriars–Petersville HCD, refer to the Study, dated January, 2014 and the Plan and Guidelines, dated by May 12, 2014. Both documents are by Golder Associates in association with IBI Group and Tausky Heritage Consultants.



9. Detail of Sketch Map dated 1867 attributed to R.M. Armstrong listing croplands and species of trees in surrounding woodlands. Four categories of house are listed in the legend in the bottom right corner according to the number of rooms from one to more than eight.

The area of the lot at 187 Wharncliffe Road North (white arrow) does not show evidence of any buildings.

Credit:  
London Historic Map Collection,  
Western Libraries, University of  
western Ontario.

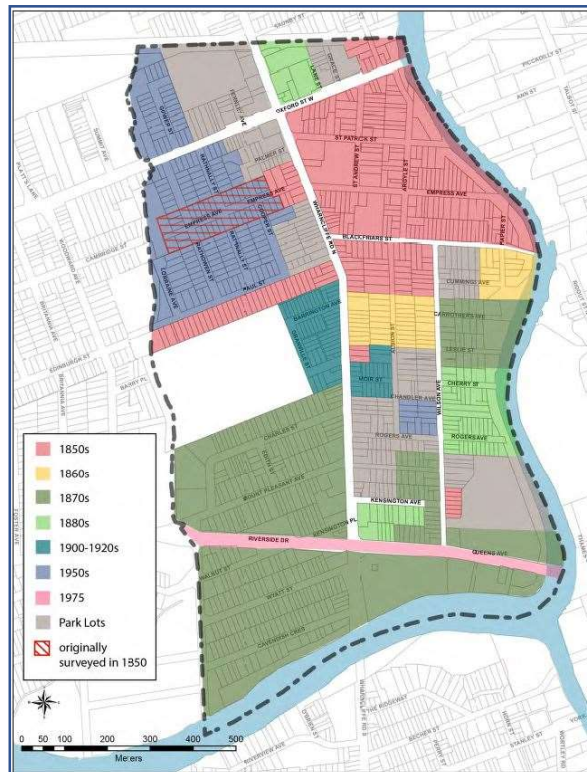


### 3.2 Wharncliffe Road North – History & Analysis

Early access to the lands north and west of the of the Thames River forks was along the Wharncliffe Proof Line. The proof line, laid out by Mahlon Burwell in 1810, began on the north bank of the Thames River, west of the forks, and extended northward. However, a bridge across the Thames to connect the south and north sides of Wharncliffe Road was not completed until 1914. With the construction of the first Blackfriars Bridge by the 1820s, a seminal point in determining the future shape of the Blackfriars–Petersville Heritage Conservation District had arrived. The following excerpt is taken from the Blackfriars–Petersville Heritage Conservation District Study;

The Wharncliffe/Proof Line route was the principal means whereby people journeying from London could travel to locations north and west of the river forks. It was the first route by which settlers travelled to find their locations, and whereby they returned to London to purchase supplies or market their goods. The route they actually took from the village of London would have been north along Ridout Street and then across Blackfriars Bridge, long the only bridge connecting land on the east and west sides of the north branch of the Thames. The historical record is mute on when the first primitive bridge was constructed at the site now linking the present Ridout and Blackfriars streets. But as early as 1823, the London District Quarter Sessions dealt with a petition from Lewis Hartman, who had spent £250 constructing a bridge there, who wished to be paid for an unpaid balance.<sup>21</sup>

Early in the first half of the nineteenth century the route over Blackfriars Bridge and along Blackfriars Street would become an important economic link between the London and the fertile lands west of and north of the Forks of the Thames. Subdivision of land first began north and south along Blackfriars Street in the 1850s as illustrated below.

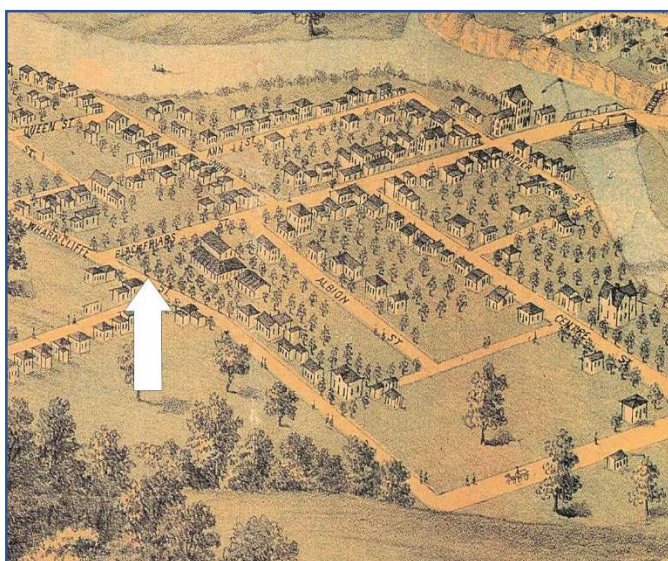


10. Map illustrating the approximate dates of surveys with the Blackfriars–Petersville HCD. The subject area at the corner of Blackfriars Street and Wharncliffe Road North is shaded in pink. This land was surveyed in the 1850s.

Reference: Figure 4, Blackfriars–Petersville Heritage Conservations District Study, 2014.

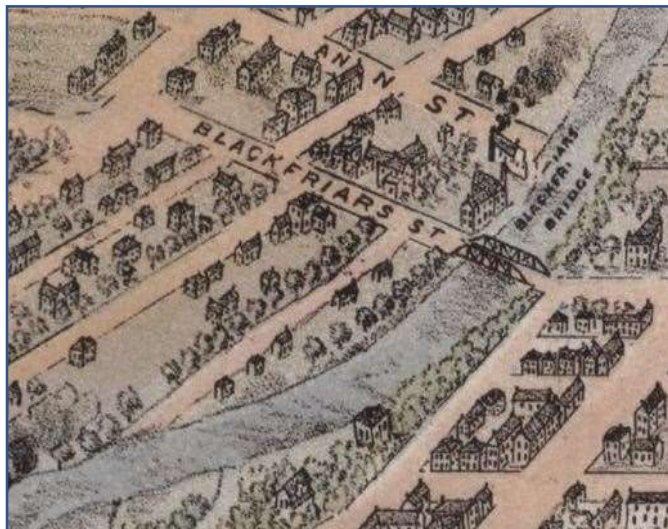
## Wharncliffe Road North – History & Analysis - continued

Land assessors' records show that by 1857, 53 persons had bought land in Petersville/Bridgetown with over 30 living there. In 1863 Duncan Campbell subdivided land south of Blackfriars Street, and east of Wharncliffe, which was a first step towards settlement of lands south of Blackfriars. Despite the opening of a new wooden bridge between the City of London and Kensington/Petersville in 1871, the bird's eye view map of 1872 above does not show any buildings at the corner of Blackfriars Street and Wharncliffe Road North.



11. At left is a bird's eyes map of London dated 1872 and drawn by E.S. Glover. The area of the lot at 88 Blackfriars Street (white arrow) does not show evidence of any buildings.

Credit:  
Reproduction: Canadian Cities: Bird's Eye Views, published in 1998 by the Association of Canadian Map Libraries and Archives, Ottawa, Canada. Reproduced from an original in the J.J. Talman Regional Collection Room, University of Western Ontario, London, Ontario.



12. Map of the City of London published in 1893. A building is illustrated at the corner of Wharncliffe Road North and Blackfriars Street. The building shown is two storey and is possible a generic rendering. The current house at 187 Wharncliffe North is 1903. The two residential buildings south of Blackfriars Street on the east side of Wharncliffe Road could be No 175.

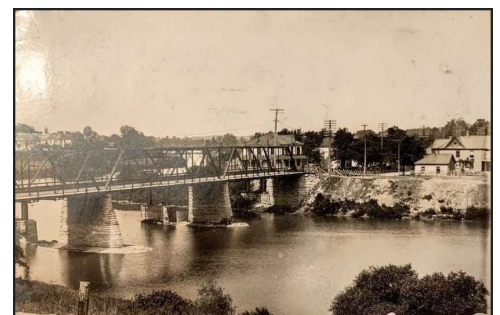
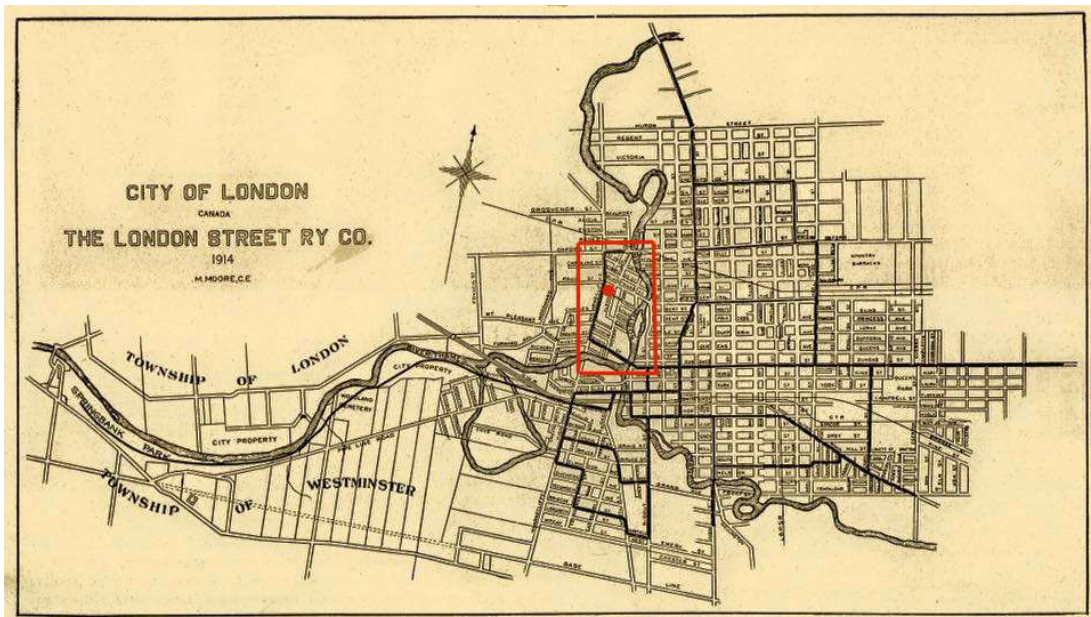
Credit:  
City of London, Canada, With View of Principal Business Buildings, Published by Toronto Lithography Co., Published in 1893.

London Historic Map Collection,  
Western Libraries, University of western Ontario.

**Wharncliffe Road North – History & Analysis - continued**

An increase in development and house construction in the vicinity of the subject site coincides with the annexation of West London by the City of London in 1897. During the same year a new dedicated rail bridge was constructed beside the Kensington Bridge to serve the newly expanded western boundary of the city. The London Street Railway (LSR) could now provide convenient transportation service to residents in the area and connect them to the wider London area.

Prior to 1897 the LSR only ran on the west and north side of the Forks of the Thames River. The street rails did not cross the Thames River and passengers were obliged to depart the rail cars and walk across Kensington Bridge on the south or over Oxford Bridge to the north. Starting in 1897 it was now possible to conveniently access all points on the London Street Railway system.



13. (top left) 1914 map London Street Railway routes. The outlined area shows service along Wharncliffe Road North.  
 14. (right) The newly constructed rail bridge beside Kensington Bridge opened continuous public transit service along Wharncliffe Road North.  
 15.(bottom left) Car number 20 of the London Street Railway, circa 1920.  
 Credit: London Room Digital Collection

**Wharncliffe Road North – History & Analysis - continued**

The beginning of the 20th century saw a significant increase in residential building along Wharncliffe Road North. The subject property and several of the neighbouring houses were built between 1900 and 1910. The aerial photograph below from 1922 illustrates that Wharncliffe Road, although a rapidly developing area, was still at the western edge of residential urban development. Very deep lots are evident on the west side of Wharncliffe Road North with a large expanse of cleared and open land beyond to the west.

The extension of the London Street Railway along Wharncliffe Road North in 1897, provided greater convenience for commuters to access opportunities elsewhere in the city. The London Street Railway ceased operations in 1940 and converted to diesel fueled buses. By this time North America had enthusiastically embraced the availability of affordable automobiles. By 1941, 88 percent of all US households owned a family car. Wharncliffe as a major connecting street would begin to receive an increasing volume of traffic during the middle of the 20<sup>th</sup> century.

16. (top left) 1921 Fire Insurance map 1914.  
Credit: London Room, London Public Library

17. (far right) 1921 Aerial photograph of the Wharncliffe Road North area.  
Credit: Western Map Library

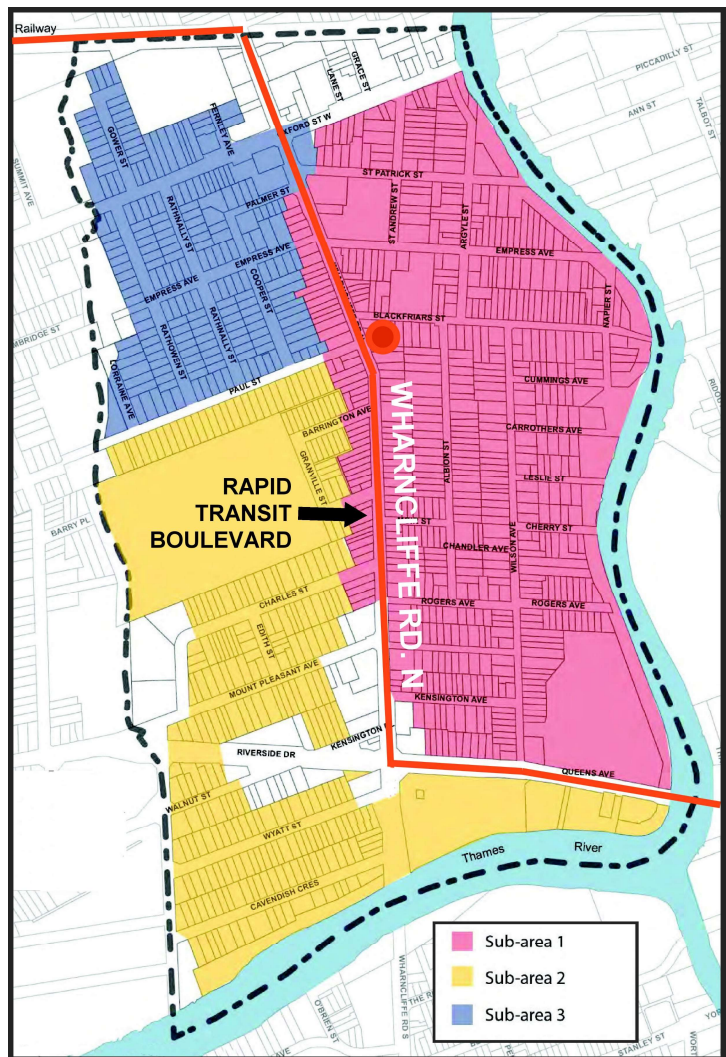
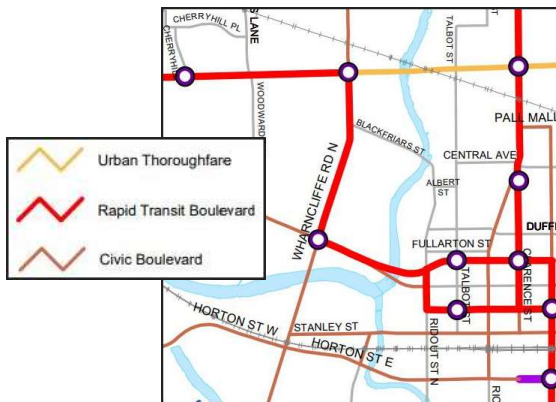
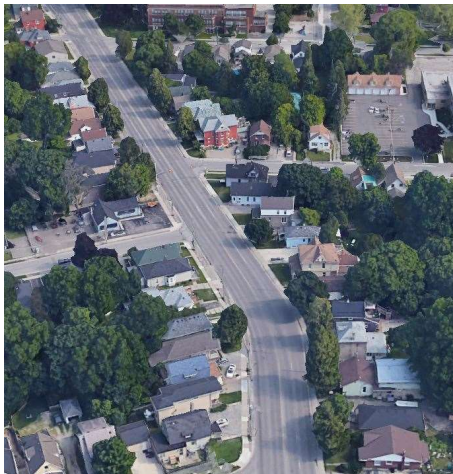
18. (bottom left) Detail of Protected Transit Area Map  
Credit: City of London.



**Wharncliffe Road North – History & Analysis - continued**

Today Wharncliffe Road North’s character has been greatly impacted by the evolution of the automobile. With four lanes of traffic, a high volume of cars and the resulting reduced residential front yard depths, it stands as a distinct dividing line between the so-called sub-areas of the Blackfriars-Petersville HCD.

Wharncliffe Road North is currently classified as a Rapid Transit Boulevard and a Rapid Transit Protected Major Station Area. The historical use as an important connecting transportation corridor is anticipated to continue into the future. The London Official Plan generally envisions the sustained use of the transportation corridor along with the intensification of urban development along its routes including mixed use and commercial uses.



19. (top left) Aerial view of Wharncliffe Road North and the neighbourhood adjacent to No. 187. Credit: Google Earth

21. (far right) Sub-area map from the Blackfriars-Petersville West Guidelines, by GSP with modifications Credit: City of London

22.(bottom left) Detail of “Map 3 – Street Classification” from the London Plan and Map Legend.

## Wharncliffe Road North – History & Analysis - continued

The importance of Wharncliffe Road after its initial layout by surveyor Mahlon Burwell in 1810 began to emerge as a critical connection between the City of London and points west and north of the Forks of The Thames. With the construction of the first iteration of the Blackfriars Bridge in the 1820s, Wharncliffe Road would receive steadily increasing traffic as it provided a convenient transportation link for pioneers establishing farms and homesteads in the southern portion of London Township to the City of London.

In 1824 Col. Thomas Talbot assigned Burwell to complete the layout of the Wharncliffe Highway, both north and south of the Thames River, to connect the settlements north of the river in London Township, with settlements in Westminster lying to the south. The road was named after Talbot's friend, British soldier and politician, James A. Stuart-Wortley-Mackenzie, 1<sup>st</sup> Baron Wharncliffe.

Today the south and north portions of Wharncliffe Road extend a total of 10.7 km. Wharncliffe Road North is an important part of a planned future Rapid Transit Corridor linking Dundas Street and Riverside Drive portion of the transit route with the western end of Oxford Street. As urban growth continues in the City of London, Wharncliffe Road North is positioned to continue its important roll as transportation thoroughfare.



23. Col. Thomas Talbot (1771-1853) was an Irish born Canadian Soldier and colonial administrator. Talbot was responsible for enticing 50,000 people to settle in the Thames River area.



24. Talbot reportedly names the road the new highway after his friend James A. Stuart-Wortley, 1<sup>st</sup> Baron Wharncliffe. Stuart-Wortley was a British soldier and politician and lived from 1776 to 1845.

**3.3 187 Wharncliffe Road North - History**

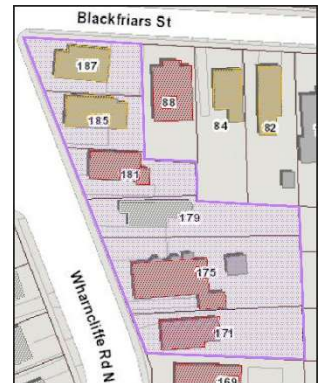
The house at 187 Wharncliffe Road North was constructed in 1903. William Nicholls, a Post Office clerk purchased the Lot 21B from developer Duncan Campbell in 1889. By 1910 William Nicholls had obtained ownership of the adjacent properties at 171, 175, 179 and 185 Wharncliffe Road North.

The first occupant of the house at No. 187 was William’s son, Charles James Nicholls (1872–1945). Charles went on to operate a popular grocery business known as the New York store for 40 years. The New York Store was located in the building at 125 Dundas Street which stands today.

Shortly after the construction of 187 Wharncliffe Road North, Charles took up residency elsewhere. Willima Nicholls continued to hold ownership and rented the house until 1944. In 1955 the house was purchased by Margaret Anne Cundell. She began to operate Cundell’s Beauty Salon and this likely marks the date of the beginning of commercial use of the house.

In 1970 it is evident the house was now duplexed as two separate occupants are noted in Vernon’s Directory: one a tenant and the other a business called “The Cottage”. In the next forty years the house is used for various business uses including a beauty salon, a real estate and insurance office, a constituency office for MP Sue Barnes, and most recently a paralegal office. During these four decades a single apartment dwelling unit was located on the second floor.

165	H. McPherson	44'11"x132'	5	220	480	700
167	J.C. and Geo. Stephenson	44'x132'	5	220	780	1000
169	E. N. Connor	44'4"x132'	5	220	680	900
171	Wm. Nicholls	36'10"x137'	5	180	520	700
175	Wm. Nicholls	60'x150'	5	300	1500	1800
179	Wm. Nicholls	48'5"x169'	5	240	310	550
v.L.	Wm. Nicholls	50'x80'	3	150	.....	150
185	Wm. Nicholls	50'x90'	4	200	650	850
187	Wm. Nicholls	46'x100'3"	6	275	625	900
BLACKFRIARS STREET—						
v.H.	William Scarrow	36'x45'	3	100	200	300
EMBERS AVENUE—						



25. Above is from the City of London Tax assessment Roll for 1910. This shows the ambition of William Nicholls as a residential land lord having owned six adjacent properties,  
 26. William Nicholls land ownership on Wharncliffe Road North in 1910 is highlighted at right in purple.



27. 1980 Annis & Associates Real Estate & Insurance, later Annis Clinic in 2012.



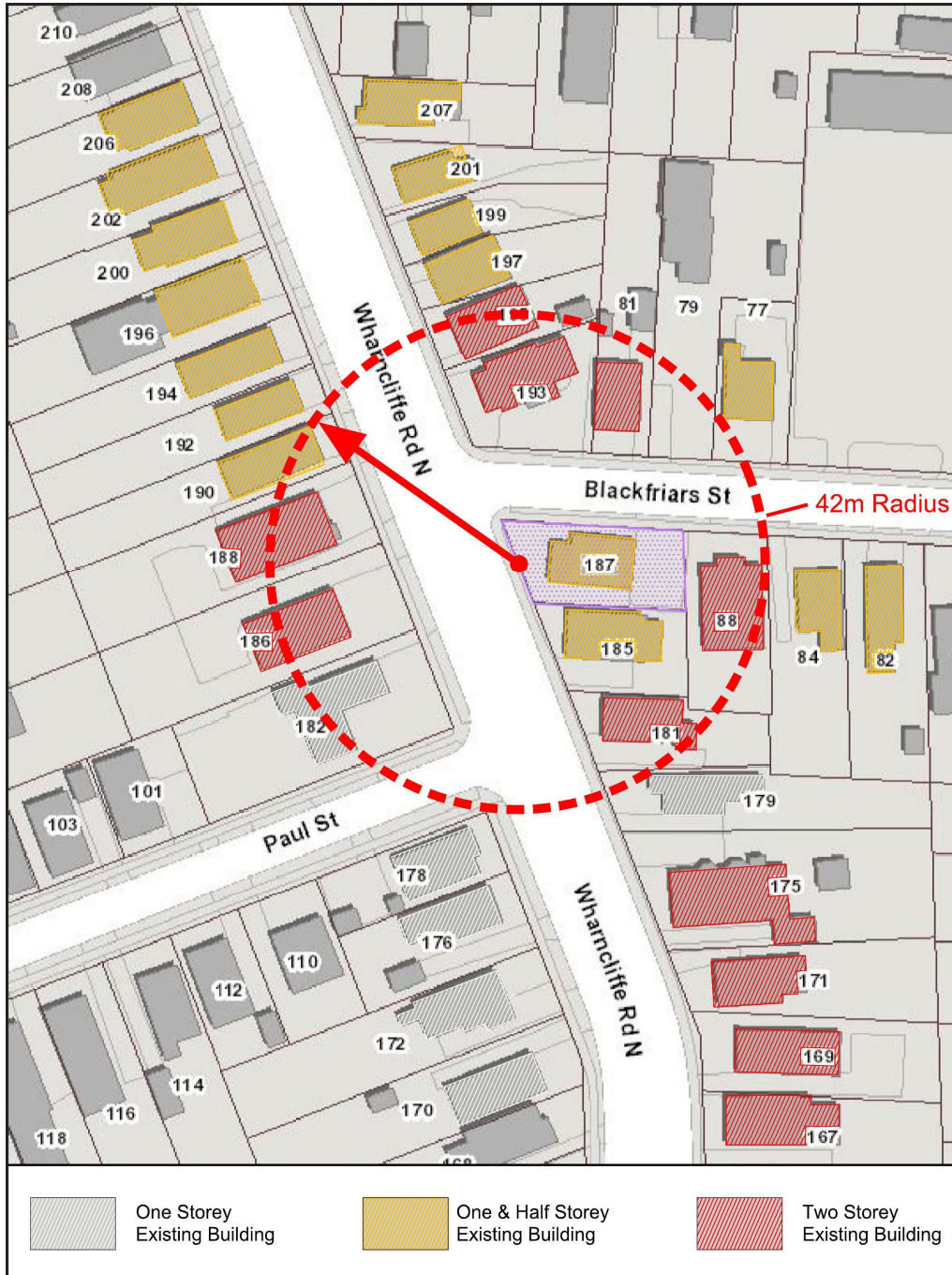
28. 2009 It's A Dog Thing.



29. 2014 LexLegal paralegal office

### 3.4 Wharncliffe Road North - Building Inventory

The GIS map below illustrates building types according to height along the viewshed of Wharncliffe Road North in vicinity adjacent No. 187 Wharncliffe Rd N. Closely adjacent buildings are identified within a 42m (138ft) radius. Building data has been tabulated in the table on the following page.



30. Building height study in the adjacent neighbourhood of 187 Wharncliffe Road North.



### 3.4 Wharncliffe Road North - Building Inventory - continued

The table below lists data on the characteristics of the buildings and houses illustrated on the GIS map on the previous page. The Blackfriars/Petersville Heritage Conservation District Study (2013) observes:

The area's building stock is unified by its generally small scale. Most homes are one or one and one-half storeys in height. Especially to the east of Wharncliffe, the haphazard layout of roads, differing in width and direction, as well as the variety of building styles, create unexpected views and reflects the composite of different surveys that preceded its development.

Analysis of the house height in the viewshed area of 187 Wharncliffe Road North indicate that the majority of houses are 2 to 2 and one-half storey in height. In the area adjacent to 187 Wharncliffe Rd N. half of the houses are 2 or 2 and one-half storey high.

Wharncliffe Road North At Blackfriars Street - Building Height and Style Inventory							
Wharncliffe Road North - West Side				Wharncliffe Road North - East Side			
Address	Storey	Date	Description	Description	Date	Storey	Address
				Empress Avenue			
				82 Empress Ave Frontage			
208	1	1910c	Hip Cottage	Gambrel	1940c	1-1/2	207
206	1	1910c	Hip Cottage	Gable	1940c	2	201
202	1-1/2	1910c	Gable Cottage	Gambrel	1940c	2	199
200	1-1/2	1910c	Gable Cottage	Gambrel	1940c	2	197
196	1-1/2	1910c	Gable Cottage	Queen Anne	1910c	2-1/2	195
194	1-1/2	1910c	Gable Cottage	Queen Anne	1910c	2-1/2	193
192	1-1/2	1910c	Gable Cottage	Edwardian	1910c	2	81(B)
190	1-1/2	1910c	Gable Cottage	Blackfriars Street			
188	2	2000c	Contemporary	Contemporary	2019	2	88(B)
186	2	2000c	Contemporary	Queen Anne Cottage	1903	1-1/2	187
182	1	1910c	Gable Cottage	Queen Anne Cottage	1902	1-1/2	185
Paul Street				Mock Gambrel	1900c	2-1/2	181
178	1	1910c	A&C Cottage	Cottage	1910c	1	179
176	1	1910c	Ontario Cottage	Queen Anne Revival	1910c	2-1/2	175
172	1	1910c	Hip Cottage	Queen Anne Revival	1910c	2	171
170	1	1910c	Hip Cottage	Gable	1910c	2	169
168	1	1910c	Gable Cottage	Queen Anne Revival	1910c	2-1/2	167
				(B) - Blackfriars Street Address			
<b>5</b>	Total Buildings In 42m Radius - See Image No.30						<b>7</b>
2	x 1 Storey = 17%	3 x 1-1/2 Storey = 25%			7 x 2+ storey = 58%		
<b>16</b>	Total Buildings in Viewshed						<b>16</b>
9 x 1 Storey = 28%		9 x 1-1/2 Storey = 28%			14 x 2+ storey = 44%		

31. Building characteristics table.

**Wharncliffe Road North – East Side**

The lower right photograph starts at 167 Wharncliffe Rd North and moves northward to end at the intersection with Empress Avenue.



32. Building inventory street elevations, east side.

**3.4 Wharncliffe Road North- Building Inventory - continued**

The building types vary from one storey to two and half story along Wharncliffe Road North. Within the immediate 42m radius of 187 Wharncliffe Rd North the majority of the houses are two storey in height. The houses at 193 and 195 Wharncliffe Rd North and at 81 Blackfriars Street are all of two storey with steeply pitched gable roofs and attic windows.

**Wharncliffe Road North - West Side**

The upper left photograph starts at 176 Wharncliffe Road North and moves northward to the No.



206.

**3.4 Wharncliffe Road North- Building Inventory - continued**

The west side of Wharncliffe Road North in the study area is predominantly built with one and one and half storey houses. An exception is located opposite to the subject site where two contemporary houses at No. 186 and 188 which are two storeys without attic levels. Number 182 Wharncliffe Road North operated as “Blackfriars Salon & Spa” prior to 2019.

Most of the dwellings appear to be single family residences with some presenting as duplexes. A common theme with many houses is a steeply pitched gable roof. This style is characteristic of the one and half storey Queen Anne cottage that was popular in this vicinity at the end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century.

Many of the existing houses still have interesting wood detailing in the roof gables facing the street. Smaller verandahs and porches are also a common feature. Most wood frame buildings are clad with modern vinyl siding and tend to conceal any original decorative wood detailing.

## 4.0 IDENTIFICATION OF HERITAGE RESOURCES

### 4.1 187 Wharncliffe Road North Attributes



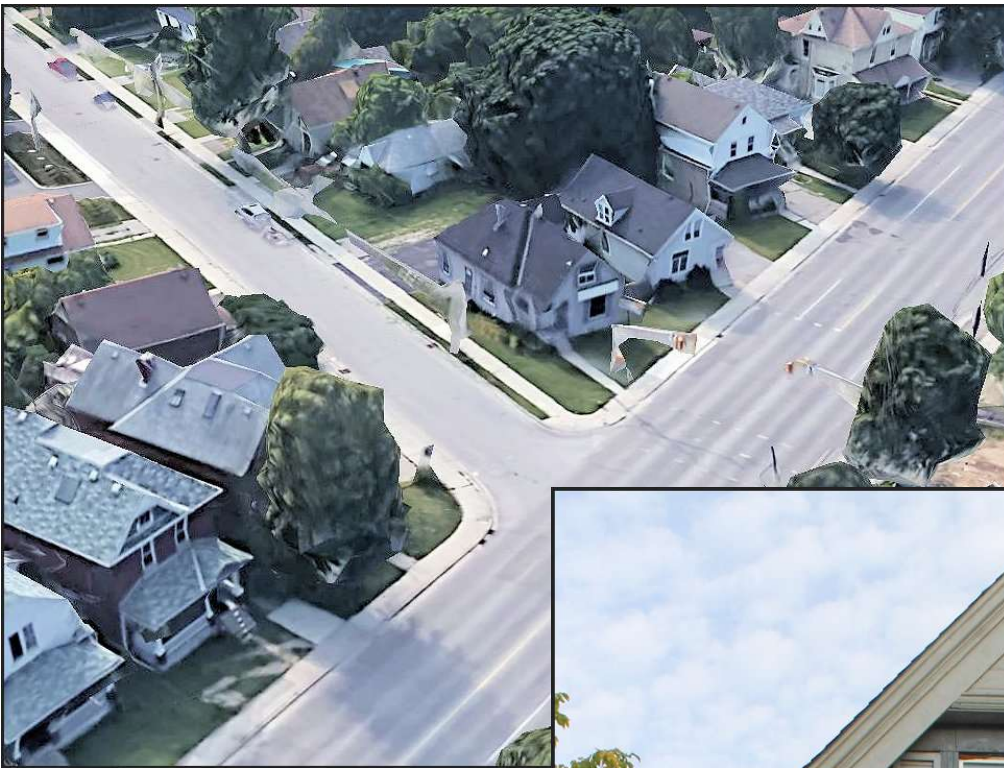
Exterior elevations of 187 Wharncliffe Road North, Clockwise from top left:

34. South elevation portion 35. West elevation. 36. East elevation 37. North elevation along Blackfriars Street.

The heritage attributes of the building at 187 Wharncliffe Road North are limited to its “figure-ground” presence in the neighbourhood’s low rise residential context. In other terms, the massing and the sight placement are what remain of the heritage character significance. Modifications to the fenestration, modern 8” aluminum siding and the loss or covering of wood detailing, leave the house bereft of contributing at a significant level to its surroundings. A window in the entry hallway and the west gable fascia moulding are original elements that remain exposed.

The condition of the house has substantially narrowed the field of possible physical heritage attributes available for assessment. Significant heritage attributes are limited to the form of the house and include;

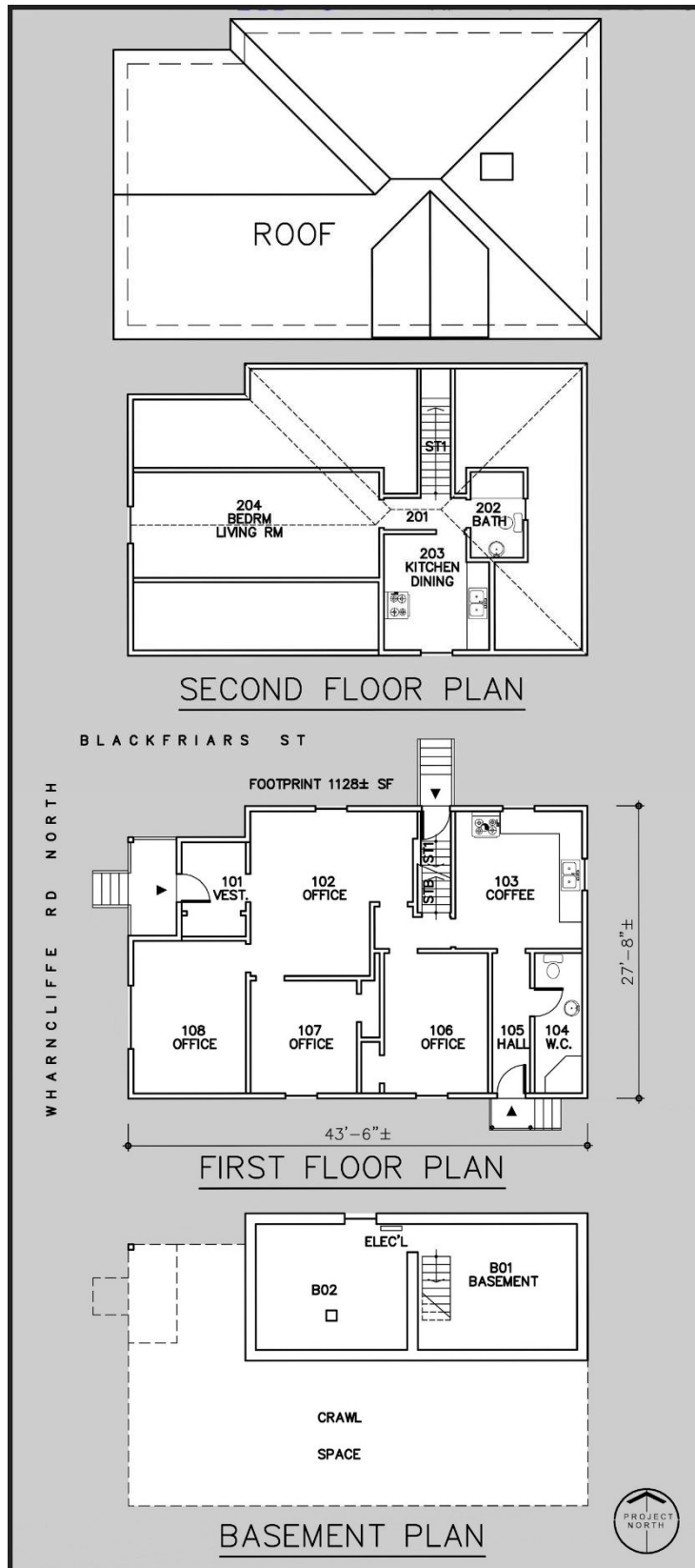
1. Small, 1-1/2 storey cottage form with compact massing and Queen Anne Revival style influences.
2. Tight front and exterior side yards support a well-defined street edge,
3. Skewed alignment with Wharncliffe Road and highly visible corner lot exposure within the southward Wharncliffe viewshed.



38. (top left) aerial view of the 187 Wharncliffe Road North illustrating its contributing attribute of building form and figure-ground configuration. Source; Google Earth



39. (right) The west gable of the existing house retains the original deep barge board with decorative moulding and triangular fronton above the central window.



40. (left) Measured plans of the existing building at 187 Wharncliffe Road North.



41. (left) Measured elevations of the existing building at 187 Wharncliffe Road North.

The following assessment of possible heritage value is arranged in tabular form according to Ontario Regulation 9/06.

Heritage Attributes of the property at 187 Wharncliffe Road North Ontario Regulation 9/06			
1. The property has <b>design value or physical value</b> because it,			
i) is a rare, unique, representative or early example of a style, type, expression, <i>material or construction method</i> ,			
Rare	no	The vernacular Queen Anne revival cottage form is fairly common in Ontario and, within the BPHCD the form is dominate with many extant examples.	23% of the building along Wharncliffe Rd N viewshed are 1-1/2 storey, gable cottage form.
Unique	no	The vernacular Queen Anne revival cottage form is fairly common in Ontario and, within the BPHCD the form is dominate with many extant examples.	23% of the building along Wharncliffe Rd N viewshed are 1-1/2 storey, gable cottage form.
Representative	no	The building is not a significant representation of the architectural style.	A large extent of the original materials and details are removed or altered
Early example	no	The building is not a significant early example of the residential expansion coinciding with the expansion of urban transit infrastructure.	Built in 1903 many similar extant examples are found in the HCD.
ii) displays a high degree of craftsmanship or artistic merit,			
Craftsmanship	no	Most visual surface indication of craftsmanship has been removed or are concealed from view.	
Artistic merit	no	Most visual surface indication of artistic merit has been removed or are concealed from view.	
iii) demonstrates a high degree of technical or scientific achievement.			
Technical Achievement	no	Typical period residential technics employed in construction	
Scientific achievement	no	Typical period residential technics employed in construction	



<b>Heritage Attributes of the property at 187 Wharncliffe Road North</b> Ontario Regulation 9/06			
2. The property has <b>historical value or associative value</b> because it,			
i). has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,			
Theme	<b>yes</b>	The building is representative of early suburban life in the development of the City of London expressed through built form. In the first half of the 20 <sup>th</sup> century the house provided modest rental accommodation.	The theme of upward economic ambitions is evident in the group of six adjacent properties owned and developed by W. Nicholls, a post office clerk.
Event	<b>no</b>	The building is not tied to any single significant event.	
Belief	<b>no</b>	No specific beliefs have been integral to the property.	
Person	<b>no</b>	No notable historic person has been connected to the property.	
Activity	<b>no</b>	The property is not tied to any specific activity.	The property was developed and used as a rental and later included a commercial tenant on the main level.
Organization or Institution	<b>no</b>	No organization has been connected to the property.	
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture,			
	<b>yes, limited</b>	The form yields apparent information on the development pattern of the area.	
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.			
	<b>no</b>	No specific designer or design influence can be attributed to the vernacular architecture.	

<b>Heritage Attributes of the property at 187 Wharncliffe Road North</b>			
Ontario Regulation 9/06			
3. The property has <b>contextual value</b> because it,			
i). is important in defining, maintaining or supporting the character of an area,			
Area character	<b>yes, limited</b>	The building is contributing heritage resource to the character of the area in form and figure-ground.	
ii. is physically, functionally, visually or historically linked to its surroundings			
	<b>yes, limited</b>	The building is a closely linked to 20 <sup>th</sup> century expansion and development	
iii. is a landmark.			
	<b>no</b>	The form of the building is a common archetype and does not function as a landmark on a broad urban or district scale.	

## 4.2 Blackfriars Street Viewsheds



Viewshed photographs, clockwise from upper left – 42. View southward from Wharncliffe Rd N. 43. View northward from Wharncliffe Rd N. 44. View westward along Blackfriars Street. 45. View east from Wharncliffe Rd N to the intersection with Blackfriars Street.

The top left and top right photographs show views along Wharncliffe Road North. The house is skewed approximately 24 degrees from the perpendicular angle to the street. This interesting angle is an influence of the dog leg turn in the layout of Wharncliffe Road to follow the course of the North Thames River. This results in an expanded exposure of the west façade of the house when viewed from the north.

In contrast to the southward view along Wharncliffe in the northward view the house at No. 187 is totally obscured by the adjacent house. Only the existing pole sign can be seen. The existing pole sign date of construction is unknown. It is assumed to have been installed in the early 1980s or coinciding with opening of a real estate and insurance office.

The eastward view from Wharncliffe Road north along Blackfriars Street provides the full and unobstructed view of the west elevation of the house which is primarily seen by pedestrians crossing at the Wharncliffe traffic lights. The westward view along Blackfriars Street shows the rear and utilitarian view of the existing house at 187 Wharncliffe Road North.

### 4.3 Property Condition Assessment

The condition of the building is in an advanced state of deterioration and is uninhabitable. As the result of a fire originating in the basement in 2014, all services have been severed and the building has been unheated and subject to a leaking roof.

46. (top left) Room 104 W.C.



47. (top right) Electrical panel has been disabled due to fire damage.



48. Room 203 Kitchen showing differential settlement in the wood framing.



## Property Condition Assessment - continued

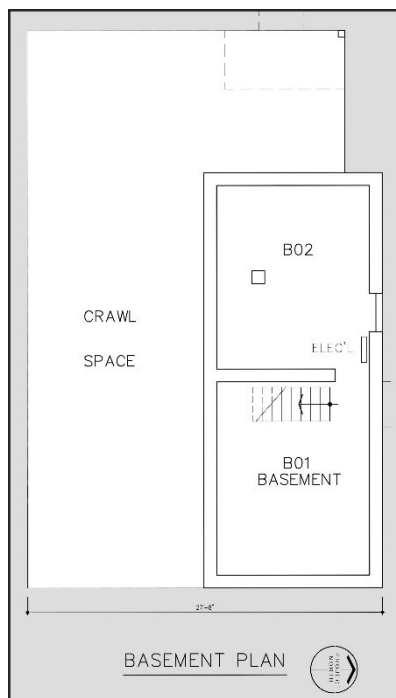
A Building Condition assessment report has been completed by Tacoma Engineers Inc. (June 22, 2012). A copy of the report is attached to the appendix of this report. The report observes that “almost all structural elements of the elements of the subject building are damaged in some manner and require repair”.

The scope of any possible rehabilitation is further exacerbated by unstable condition of the foundation. The Tacoma report states; “Given the foundation conditions on the excavation / crawl space area of the building, stabilization of the building foundation is required. This would require sub-excavation of the building perimeter and installation of a new permanent foundation system.”

The problematic crawl space area accounts for approximately 60% of the building area. In this area significant differential settlement is occurring between the basement foundation wall and the crawlspace perimeter. The resulting approximately 3” to 4” of settlement has been relayed to all floor levels and wood framing members rendering them unserviceable.

Due to the existing condition of the building it is not feasible or practical to rehabilitate the structure. Demolition is the only practical course of action. The demolition should proceed as quickly as possible, and as permitted through the HIA process, to mitigate the risks to public safety associated with a vacant and uninhabitable building.

A replacement building responding to the intent of the Blackfriars/Petersville Heritage Conservation District Plan is a positive course of action resulting from the loss of the contributing building and resource located at 187 Wharncliffe Road North.



50. (left) approximately 60% of the building area is over a crawl space. This entire crawl space structure is improperly founded and has resulted in differential settlement.

51. A9above) The crawl space wood skirting is deteriorating from improper lack of a proper foundation.

#### 4.4 Protection of Heritage Resource

Historical research and site analysis of the Blackfriars-Petersville Heritage Conservation District has demonstrated a connection between the heritage resource at 187 Wharncliffe Road North property and residential development at the turn of the 20<sup>th</sup> century. Additional connections have been made between the house and patterns of settlement, socioeconomic development, historic events and its contribution to the cultural heritage and architectural character of the district.

An evaluation of the heritage attributes according to Ontario Regulation 9/06 demonstrates the property has no significant heritage *design value* and has limited significant *historical or associative value* or *contextual value*. This assessment re-confirms that 187 Wharncliffe Road North is a contributing heritage resource within the Blackfriars-Petersville Heritage Conservation District as classified and stated in Figure 3 of the district Plan & Guidelines, 2014.

In view of the distress observed in the structural wood framing and upon the conclusions of the Structural Condition Assessment (Tacoma Engineers Inc.) the retention, repair and restoration, adaptive use or relocation of the building is untenable. Therefore, it is the finding of this Heritage Impact Assessment that no heritage protections should prevent removal of the existing structure at 187 Wharncliffe Road North and that a heritage permit should be issued for removal of the building as quickly as possible.

The broader scope of the heritage character of the Blackfriars-Petersville Heritage Conservation District shall continue to be protected through the application of the district's guidelines for the design of a new infill building. As directed by the Plan & Guidelines for the HCD, the re-development of the property and the design of the replacement building shall be "respectful, sympathetic, and contextual to the cultural heritage value and heritage attributes of Blackfriars-Petersville Heritage Conservation District". Conformance with the HCD Guidelines will be through the heritage permit review process by the City of London.

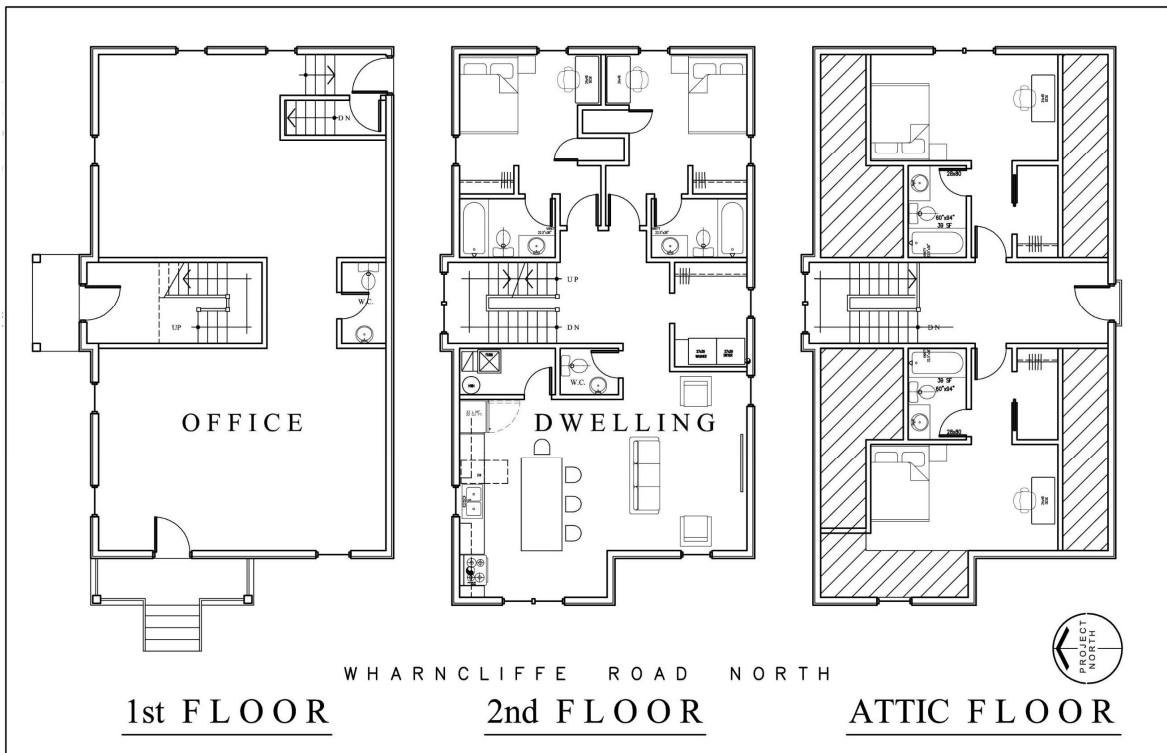
**5.0 PROPOSED REDEVELOPMENT**

**5.1 Proposed Building**

The proposed redevelopment will remove the existing, structurally compromised 1-1/2 -storey converted use house to construct a new 2-1/2 storey house. The proposed house will duplicate the use and configuration of the existing house with an office on the first floor and one dwelling unit on the upper floors. Please refer to the complete design proposal drawings dated August, 2023 attached in the HIA appendices.

The proposed building area footprint is 112.2m<sup>2</sup> (1208 square feet). The gross floor area over three floors is 259.1m<sup>2</sup> (2789 square feet). The building is proposed to include an unoccupied crawl space. The configuration of the crawl space is subject to review by the Upper Thames River Conservation Authority (UTRCA). It is anticipated that occupancy of the basement will be restricted by the policies of the UTRCA for service equipment only. A garage, either detached or attached, is not proposed for the property.

The R2-2(19) Zone only permits a single detached dwelling or other existing legally established occupancies to a maximum of 2 dwelling units. The proposed dwelling unit contains four bedrooms, each containing an ensuite bathroom and is intended for the rental market. This use is in alignment with the *Official Plan* direction that identifies Blackfriars-Petersville as a “Near Campus Neighbourhood”. Refer to further information on Near Campus Neighbourhoods in Section 2.0 of this HIA.



52. Above: Floor plans of the proposed redevelopment building for 187 Wharncliffe Rd North.

### 5.1 Proposed Building - Continued

The proposed house will continue its historical use as a converted dwelling with a dedicated first floor office suite. The existing dwelling was first converted to a duplex with a commercial use on the first floor in approximately 1955. The first business use commenced as “Cundell’s Beauty Salon”, and later as a real estate office and a MP Constituency office. The existing first floor suite has been used as a commercial use for approximately 68 years. Please refer to the Appendix F: Ownership and Occupancy for further information.

The design of the house is inspired by local vernacular examples of housing found in the Blackfriars-Petersville HCD. The architectural heritage of the Blackfriars-Petersville is rich and varied and provides a diverse context of style and scale. The existing house at 187 Wharncliffe was constructed during the end of the Late Victorian Period (1850-1910) with Queen Anne styling. Although the form of the existing house is uncomplicated, the recessed entrance over a well detailed and full width gable is a common and pleasing form in the neighbourhood.

The architectural design of the proposed house borrows some common elements of the Queen Anne style such as projecting bays on the west and north elevations and textured roof gable cladding. The cladding is proposed to be horizontal siding. The siding provides an opportunity for banding and borders in with polychrome treatment to achieve a more complex graphic rendering to the building.



53. Above: Architectural design elevations for the proposed reconstructed house at 187 Wharncliffe Road North.

The traditional front door to the proposed house remains facing onto Wharncliffe Road North. The dwelling unit entry door continues to face onto Blackfriars Street. The driveway access also remains unchanged with the entry from Blackfriars Street.



## 5.1 Proposed Building - Continued

The windows are proposed to be double-hung with a vertical simulated division in the upper and lower sashes. This is a traditional window form and will provide a layer of pattern and scale to the fenestration treatment of the building. Several featured windows are proposed to have shaped tops to emphasise scale and hierarchy in the roof gables.

The gable roof is sloped at 12/12 pitch and topped by a flat cap. The 12/12 roof slope is a common roof slope of the Victorian Period and revival styles. A very similar roof design can be seen in the neighbouring house at 193 Wharncliffe Road North, adjacent to the subject property across Blackfriars Street.



54. Above: Photomontage streetscape study montage with a rendering of the proposed building at 187 Wharncliffe Road South. The view is looking southward along Wharncliffe Road North.

The street corner exposure of the subject property is very prominent when approaching southbound along Wharncliffe Road North. The proposed house will maintain its 26-degree skew toward Wharncliffe which further enhances the west façade's unique exposure. This position provides a natural position for a business office along the busy arterial traffic route. The established two-storey eave height is noted on the two houses left of No. 187 in photomontage #54.

## 5.1 Proposed Building - Continued

The predominant building height along Wharncliffe Road North in the vicinity of No. 187 is two-storey, however some 1-1/2 storey houses are also common such as the adjacent house to the south at 185 Wharncliffe Road North. When viewed from the centre of Wharncliffe Road North, the south elevation is almost completely obscured by No. 185 with only half the proposed roof being visible as seen in photomontage #55.



55. Above: Photomontage streetscape study of the proposed building at 187 Wharncliffe Road North. The view is looking northward along Wharncliffe Road North.

The view westward along Blackfriars Street shown in photomontage #56 illustrates alignment with the existing two-storey eave lines of the houses adjacent to the property and opposite across Blackfriars Street. The corner of Wharncliffe Road North and Blackfriars Street creates an informal entry to the quieter internal areas of the neighbourhood to the east. Together with the two-storey house at 193 Wharncliffe Road North, the proposed house will punctuate the corner node and the entry to Blackfriars Street.



56. Above: Photomontage streetscape study of the proposed building at 187 Wharncliffe Road North. The view is looking westward along Blackfriars Street.

## 5.1 Proposed Building - Continued

The commercial use of the converted dwelling at 187 Wharncliffe Road North is long established dating back to Cundell's Beauty Salon in 1955. Currently there are two commercial signs on the property, a pole sign and a building face mounted internal illuminated box sign. The proposed building has a wall sign board wall mounted above the front entry and placed on the projecting porch bay. The sign board is proposed to be indirectly illuminated with snorkel light fixtures.



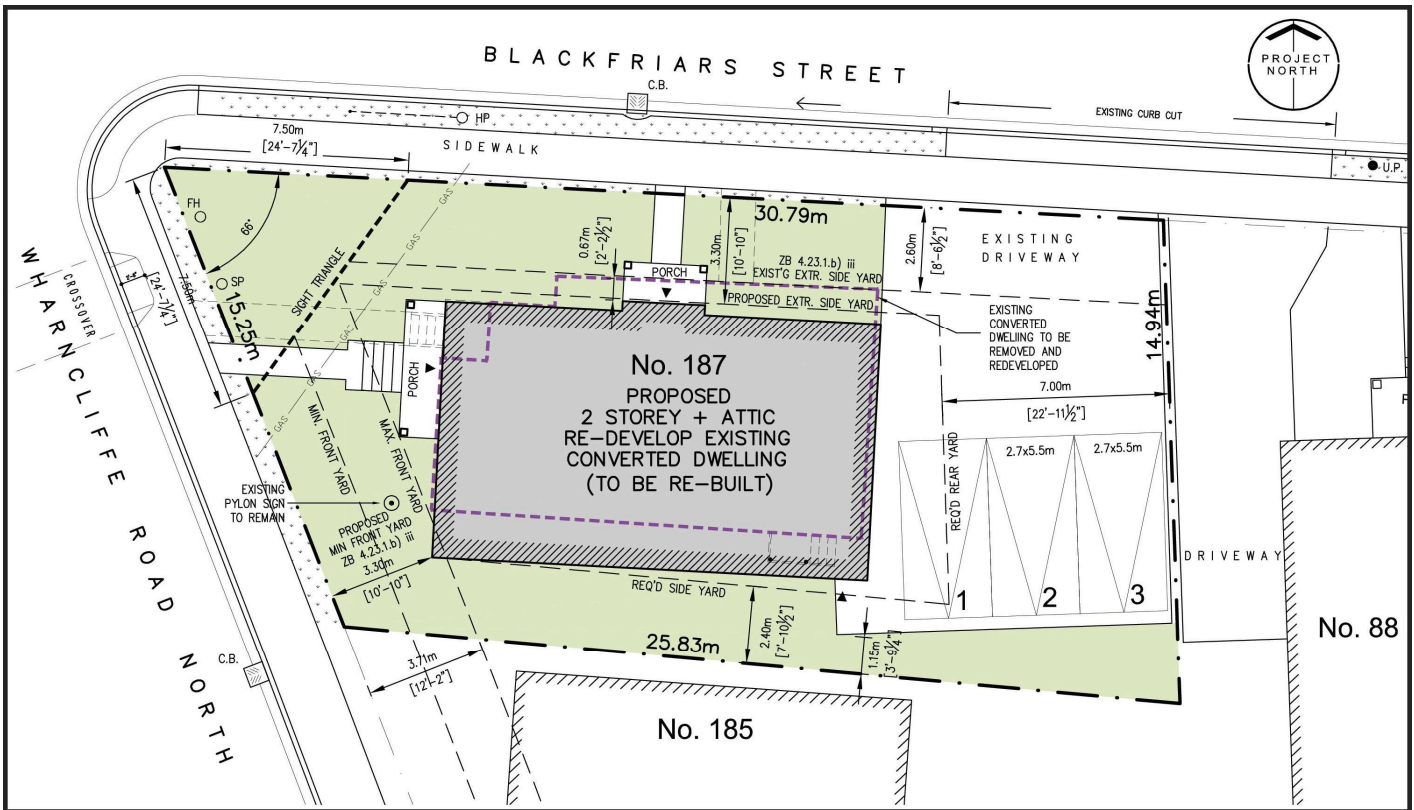
57. West elevation of the proposed building with indirectly illuminated sign board. The cornice sign board area is approximately 5% of the wall area and conforms to the City of London sign by-law.

5.2 Proposed Site Development

Placement of the proposed building will closely duplicate the existing house footprint and its location with respect to Wharncliffe Rd North. The required exterior side yard along Blackfriars Street has been expanded by 0.67m (2'-2") from the existing building location to improve alignment with adjacent building setbacks on Blackfriars Street. Providing an expanded exterior side yard has been made possible by reducing the width of the proposed house and by shifting its location south up to the required interior side yard setback.

The driveway entry will remain at the rear of the property with access from Blackfriars Street. No garage is proposed and required parking will be on the parking area adjacent to the rear of the house. Existing trees of a significant or regulated calliper size are to remain on the property.

The proposed building will be two storeys in height with an attic level. Increases in shadowing will primarily fall onto Blackfriars Street allowance. The open space will remain grassed and unchanged in the existing front, side and rear yard. A new paved walk will connect from the public sidewalks to the first floor entry from Wharncliffe and to the upper floor entry from Blackfriars Street.



58. Above: Detail of the proposed site development plan for the 187 Wharncliffe Road North.


## 6.0 MEASUREMENT OF IMPACT

### 6.1 Potential Impact Assessment & Mitigation Matrix

New Development (7.10.1 Policies BPHCD Plan)		
a)	Council will endeavour, through its approval process, to discourage new development or redevelopment that detracts from the integrity or results in the destruction or negative impact on contributing resources and heritage attributes of Blackfriars-Petersville Heritage Conservation District;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> new development shall conform to the HCD design guidelines
b)	New development shall be respectful, sympathetic, and contextual to the cultural heritage value and heritage attributes of Blackfriars-Petersville Heritage Conservation District. Heritage Impact Assessment may be required at the discretion of the Heritage Planner;	Loss of the contributing resource has a negative impact. A HIA will inform re-development <b>Mitigation:</b> new development shall conform to the HCD design guidelines
c)	Parking for new development should be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. Discourage new garages at the front of the building;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> New development parking will be duplicated in driveway. Garage is not proposed.
d)	Building elevations will be required for development proposals. The Architectural Design guidelines provided in Section 10 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> Building elevations have been provided to conform to the guidelines in the HCD Plan & Guidelines for compatibility
e)	Site Plan control may apply for new development within Blackfriars-Petersville Heritage Conservation District	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> City of London confirms the existing historical commercial does not trigger a Site Plan approval. Heritage permit review process shall ensure conformance with HCD goals
f)	A Tree Management Plan may be required for proposed development or site alteration to the satisfaction of the Urban Forester to evaluate the impacts on existing vegetation	Loss of the contributing resource has a negative impact.

	and promote conservation of mature healthy trees as a heritage attribute of the Blackfriars-Petersville Heritage Conservation District;	<b>Mitigation:</b> Mature trees are on the property and shall be protected during construction and retained to the satisfaction of the Urban Forester.
g)	Landscaping that complements the existing landscapes of the Blackfriars-Petersville Heritage Conservation District, screens parking areas and contributes to the overall pedestrian quality and contributes to the neighbourhood's urban forest is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval requirements.	Loss of the contributing resource has a negative impact.  <b>Mitigation:</b> Existing grass cover over the open areas of the front yard will be maintained similar to the existing grass cover.

<b>Architectural Design Guidelines Key Elements (10.2 BPCH)</b>		
<b>10.2.1</b>	<b>Building Form, Massing, Height, Width and Visible Depth</b>	Loss of the contributing resource has a negative impact.
<b>Mitigation – Building Form:</b> The form of the proposed building follows a composition of platonic solids (cubes, triangles) that is common in residential buildings of the period. A steep, simple rectangular form roof is sympathetic to adjacent house and to the district.		
<b>Mitigation - Massing:</b> The massing of the new proposed building follows a simple vernacular form and is animated by a stepped back gable, projecting porches and dormers.		
<b>Mitigation - Height:</b> The massing of the new building is a departure from the existing one and one-half storey cottage. The adjacent houses on both sides predominately 2 storey, therefore the street character is able to accommodate the proposed two-storey height. Across the street the building at 193 Wharncliffe is a taller two-storey brick building and provides continuity of context.  Refer to the building height map in “3.4 Wharncliffe Road North Building Inventory” in this HIA.  London Plan 290 – Buildings located on corner sites should address the corner through building massing, location of entrances, and architectural elements.		
<b>Mitigation – Width:</b> The proposed building with is 0.3m narrower than the existing.  The requirements of the Rapid Transit Protected Major Station policy apply to the site and the front and exterior side yard setbacks are subject to final confirmation by the City of London. The proposed exterior side yard setback has been increased by 0.67m.  This will achieve the goal of an improved gateway to Blackfriars Street as outlined in BPHCD Gateways 12.9.		



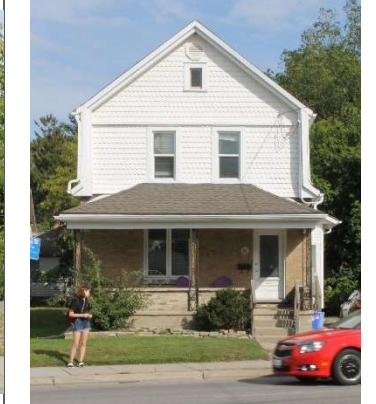
<p><b>Mitigation – Visible Depth:</b> The proposed building will closely match the existing building depth</p>		
10.2.2	Building Setting on Property	<p>Loss of the contributing resource has a negative impact. A HIA will inform re-development</p> <p><b>Mitigation:</b> The proposed building will have an identical setting on the property.</p>
10.2.3	Architectural Style	<p>Loss of the contributing resource has a negative impact.</p> <p><b>Mitigation:</b> The architectural style is based on Queen Anne Revival incorporating projecting bays, porches, and dormers and stepped gables. The opportunity to build references some of the extant high style adjacent building</p>
		
<p>195 Wharncliffe Rd N, BPHCD – Projecting offset gable      193 Wharncliffe Rd N &amp; Blackfriars, BPHCD – projecting bay &amp; gable      101 Wharncliffe Rd N &amp; Rogers Ave, BPHCD – projecting bay &amp; gables</p>		
10.2.4	Building Façade Elevation Layout and Shape, Projections and Reveals	<p>Loss of the contributing resource has a negative impact.</p>
<p>The proposed building façade has a clearly articulated vertical axis aligning the front entry with an offset gable dormer above. The side entry also aligns with a projecting gable bay.</p>		
10.2.5	Porches	<p>Loss of the contributing resource has a negative impact.</p> <p><b>Mitigation:</b> the proposed building has a front porch with a projecting bay and gable. A small porch covers the side entry.</p>

10.2.6	Roof Style, Chimneys, Dormers, Gables and Soffits	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> The roof style is 12/12 and contemporary with a majority of the building within the BPHCD including three dormers.
10.2.7	Windows, Doors and Accessories	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> Double hung windows are proposed with a two over two divisions, similar to the existing building. Accessories such a front door transom window.
10.2.8	Building Materials, Textures and Colours	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> the proposed building will be clad with horizontal siding and trim accessories. This will facilitate a polychrome scheme.
10.2.9	Key Elements for Commercial and Institutional Buildings	A permanently mounted wall sign is proposed for the commercial use. The proposed sign will be indirectly illuminated i.e., snorkel light fixtures.

<b>Design Guidelines – New Residential Buildings (10.3.2 BPCH)</b>		
10.3.2.1 a)	Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbors. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> placement and design of proposed building maintains the skewed angle with the street line. The proposed 2 storey punctuates the western gateway/ termination to Blackfriars Street
10.3.2.1 b)	Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> the proposed building is aligned with the adjacent building frontage line and closely match the existing building



10.3.2.1 c)	New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> The projecting 2 <sup>nd</sup> storey front bay and gable over the front door animates access from the street.
10.3.2.1 d)	Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing façades;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> the proposed 2 storey house provides greater massing at the corner of Wharncliffe and Blackfriars to increase special definition of the intersection and elevates the nodal character of the property as an entrance to Blackfriars Street.
10.3.2.1 e)	Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> The steep gable roof line is archetypical in the surrounding and consistent with the era of Queen Anne influenced house design found throughout the BPHCD.
10.3.2.1 f)	Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> The proposed roof gable peak height of 187 aligns with adjacent roof peak heights at 181, 193 and 195 Wharncliffe Road North.
10.3.2.1 g)	Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> The period proportions of the proposed windows are placed in a formal pattern and are sympathetic with the context of heritage buildings.
10.3.2.1 h)	Use materials and colours that represent the texture and palette of the Blackfriars-Petersville area;	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> The proposed 2-storey house will be clad with horizontal siding, trims casing and accents.
10.3.2.1 i)	Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades of properties in the	Loss of the contributing resource has a negative impact. <b>Mitigation:</b> projecting bays, porches. Porch columns, entry door transoms,

	<p>Blackfriars-Petersville area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property;</p>	<p>double hung divided windows, raised panel front door, covered front door, and polychrome cladding are incorporated into the proposed building.</p>
<p>10.3.2.1 i)</p>	<p>New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block.</p>	<p>Loss of the contributing resource has a negative impact.</p> <p><b>Mitigation:</b> The height of the proposed building shall not exceed any of the height of the tallest existing heritage building within the subject property's block. Three of the tallest adjacent heritage buildings are pictured below.</p> <p>The final height of the building is subject to minimum foundation height requirements of the flood plain limit set by the Upper Thames River Conservation Authority.</p>
		
<p>195 Wharncliffe Road N, BPHCD</p>	<p>193 Wharncliffe Road N., BPHCD</p>	<p>181 Wharncliffe Road North, BPHCD</p>
<p>Above: three examples of two storey building heights located adjacent to the property.</p>		

## 7.0 AVOIDANCE, ALTERNATIVES & MITIGATING METHODS

As established in the Property Condition Assessment section, although the building demonstrates heritage value, retention of the building within the requirements of the *Ontario Building Code* for residential use is untenable. Relocation of the building for another purpose may have been feasible if the wood frame structure was structurally sound. As described in the structural engineer's report, long term settlement resulting from sub-standard foundations, together with the recent inability of access to attend to roof repairs, and the absence of services and space heating facilities, has created impossible conditions for the retention of the existing building.

The opportunity to avoid the required removal of the building would have been through remedial repairs and habitation many years ago. Logically, it follows that, in order to ensure public safety, the building must be removed. Avoidance of the loss of contributing buildings in the future, due to abandonment and neglect, will require ongoing and thorough monitoring by enforcement agencies and neighbourhood associations.

After removal, if no development is permitted to occur, a large gap in the street wall will be created and will have a negative overall impact on continuity of Wharncliffe Road North and would be counter to the goals of the Blackfriars-Petersville Heritage Conservation District. After removal, a "do nothing" approach is not a reasonable or feasible option for the owner, the neighbourhood, the district, or the City of London.

By closely following the design guidelines laid out in the Blackfriars-Petersville Heritage Conservation District Plan & Guidelines, the construction of a new residential building will be a favourable method to mitigate the loss of the building at 187 Wharncliffe Road North.

Commemoration of 187 Wharncliffe Road North interpretive and historical information media materials is an available option to mitigate the loss of the existing building. The building at 187 Wharncliffe Road North is representative of the overall character of the BPHCD however, no unique or rare historic associations have been identified specifically with the house that are not also associated with other existing buildings in the district.

## 8.0 IMPLEMENTATION AND MONITORING

Upon the approval of this Heritage Impact assessment by the Heritage Planner, the Local Architectural Advisory Committee (LACH), and the Council of the City of London, a heritage permit will be issued. Upon receiving a heritage permit for the proposed redevelopment, the required demolition permits will be obtained and removal of the existing building can commence.

Due to the building's advanced state of deterioration, there are no known materials of value to be salvaged. No monitoring of the demolition will be required for cultural heritage conservation purposes.

Upon the completion of construction drawings, the final construction documents and plans will be submitted for a building permit under the *Ontario Building Code*. General review by design professionals is not required under *Ontario Building Code* for small residential buildings. The building permit application plans may be reviewed by the heritage planner for comment and for compliance with the Blackfriars-Petersville Heritage Conservation District Plan & Guidelines and for consistency with the Heritage Impact Assessment. The site plan may be reviewed by the Urban Forester for comment regarding the retention of significant trees.

During construction, periodic inspections by the building inspector, through the City of London Building Department, is required by the *Ontario Building Code Act*. Other periodic inspections may be completed by the Heritage Planner during construction to monitor implementation of the mitigating measures and design features proposed in this report.

The new building will be subject to the full force of the *Ontario Heritage Act* as it applies to the Blackfriars-Petersville Heritage Conservation District under the designating By-law L.S.P.-3437-179. Contravention of the Ontario Heritage Act is a Provincial offence. Illegal demolition in contravention of the Ontario Heritage Act is subject to a fine of up to \$1,000,000. Under Section 69.5.1 of the Ontario Heritage Act, in addition to any other penalties, the City of London or the Ministry of Tourism, Culture and Sport may restore an illegally demolished protected heritage resource as nearly as possible to its previous condition and may recover the cost of the restoration from the property owner.

## 9.0 SUMMARY

Radoslava Knezic, the owner of the property at 187 Wharncliffe Road North, City of London, retained Thor Dingman (TD-BAS Inc) to prepare a Heritage Impact Assessment (HIA) for the subject property. The property is designated under Part V, Heritage Conservations Districts, of the *Ontario Heritage Act*. The property is listed on the City of London's Register of Cultural Heritage Resources under the designating by-law L.S.P.-3437-179, Blackfriars-Petersville Heritage Conservation District, designated on May 15, 2015.

The HIA has been requested by the City of London Heritage Planner in response to the owner's request to demolish the existing one and one-half storey converted dwelling. The existing building was built in approximately 1903. The architectural design is a vernacular variation of the Queen Anne Cottage. The house is representative of early 20<sup>th</sup> century settlement expansion in the area and is of the type of modest housing stock occupied by city residents that is characteristic of the District. The house at 187 Wharncliffe Road North has been identified in the Blackfriars/Petersville Heritage Conservation District Plan as a Contributing Property within the district.

The surrounding Heritage Conservation District contains a residential area consisting of approximately 580 properties within 19 city blocks. The predominate building type is a smaller dwelling, typically either a 1 storey cottage or a 1-1/2 storey gabled house typically found in the HCD. The dwellings are often set closely towards the narrow streets thereby creating a sense of enclosure that is characteristic of the district.

With the introduction the Kensington rail bridge and the London Street Railway along Wharncliffe Road North at the end of the 20<sup>th</sup> century, the street gained prominence. This coincides with burst in residential construction. Some larger homes were constructed along Wharncliffe during this period, often on corners lots (101 & 193 Wharncliffe Road North). Several of these examples are of larger, high-style architectural design.

Early in the history of the settlement the district has grown and evolved along the banks of the Thames River. The next major wave of settlement followed with improved access and public transportation infrastructure. Wharncliffe Road North is representative of early 20<sup>th</sup> century development.

The Blackfriars-Petersville Heritage Conservation Plan & Guidelines were adopted along with the designating by-law. The Plan and Guidelines provide policies, procedures and guidance for the management of heritage resources in the District. The Plan also provides for the management of change within the District including demolition and design standards for new infill buildings.

To fully understand the potential impacts of the proposed building removal and redevelopment of the property, the HIA examined in greater detail the heritage character and attributes of the area and the connections it has to the broader context within the Heritage Conservation District boundaries. This analysis includes historical research and site analysis of the surrounding property, the viewshed along Wharncliffe Road North, and of the immediate neighbourhood adjacent to the 187 Wharncliffe Road North.

The heritage attributes of the building at 187 Wharncliffe Road North were listed, assessed and summarized in tabular format according to Regulation 9/06 to determine if the building had design or physical value, historic and associative value, or contextual value. The assessment of the heritage attributes concluded that the 1903 Queen Anne Cottage at 187 Wharncliffe Road North has limited significance as a heritage resource as classified in Figure 3 of the Blackfriars-Petersville District Plan & Guidelines, 2014.

However, in view of the structural engineer's assessment of the house, it is the finding of the Property Condition Assessment that the retention, repair and restoration, adaptive use or relocation of the building is untenable due to the advance deterioration of the structure due to sub-standard foundations. Subsequent fire damage has only exacerbated deterioration. Therefore, it is the finding of this Heritage Impact Assessment that no heritage protections should prevent the removal of the existing structure at 187 Wharncliffe Road North and that a heritage permit should be issued for removal of the building as soon as possible.

Removal of a heritage resource and the construction of a new building may have potential negative impacts on the cultural heritage value of the HCD. To mitigate the negative impact of the proposed new building, recommendations for the design of new development was taken from the Blackfriars-Petersville HCD Plan & Guidelines and listed in tabular form in the HIA. Mitigating design measures were summarized and described and are incorporated into the proposed building design.

The proposed architectural designs have been attached to the HIA. The designs demonstrate the adoption of the recommended design guidelines provided in the Blackfriars-Petersville HCD Plan. In conclusion, the loss of the contributing heritage property at 187 Wharncliffe Road North results in a negative impact on the neighbourhood along Blackfriars Street and throughout its connection within the broader context of the HCD. Due to serious and irreversible structural deterioration, the heritage resource cannot be retained. Mitigation of this loss is achieved through the effective incorporation of the HCD design guideline recommendations in the design of the new house.

End of Report

**References**

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8. HistoricBridges.org, web content
9. Canada Census
10. Western Libraries, University of western Ontario
11. London Room Collection London Public Library
12. The D.B. Weldon Library Map Library, Western Libraries



## Curriculum Vitae

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### Thor Dingman - President

#### ▪ FIRM HISTORY

Thor Dingman established his firm in 2003 and has since been in continuous practice working on a range of architectural design projects including custom residential, office, commercial, industrial and heritage conservation.



#### ▪ PROFESSIONAL ASSOCIATIONS

##### **A. Sc. T., OACETT**

Ontario Association of Certified Engineering Technologists and Technicians

##### **Building Specialist, CAHP**

Canadian Association of Professional Heritage Consultants

##### **Conservation Consultant, ACO**

Preservation Works Program,  
Architectural Conservancy of Ontario

**LEED AP** Green Building Council of  
Canada accredited professional

#### ▪ PROFESSIONAL REGISTRATION

##### **OBC Firm BCIN #26998**

Building Code Identification Number

##### **OBC Designer BCIN #21537**

Small Buildings  
Large Buildings  
Building Services  
Building Structural  
Plumbing All Buildings

#### ▪ PROFESSIONAL INSURANCE

\$1,000,000 E&O Insurance,  
Encon, Certificate Number 199

#### ▪ GENERAL LIABILITY

\$2,000,000 Commercial General Liability  
per occurrence. \$3,000,000 General  
Aggregate.

#### ▪ EDUCATION

B. Arch. Sc. (design)  
Ryerson University, Toronto 1989

Heritage Planning Certificate  
University of Waterloo, Waterloo 2003

Historic Conservation Certificate  
University of Waterloo, Waterloo 2003

#### ▪ FORMER EMPLOYERS

1992-2003  
Senior Designer, Marklevitz Architect  
Stratford, Ontario

1989-1991  
Architectural Scientist  
Otto & Bryden Architects  
Ottawa, Ontario

#### ▪ EXPERIENCE

With 19 years professional design  
experience Thor Dingman has worked on a  
wide range of projects for a variety of  
clients;

Huron Perth Healthcare Alliance

Scotiabank

City of Stratford

Municipality of Huron East

Perth County Historical Foundation

Town of Saugeen Shores

W & H Smith Construction

Stratford Subaru

CBRE Property Management

Quadro Communications





# BLACKFRIARS-PETERSVILLE HERITAGE CONSERVATION DISTRICT PLAN

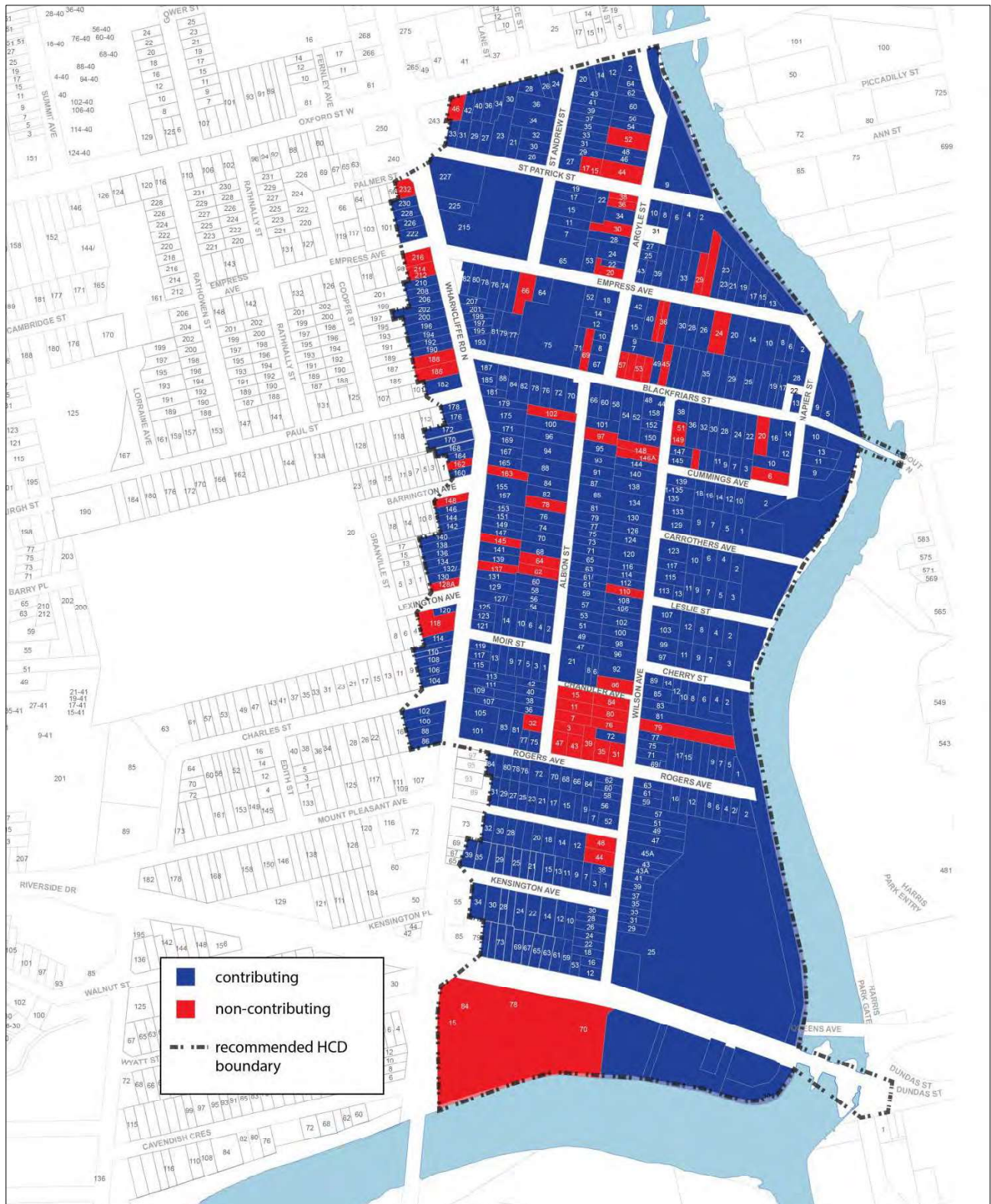


Figure 3: Contributing and non-contributing properties within the Blackfriars-Petersville Heritage Conservation District.

## Register of Cultural Heritage Resources

Row	Street Name	Address	Year Built	Architectural Style	Individual Designating By-law	Interior Attributes	Plaque	Heritage Conservation District	Designating By-Law	Rating	Property Name or Comment	Cultural Heritage Status	Alternate Addresses on the Property	Force and Effect Date
5532	Wharnclyffe Road North	157 Wharnclyffe Rd N						B/P	L.S.P.-3437-179	Con		Part V Designated	155 Wharnclyffe Rd N 157 Wharnclyffe Rd N	May 15, 2015
5533	Wharnclyffe Road North	160 Wharnclyffe Rd N	1907	Dutch Colonial				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5534	Wharnclyffe Road North	162 Wharnclyffe Rd N	1900					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
5535	Wharnclyffe Road North	163 Wharnclyffe Rd N	1955					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
5536	Wharnclyffe Road North	164 Wharnclyffe Rd N	1910	Dutch Colonial				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5537	Wharnclyffe Road North	165 Wharnclyffe Rd N	c1865	Vernacular				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5538	Wharnclyffe Road North	167 Wharnclyffe Rd N	1870	Vernacular				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5539	Wharnclyffe Road North	168 Wharnclyffe Rd N	1920					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5540	Wharnclyffe Road North	169 Wharnclyffe Rd N	1894					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5541	Wharnclyffe Road North	170 Wharnclyffe Rd N	1880					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5542	Wharnclyffe Road North	171 Wharnclyffe Rd N	1880					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5543	Wharnclyffe Road North	172 Wharnclyffe Rd N	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5544	Wharnclyffe Road North	175 Wharnclyffe Rd N	c1870	Vernacular				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5545	Wharnclyffe Road North	176 Wharnclyffe Rd N	1880					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5546	Wharnclyffe Road North	178 Wharnclyffe Rd N	1932					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5547	Wharnclyffe Road North	179 Wharnclyffe Rd N	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5548	Wharnclyffe Road North	181 Wharnclyffe Rd N	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5549	Wharnclyffe Road North	182 Wharnclyffe Rd N						B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5550	Wharnclyffe Road North	185 Wharnclyffe Rd N	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5551	Wharnclyffe Road North	186 Wharnclyffe Rd N	2015					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
5552	Wharnclyffe Road North	187 Wharnclyffe Rd N	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5553	Wharnclyffe Road North	188 Wharnclyffe Rd N	2013					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
5554	Wharnclyffe Road North	190 Wharnclyffe Rd N	1914					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5555	Wharnclyffe Road North	192 Wharnclyffe Rd N	1910					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5556	Wharnclyffe Road North	193 Wharnclyffe Rd N	1911					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5557	Wharnclyffe Road North	194 Wharnclyffe Rd N	1910					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5558	Wharnclyffe Road North	195 Wharnclyffe Rd N	1914					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5559	Wharnclyffe Road North	196 Wharnclyffe Rd N	1910					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5560	Wharnclyffe Road North	197 Wharnclyffe Rd N	1918	Dutch Colonial				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5561	Wharnclyffe Road North	199 Wharnclyffe Rd N	1925	Dutch Colonial				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5562	Wharnclyffe Road North	200 Wharnclyffe Rd N	1910					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5563	Wharnclyffe Road North	201 Wharnclyffe Rd N	1925	Dutch Colonial				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5564	Wharnclyffe Road North	202 Wharnclyffe Rd N	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5565	Wharnclyffe Road North	206 Wharnclyffe Rd N	1910					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5566	Wharnclyffe Road North	207 Wharnclyffe Rd N	1928					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5567	Wharnclyffe Road North	208 Wharnclyffe Rd N	1910					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5568	Wharnclyffe Road North	210 Wharnclyffe Rd N	1903					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5569	Wharnclyffe Road North	212-214 Wharnclyffe Rd N	2010					B/P	L.S.P.-3437-179	N/Con		Part V Designated	212 Wharnclyffe Rd N 214 Wharnclyffe Rd N	May 15, 2015
5570	Wharnclyffe Road North	215 Wharnclyffe Rd N	1922	Collegiate Gothic				B/P	L.S.P.-3437-179	Con	Jeanne Sauvé French Immersion Public School Empress Public School	Part V Designated		May 15, 2015
5571	Wharnclyffe Road North	216 Wharnclyffe Rd N		Four Square				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5572	Wharnclyffe Road North	222 Wharnclyffe Rd N	1913					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5573	Wharnclyffe Road North	225 Wharnclyffe Rd N	1893	Italianate				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5574	Wharnclyffe Road North	226 Wharnclyffe Rd N	1903	Dutch Colonial				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5575	Wharnclyffe Road North	227 Wharnclyffe Rd N	1890	Gothic Revival				B/P	L.S.P.-3437-179	Con	St. George's Anglican Church	Part V Designated		May 15, 2015
5576	Wharnclyffe Road North	228 Wharnclyffe Rd N	1903	Dutch Colonial				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5577	Wharnclyffe Road North	230 Wharnclyffe Rd N	1903	Dutch Colonial				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
5578	Wharnclyffe Road North	232 Wharnclyffe Rd N	c1930	Vernacular				B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
5579	Wharnclyffe Road North	335 Wharnclyffe Rd N	c1887	Queen Anne								Listed		March 26, 2007
5580	Wharnclyffe Road North	343 Wharnclyffe Rd N	c1900	Vernacular								Listed		March 26, 2007
5581	Wharnclyffe Road North	371 Wharnclyffe Rd N	1860									Listed		December 3, 2013

# Building Condition Assessment

187 Wharncliffe Road North  
London, Ontario



Prepared by:



180 Northfield Drive, Suite 4  
Waterloo, ON  
TW-0245-21

June 28, 2021

## 1. Introduction

Tacoma Engineers has been retained by Radoslava Knezic of London to carry out a structural condition assessment of a 2-storey building located at 187 Wharncliffe Road North in London, Ontario.

Tacoma Engineers was retained by Radoslava Knezic in May 2021. The undersigned attended the site on May 20<sup>th</sup>, 2021.

This report includes a summary of the following items for the building:

- major structural systems;
- existing structural conditions and areas of potential concern;
- conceptual repair options for any areas that may require remedial work

## 2. Background

Tacoma Engineers has been retained by the property owner. There are no sub-consultants retained by Tacoma Engineers. Thor Dingman of TD-BAS was also retained by the owner to provide measured drawings and other heritage planning and redevelopment activities regarding this property.

In executing due diligence, the owner has requested the Building Condition Assessment in alignment with the City of London's Blackfriars-Petersville Heritage Conservation District Guidelines. In keeping with the HCD guidelines, this assessment has been completed by a qualified heritage professional holding membership in the Canadian Association of Heritage Professionals (CAHP).

This report is based on a visual inspection only and does not include any destructive testing. The structure was in a poor state of condition at the time of this review, and the interior of the building could not be completely accessed. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.

No previous work has been completed by Tacoma Engineers on this building for this or any other owner.

No sub-consultants have been retained to participate in this assessment.

## 3. Building History

The construction date of the subject property is unknown. Based on the history of area and construction observed, it is likely the building was constructed over several phases in the late 19<sup>th</sup> century. The building is constructed as a two-storey wood building, in the gothic revival / Ontario classic style. It measures approximately 1100 ft<sup>2</sup> in gross building area, as measured from plans created by Thor Dingman. The property is located within the Blackfriars-Petersville Heritage Conservation District and as such is regulated by Part V of the Ontario Heritage Act.

## 4. Scope and Methods

No documents were provided to the undersigned prior to the preparation of this report.

The assessment of the building is based on a visual assessment from grade. Access to the interior of the building was limited in some areas, mainly the attic, due to condition of the structure.

A site visit was carried out by Nick Lawler, P.Eng., on May 20<sup>th</sup>, 2021. A visual review of all accessible spaces was completed on this date, and photographs were taken.

## 5. Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions. Detailed material condition definitions are included in Appendix A of this report.

- **Condition States<sup>1</sup>:**
  1. Excellent – Element(s) in “new” condition. No visible deterioration type defects present, and remedial action is not required.
  2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
  3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.
  4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action<sup>1</sup>:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.
- **Priority remedial action<sup>1</sup>:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
  1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 6 months (**before the onset of the next winter season**).
  2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
  3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.
- **Routine maintenance<sup>1</sup>:** these are items that can be performed as part of a regularly scheduled maintenance program.

In addition to the definitions listed above, it should be noted that the building in question is of interest from the perspective of heritage. The Standards and Guidelines for the Conservation of Historic Places in Canada provide direction when a structural system is identified as a character-defining element of an historic place. They also provide direction on maintaining, repairing, and replacing structural components or systems<sup>2</sup>. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

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<sup>1</sup> Adapted from “Structural Condition Assessment”, 2005, American Society of Civil Engineers/Structural Engineering Institute

<sup>2</sup> “Standards and Guidelines for the Conservation of Historic Places in Canada”, 2<sup>nd</sup> Edition, 2010, [www.historicplaces.ca](http://www.historicplaces.ca)

## 6. General Structural Conditions

The building is constructed as a two-storey wood-framed structure. Exterior walls are constructed with conventional wood framing, and the building is clad with vinyl siding. Wood tongue and groove horizontal wood siding could be observed beneath the vinyl siding. The foundations were found to be rubble stone masonry, of unknown depth. Evidence of underpinning and concrete bench footings was also noted in the basement.

### 6.1. Exterior Walls

#### Construction

The exterior walls are constructed with conventional wood framing. The building has been cladd with vinyl siding. Wood tongue and groove horizontal wood siding could be observed beneath the vinyl siding.

#### Conditions

The exterior walls were found to be in poor condition. Prolonged water ingress, mostly due to poorly maintained eaves, downspouts and roofing has allowed water to enter the interior of the building. This has caused damage to the interior plaster finishes. It is suspected that the wood stud construction is also damaged, however this could not be directly observed. No observed structural distress was observed, indicating that the structural framing of the walls, while undergoing distress is not yet a structural concern.

#### Feasibility of Repair

- At minimum, all existing interior finishes will need to be removed and replaced.
- Repairs to wood structural elements should be anticipated, although the extent and scope could not be determined without further investigation and selective demolition.



Photograph 1 - Interior finish damage

### 6.2. Roof Framing

#### Construction

Roof framing was found to be conventional rafters and collar-ties. The attic area appeared to be a part of the occupied space of the home, although most finishes had been removed at the time of the review. The roof was covered with conventional asphalt shingles.

#### Conditions

The roof framing was found to be in fair condition. The asphalt singles were found to be in poor condition.

#### Feasibility of Repair

- The roof framing may require some upgrades to address previous modifications to route mechanical elements. The shingles should be replaced.



**Photograph 2 - Roof Framing**

### **6.3. Interior Framing**

#### Construction

The interior framing consists of conventional wood framing, supported by load bearing wood walls.

#### Conditions

Some areas of the main floor framing have collapsed into the basement and is not considered safe to enter. These areas were found to be in poor condition.

The upper floor framing was found to be heavily damaged by exposure to the environment and was also in poor condition. Isolated areas of the framing could be accessed, due to poor conditions.

In the south portion of the building, the floor is significantly deflected toward the exterior. This appears to be from settlement of the foundation (see Section 6.4)

#### Feasibility of Repair

- Approximately 25% to 50% of the floor framing requires complete replacement, along with associated floor sheathing and finishes.



**Photograph 3 – Damaged Upper Floor Framing**

## **6.4. Foundations**

### Construction

The foundations consist of two separate constructed details. The north half of the foundation appears to be poured concrete / stone masonry, with a full depth basement. The south portion of the foundation appears to be wood piers, bearing directly on the soils. It appears that the full basement portion was likely added after the original time of construction, likely to facilitate mechanical services and storage.

### Conditions

The concrete portion of the foundation was found to be in fair condition, however the interior had been covered with spray foam insulation, so direct observation was limited. The wood portion of the foundation was found to be in poor condition. No substantial foundation could be observed, and wood condition was found to be poor with rot present.

### Feasibility of Repair

- The unexcavated portion of the foundations do not appear to have adequate protection from frost heave. Further, settlement had occurred, which has caused deflection of the interior framing and damage to interior finishes. To stabilize the foundations, a new permanent foundation is required in the unexcavated areas.



## 7. Feasibility of Repair

As noted above, almost all structural elements of the subject building are damaged in some manner and require repair. To facilitate this repair, all finishes and debris from the interior of the building would be required to be removed.

Given the foundation conditions on unexcavated / crawlspace area of the building, stabilization of the building foundations is required. This would require sub-excavation of the building perimeter and installation of a new permanent foundation system.

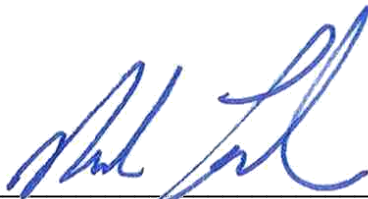
While a restoration of this property may be contemplated, from a logistics, feasibility and safety perspective, the building is not able to be repaired given its current state.

## 8. Cost Estimate

Tacoma Engineers are not cost consultants and can only offer insight into costs for these repairs based on our experience, as an order of magnitude estimate. Based on this experience, it is anticipated that repairs to the structural framing of the subject property would range between \$200,000 and \$250,000. This would include temporary shoring as required, and new structural framing to match the existing geometry.

This would not include new finishes, mechanical, electrical, windows, or other typical elements, which would be in addition to this cost. It is estimated that the cost to outfit the re-framed building would range between \$150,000 to \$250,000 depending on the level of finishes desired.

Per:

  
\_\_\_\_\_  
Nick Lawler, M.A.Sc, PE, P.Eng, CAHP  
*Structural Engineer, Senior Associate*  
**Tacoma Engineers Inc.**



## Appendix A: Material Condition Definitions

### Condition States<sup>1</sup>:

1. Excellent – Element(s) in “new” condition. No visible deterioration type defects present and remedial action is not required.
2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a “preventative maintenance” type of remedial action where it is economical to do so.
4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.

### Steel Corrosion<sup>1</sup>:

- SC1. Light – Loose rust formation and pitting in the paint surface. No noticeable section loss.
- SC2. Medium – Loose rust formation with scales or flakes forming. Up to 10% section loss.
- SC3. Severe – Stratified rust with pitting of metal surface. Between 10% and 20% section loss.
- SC4. Very Severe – Extensive rusting with local perforation or rusting through, in excess of 20% section loss.

### Timber Checks, Splits and Shakes<sup>1</sup>:

- TCh1. Light – Extend less than 5% into the member.
- TCh2. Medium – Extend between 5% and 10% into the member.
- TCh3. Severe – Extend between 10% and 20% into the member.
- TCh4. Very Severe – Extend more than 20% into the member.

### Timber Cracking, Splintering and Crushing<sup>1</sup>:

- TCr1. Light – Damage is superficial with less than 5% section loss.
- TCr2. Medium – Considerable damage with 5% to 10% Section loss.
- TCr3. Severe – Significant damage with 10% to 20% Section loss.
- TCr4. Very Severe – Extensive damage with section loss in excess of 20%.

### Timber Rot/Decay<sup>1</sup>:

- TR1. Light – Slight change in colour. The wood sounds solid and cannot be penetrated by a sharp object. Damage is superficial with less than 5% section loss.
- TR2. Medium – Surface is discoloured with black and brown streaks. The wood sounds solid and offers moderate resistance to penetration by sharp object. Considerable damage with 5% to 10% Section loss.
- TR3. Severe – Surface is fibrous, checked or crumbly and fungal fruiting bodies are growing on it. The wood sounds hollow when tapped and offers little resistance to penetration by sharp object. Significant damage with 10% to 20% Section loss.
- TR4. Very Severe – The surface can be crumbled and disintegrated with ease. Extensive damage with section loss in excess of 20%.

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<sup>1</sup> Adapted from “Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)” by the Ministry of Transportation Ontario (MTO)

### **Masonry Cracking<sup>1</sup>:**

- MC1. Hairline Cracks – Less than 0.1 mm wide.
- MC2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
- MC3. Medium Cracks – Between 0.3 and 1.0 mm wide.
- MC4. Wide Cracks – Greater than 1.0 mm wide.

### **Masonry Splitting, Spalling and Disintegration<sup>1</sup>:**

- MS1. Light – Hairline cracking and minor loss of stone surface with loss of section up to 50 mm.
- MS2. Medium – Considerable damage with 5% to 10% Section loss.
- MS3. Severe – Significant damage with 10% to 20% Section loss.
- MS4. Very Severe – Extensive damage with section loss in excess of 20%.

### **Mortar Deterioration**

- MD1. Light – Mortar lost from the joints in a few places, to a depth of 10 mm.
- MD2. Medium - Mortar lost from the joints in a few places, to a depth of 20 mm
- MD3. Severe – Mortar lost from the joints over an extended area, to a depth between 20 and 50 mm.
- MD4. Very Severe – Extensive loss of mortar resulting in the loss of a few stones.

### **Concrete Scaling<sup>1</sup>:**

- CSc1. Light - Loss of surface mortar to a depth of up to 5 mm without exposure of coarse aggregate.
- CSc2. Medium - Loss of surface mortar to a depth of 6 to 10 mm with exposure of some coarse aggregates.
- CSc3. Severe - Loss of surface mortar to a depth of 11 mm to 20 mm with aggregate particles standing out from the concrete and a few completely lost.
- CSc4. Very severe - Loss of surface mortar and aggregate particles to a depth greater than 20 mm.

### **Concrete Spalling<sup>1</sup>:**

- CSp1. Light - Spalled area measuring less than 150 mm in any direction or less than 25 mm in depth.
- CSp2. Medium - Spalled area measuring between 150 mm to 300 mm in any direction or between 25 mm and 50 mm in depth.
- CSp3. Severe - Spalled area measuring between 300 mm to 600 mm in any direction or between 50 mm and 100 mm in depth.
- CSp4. Very Severe - Spalled area measuring more than 600 mm in any direction or greater than 100 mm in depth.

### **Concrete Delamination<sup>1</sup>:**

- CD1. Light - Delaminated area measuring less than 150 mm in any direction.
- CD2. Medium - Delaminated area measuring 150 mm to 300 mm in any direction.
- CD3. Severe - Delaminated area measuring 300 mm to 600 mm in any direction.
- CD4. Very Severe - Delaminated area measuring more than 600 mm in any direction.

### **Concrete Cracking<sup>1</sup>:**

- CC1. Hairline Cracks – Less than 0.1 mm wide.
- CC2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
- CC3. Medium Cracks – Between 0.3 and 1.0 mm wide.
- CC4. Wide Cracks – Greater than 1.0 mm wide.

### **Corrosion of Reinforcement<sup>1</sup>:**

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<sup>1</sup> Adapted from “Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)” by the Ministry of Transportation Ontario (MTO)

- CR1. Light - Light rust stain on the concrete surface
- CR2. Medium - Exposed reinforcement with uniform light rust. Loss of reinforcing steel section less than 10%
- CR3. Severe - Exposed reinforcement with heavy rusting and localized pitting. Loss of reinforcing steel section between 10% and 20%
- CR4. Very severe - Exposed reinforcement with very heavy rusting and pitting. Loss of reinforcing steel section over 20%.

**Immediate remedial action<sup>1</sup>:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

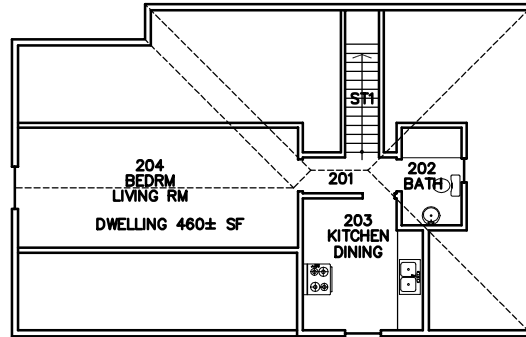
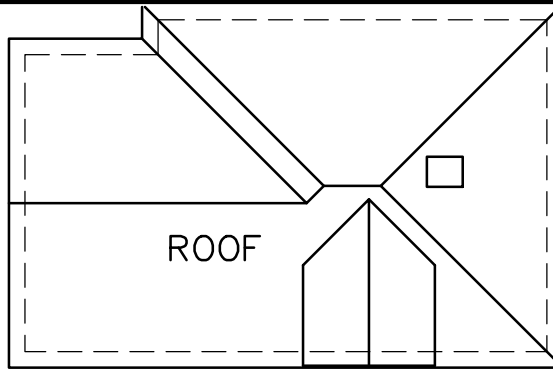
**Priority remedial action<sup>1</sup>:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:

1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 6 months (before the onset of the next winter season).
2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

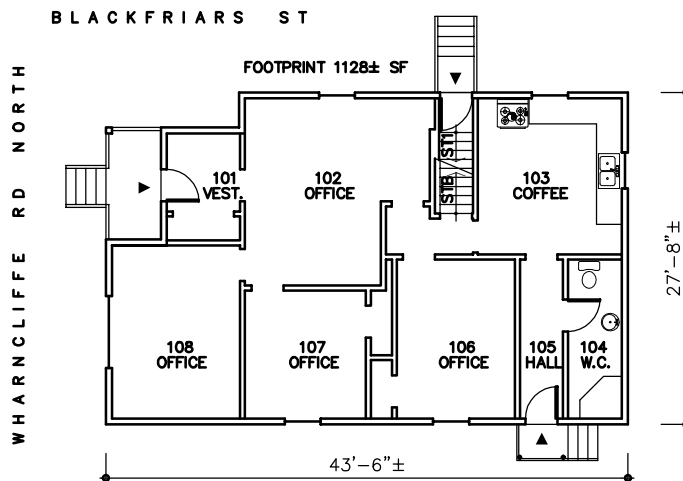
**Routine maintenance<sup>1</sup>:** these are items that can be performed as part of a regularly scheduled maintenance program.

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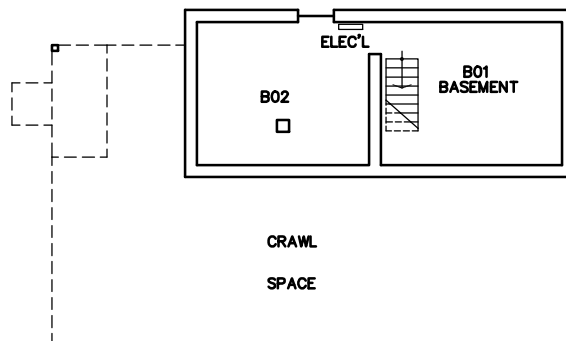
<sup>1</sup> Adapted from “Structural Condition Assessment”, 2005, American Society of Civil Engineers/Structural Engineering Institute



SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN



THOR DINGMAN  
B. ARCHITECTURE S.C.

FIRM B.C.I.N. 26998

PROJECT:  
187 WHARNCLIFFE RD N

DWG:  
APPENDIX C  
MEASURED PLANS

SCALE: 1/16"=1'-0"

PROJ. No: 20-615

DATE: MAY 2021

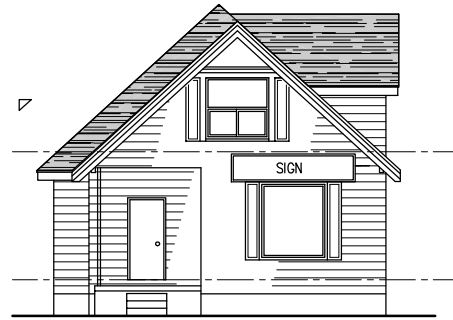
FILE: XXXX

DWG No

**ASK-1**



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



THOR DINGMAN  
B. ARCHITECTURE S.C.

FIRM B.C.I.N. 26998

PROJECT:  
187 WHARNCLIFFE RD N

DWG: APPENDIX C  
MEASURED ELEVATIONS

SCALE: 1/8"=1'-0"

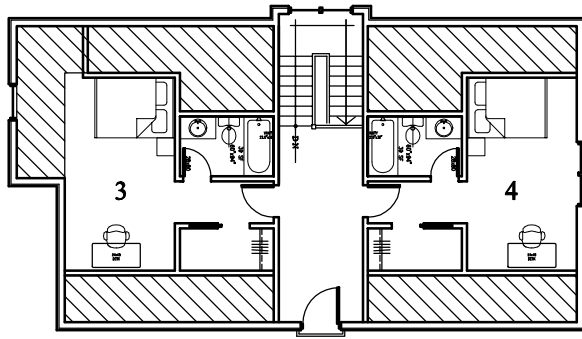
PROJ. No: 20-615

DATE: MAY 2021

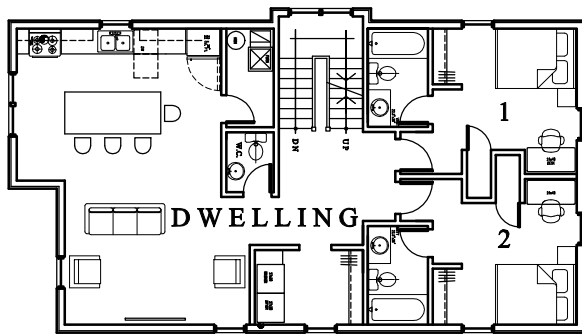
FILE: XXXX

DWG No

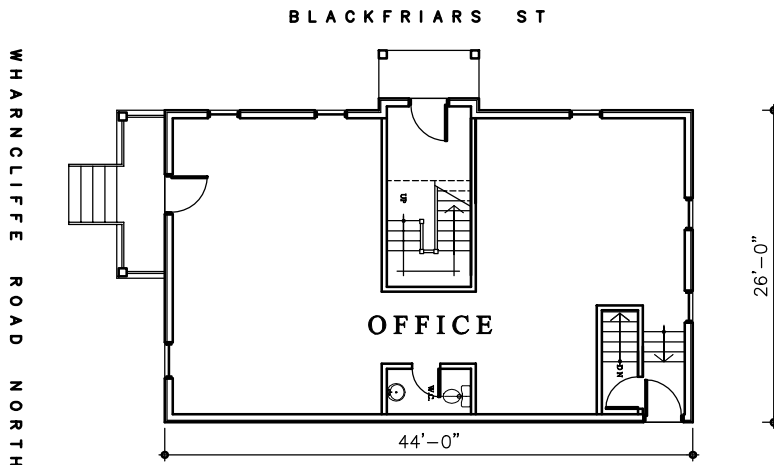
**ASK-2**



**ATTIC FLOOR**



**2nd FLOOR**



**1st FLOOR**

GROSS FLOOR AREA

1ST FLOOR	1152 SF	107.0m <sup>2</sup>
2ND FLOOR	1208 SF	112.2m <sup>2</sup>
ATTIC FLOOR	429 SF	39.9m <sup>2</sup>
	2789 SF	259.1m <sup>2</sup>



**THOR DINGMAN**  
B. ARCHITECTURE S.C.

FIRM B.C.I.N. 26998

PROJECT:  
**187 WHARNCLIFFE RD N**

DWG: **APPENDIX D  
PROPOSED PLANS**

SCALE: **1/16"=1'-0"**

PROJ. No: **20-615**

DATE: **MAY 2021**

FILE: **XXXX**

DWG No

**ASK-1**



**NORTH ELEVATION**  
(BLACKFRIARS)



**WEST ELEVATION**  
(WHARNCLIFFE)



**NORTH ELEVATION**



**WEST ELEVATION**



**THOR DINGMAN**  
B. ARCHITECTURE S.C.

FIRM B.C.I.N. 26998

PROJECT:  
187 WHARNCLIFFE RD N

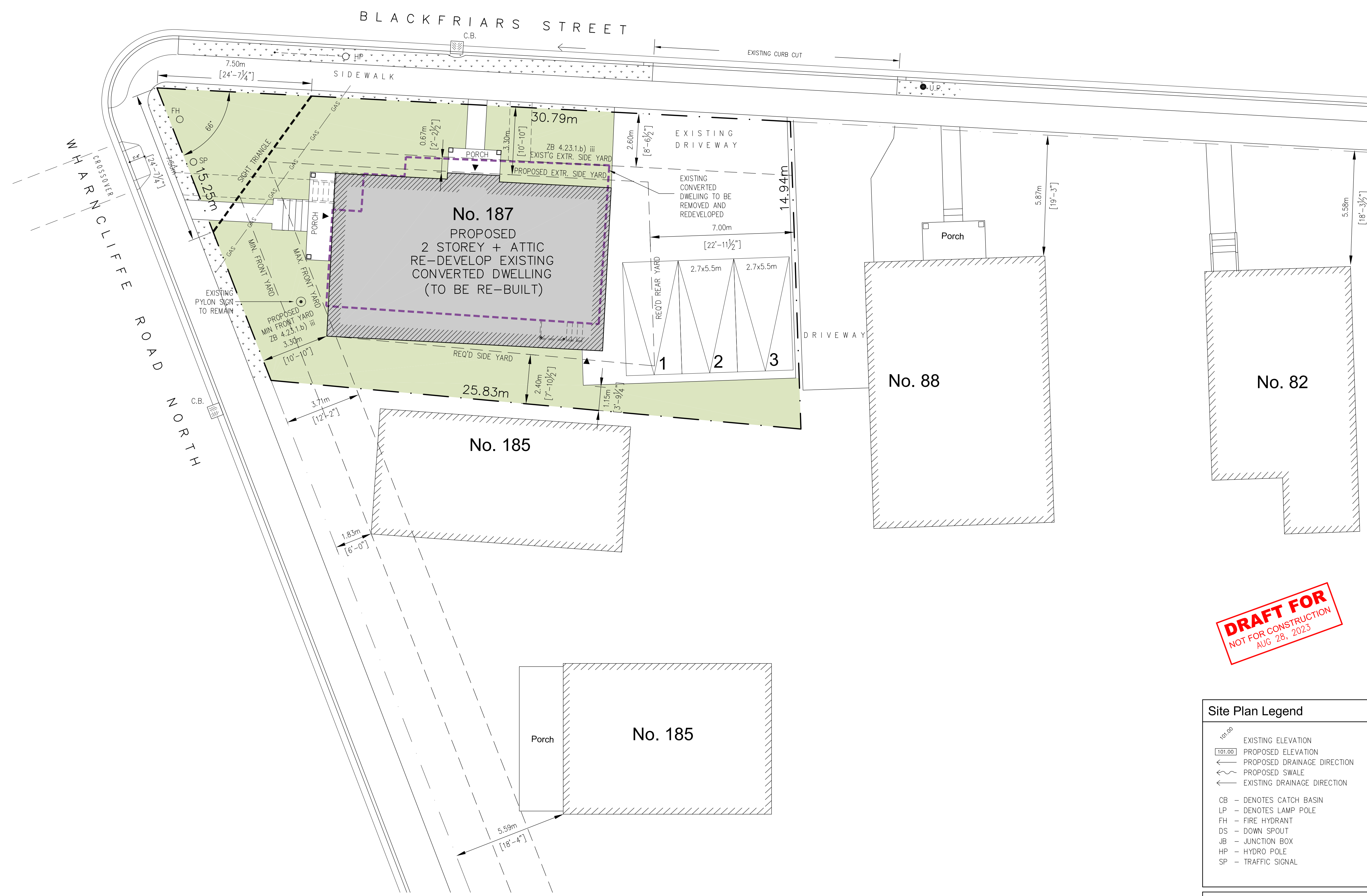
DWG: APPENDIX D  
PROPOSED ELEVATIONS

SCALE: 1/16"=1'-0"  
PROJ. No: 20-615  
DATE: MAY 2021  
FILE: XXXX

DWG No

**ASK-2**



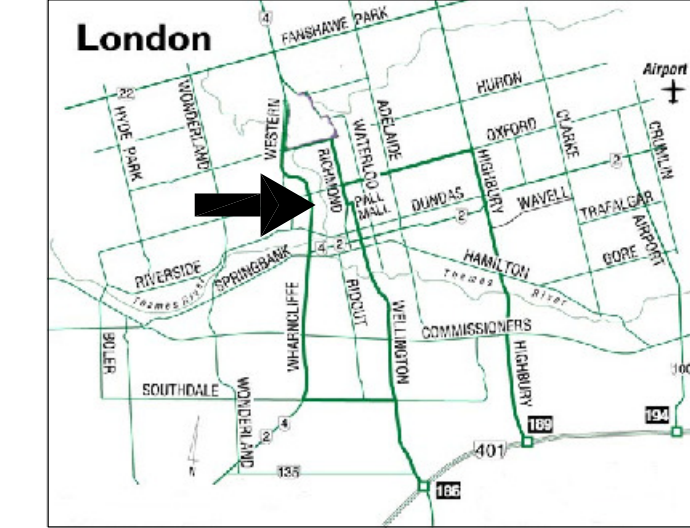


# SITE PLAN

SCALE 1:100



### Location Map



### UTRCA REGULATORY LIMIT

1. THE PROPERTY IS LOCATED WITHIN THE REGULATORY FLOOD HAZARD CONTROL LIMIT. A PERMIT IS REQUIRED FROM THE UPPER THAMES RIVER CONSERVATION AUTHORITY PRIOR TO CONSTRUCTION.
2. THE FIRST FLOOR ELEVATION OF THE PROPOSED BUILDING SHALL BE NO LOWER THAN THE FIRST FLOOR OF THE EXISTING ADJACENT HOUSE AND NO LOWER THAN THE TOPOGRAPHIC ELEVATION LIMIT SET BY THE UPPER THAMES CONSERVATION AUTHORITY.
3. NO OPENINGS IN THE FOUNDATION WALL ARE PERMITTED.

### Legal Description

PART OF  
**LOT 21**  
**REGISTERED PLAN No. III (W)**  
 IN THE  
**CITY OF LONDON**  
**COUNTY OF MIDDLESEX**

SURVEY PROVIDED BY THE OWNER.  
 SURVEY BY DONALD A. REDMOND OLS  
 DATED FEB 14, 1994

### Site Data

ZONING:	R2-2(19)
HERITAGE LISTING/DESIGNATION	PART V OHA
UTRCA REGULATORY FLOOD LIMIT	YES
PRIMARY TRANSIT AREA	YES
WHARNCLIFFE RD N	ARTERIAL
BLACKFRIARS ST	SECONDARY COLLECTOR
ZONING STATUS	EXISTING LEGAL NON-CONFORMING USE PROPOSED REDEVELOPMENT
EXISTING USE	CONVERTED DWELLING (1 OFFICE & 1 DWELLING)
PROPOSED USE	CONVERTED DWELLING (1 OFFICE & 1 DWELLING)
EXIST'G BLDG COVERAGE TO BE REMOVED	104.8m <sup>2</sup>

	PROPOSED	BY-LAW TABLE 6.3 COL 'O'
USE	CONVERTED	CONVERTED
LOT AREA	405.2m <sup>2</sup>	430.0m <sup>2</sup>
LOT FRONTAGE	15.2m	12.0m
PROPOSED BLDG COVERAGE	107.0m <sup>2</sup>	
COVERAGE MAX	26%	45%
FRONT YARD MIN. (ARTERIAL)	3.3m*	8.0m*
EXTER. SIDE YARD MIN. (SEC. COL.)	3.3m*	6.0m*
REAR YARD MIN.	7.0m	7.0m
INTR. SIDE YARD MIN (2-1/2 STR.)	2.4m	2.4m
MIN. LANDSCAPE OPEN SPACE	42%	20%
MAX HEIGHT		10.5m
MAX PARKING COVERAGE	28.0%	35%
MAX NO. OF UNITS PER LOT	2	2

\* REFER TO ZONING BY-LAW 4.23 FOR PRIMARY TRANSIT AREA SETBACK STANDARDS.

**DRAFT FOR NOT FOR CONSTRUCTION**  
 AUG 28, 2023

### Site Plan Legend

- 101.00 EXISTING ELEVATION
- 101.00 PROPOSED ELEVATION
- ← PROPOSED DRAINAGE DIRECTION
- ← EXISTING DRAINAGE DIRECTION
- CB - DENOTES CATCH BASIN
- LP - DENOTES LAMP POLE
- FH - FIRE HYDRANT
- DS - DOWN SPOUT
- JB - JUNCTION BOX
- HP - HYDRO POLE
- SP - TRAFFIC SIGNAL

### Drawing List

A1	SITE PLAN
----	-----------

SETBACKS - PRIMARY TRANSIT AREA  
 Z.B. 4.23  
 MAXIMUM FRONT & EXTR. SIDE YARD SETBACK

FRONT YARD #185 WHARNCLIFFE	1.83m
FRONT YARD #181 WHARNCLIFFE	5.59m
WHARNCLIFFE MAX. FRONT YARD (AVE.)	3.71m*
FRONT YARD #88 BLACKFRIARS	5.87m
FRONT YARD #84 BLACKFRIARS	5.58m
BLACKFRIARS MAX. EXTR. SIDEYARD (AVE.)	5.72m*

MINIMUM FRONT & EXTR. SIDE YARD SETBACK

FRONT YARD #185 WHARNCLIFFE	1.83m
FRONT YARD #181 WHARNCLIFFE	5.59m
MIN. FRONT YARD (SMALLEST)	1.83m*
FRONT YARD #88 BLACKFRIARS	5.87m
FRONT YARD #84 BLACKFRIARS	5.58m
BLACKFRIARS MAX. EXTR. (SMALLEST)	5.58m*

INTR. SIDE YARD MIN (2-1/2 STR.) 2.4m  
 MAX BLDG DEPTH % OF LOT 24.2% 60%

PARKING SPACE  
 CONVERTED DWELLING 1 SP 2.7x5.5m  
 OFFICE BUSINESS 1/40m<sup>2</sup> 1 SP

### GENERAL NOTES

1. THESE GENERAL NOTES REFER TO ALL ARCHITECTURAL DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. THE PRIME CONSTRUCTOR SHALL SITE CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION AND REPORT ALL DISCREPANCIES TO THE CONSULTANT.
4. THE PRIME CONSTRUCTOR SHALL CO-ORDINATE ARCHITECTURAL, MECHANICAL, ELECTRICAL WORK BEFORE CONSTRUCTION AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
5. THESE DRAWINGS ARE NOT INTENDED TO SHOW DETAILED MECHANICAL OR ELECTRICAL INFORMATION. ELECTRICAL AND MECHANICAL INFORMATION SHOWN IS INTENDED FOR GENERAL CONFIGURATION AND COORDINATION ONLY.
6. NOTIFY THE CONSULTANT OF ALL CONFLICTS AND DISCREPANCIES PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION.
7. NOTHING ON THESE DRAWINGS SHALL SUPERSEDE THE REQUIREMENT OF ANY GOVERNING CODES OR REGULATIONS INCLUDING THE ONTARIO BUILDING CODE 2012.
8. UNLESS THE CONSULTANT IS RETAINED TO REVIEW CONSTRUCTION, THE CONSULTANT IS NOT RESPONSIBLE FOR CERTIFYING THAT CONSTRUCTION IS IN GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS OR FOR REVIEWING PRE-ENGINEERED COMPONENTS OR SHOP DRAWINGS.

NO	ISSUE DESCRIPTION	DATE
4		
3		
2		
1		

ONTARIO BUILDING CODE REGISTERED DESIGNER

BCQ

THOR DINGMAN, BArch.Sc.  
 FIRM BCIN 26998

REGISTERED DESIGNER

THE REGISTERED DESIGNER HAS REVIEWED THIS DOCUMENT AND TAKES RESPONSIBILITY FOR THE CLASS OF DESIGN INDICATED BELOW AND AS LISTED UNDER O.B.C. 2.20

DESIGNER: THOR DINGMAN, BArch.Sc.  
 FIRM BCIN: 26998  
 SIGNATURE: \_\_\_\_\_  
 DATE: DD / MM / YY

THESE DRAWINGS ARE NOT VALID FOR PERMIT UNLESS SIGNED IN ORIGINAL INK

**THOR DINGMAN**  
 B. ARCHITECTURE S.C. INC.  
 ONTARIO REGISTERED DESIGNER NO. 26998

70 ST. VINCENT ST. S. STRATFORD, ONT. N5A 2W6  
 TEL (519) 271-3174 FAX (519) 271-7970  
 thordingman@sympatico.ca

PROJECT  
**NEW REPLACEMENT BUILDING**

LOCATION  
**187 WHARNCLIFFE RD LONDON, ONTARIO**

FOR  
**RADA KNEZIC**

DRAWING  
**SITE PLAN**  
 scale 1:100

PROJECT No.  
 TD20-615

DATE  
 AUG 6, 2021

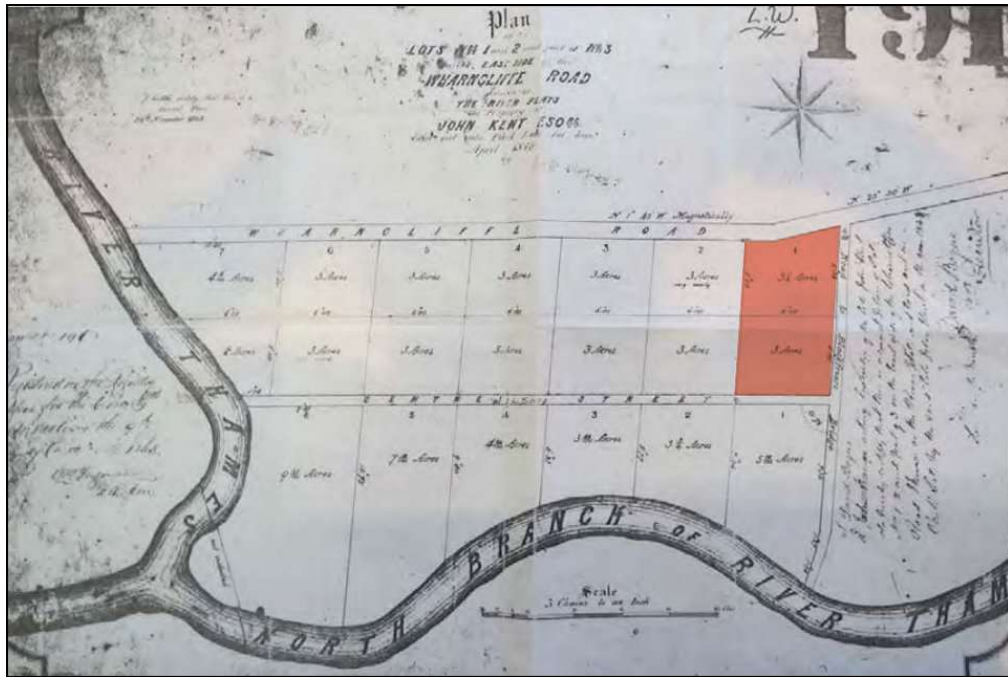
**ASK-3**

**APPENDIX F: Ownership & Occupants**

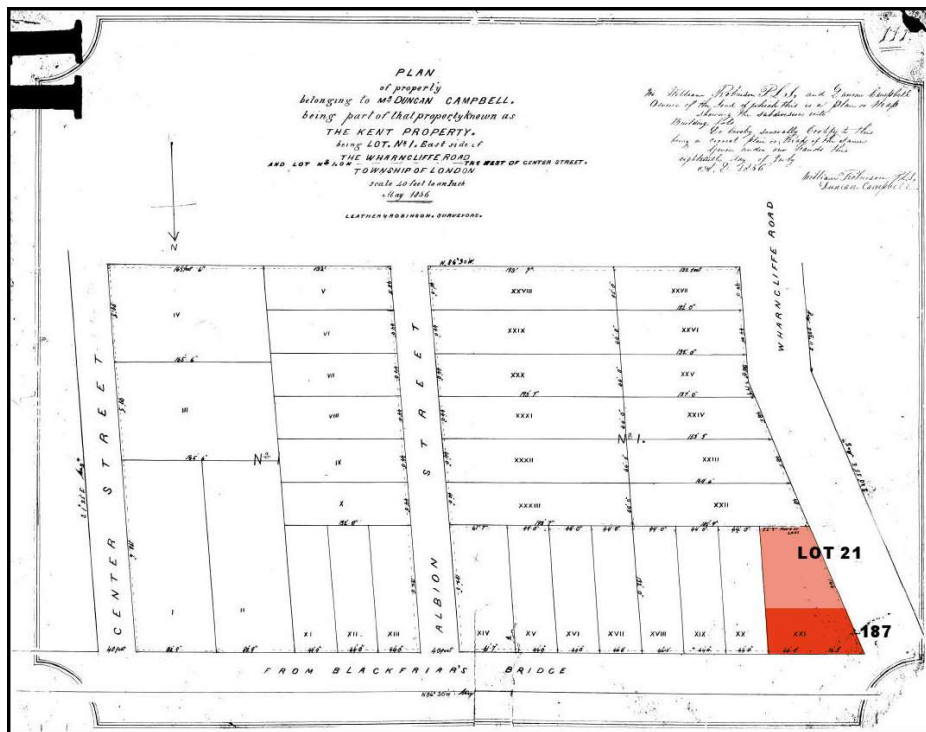
Ownership & Occupancy Part Lot 21, Plan 111(W)		
1831	Patent	Crown to John Kent
1853		Transfer from John Kent to Duncan Campbell
1856	Campbell Subdivision	Plan of subdivision by Duncan Campbell on one of the park lots formerly laid out by John Kent/
1862	Middlesex Land Registry Book 10 p 94	Duncan Campbell registers a mortgage on Lot 21 with Charles Hutchinson for \$400.00
1883		Major Flood of 1883, many building damaged
1889		<b>William Nicholls</b> obtains title to Part Lot 21
1896-7	Foster's London Directory	No occupants indicated. (Closest adjacent occupant at 179 Wharncliffe N. Boughner)
1900	Foster's London Directory	No occupants indicated. (Closest adjacent occupant at 179 D Edward)
1901	Foster's London Directory	No occupants indicated. (Closest adjacent occupant at 179 H Wood)
<b>1903</b>	Vernon's London Directory	No occupants indicated. <b>Year of construction current house of No. 187</b>
<b>1904</b>	Vernon's London Directory	Charles J. Nicholls, grocer, b1872, d1945 <b>This indicates the first year of occupancy of No. 187</b>
1908-9	Vernon's London Directory	C.J. Nicholls, occupant
1910	<b>Assessment Roll City of London</b>	<b>Wm. Nicholls, owner</b> (Wm. Nicholls also owner of 171, 175, 179, v.l.,185)
1915	Vernon's London Directory	A Goebel, occupant
1922	Vernon's London Directory	L.J. Bolton, occupant
1927	<b>Assessment Roll City of London</b>	<b>Wm. Nicholls, owner</b> (note Wm. Nicholls also owner of 171, 175, 179, 185)
1930	Vernon's London Directory	Mrs. M. March, occupant

**APPENDIX F: Ownership & Occupants**

Ownership & Occupancy Part Lot 21, Plan 111(W)		
1940	Vernon's London Directory	H.A. Howlett, occupant
1944	<b>Land Registry</b>	Grantor: Executors of William Nicholls (Nicholls & Skinner) Grantee: Archibald & Edna McLean
1950	Vernon's London Directory	Archie McLean, occupant R.D. McLean, occupant
1955	<b>Land Registry</b>	Grantor: <b>Archibald &amp; Edna McLean Estate</b> Grantee: <b>Margaret Anne Cundell (Lot 21 'B')</b>
1960	Vernon's London Directory	Cundell's Beauty Salon, occupant Mrs. M Cundell, occupant
1964	<b>Land Registry</b>	Grantor: Margaret Anne Cundell Grantee: Winifred H. Thomson
1967	<b>Land Registry</b>	Grantor: Winifred H. Thomson Grantee: Gary W Zimmerman (house lease to L Scholnik 1971)
1970	Vernon's London Directory	The Cottage, occupant W.P. Kaiser, occupant
1972	Land Registry	Grantee: Gary W Zimmerman Grantor: G&M Schiappapietra (c.o.b."Gabriela&Pietro Coiffeurs")
1975	Vernon's London Directory	Gabriela & Pietro Coiffeurs, occupants
1978	<b>Land Registry</b>	Grantor: G&M Schiappapietra Grantee: Ronald A. Annis
1980	Vernon's London Directory	Annis & Associates Real Estates & Insurance, occupant Village Salon, occupant
1990	Vernon's London Directory	Uptowne Real Estate & Insurance Ltd., occupant
1996	Vernon's London Directory	Sue Barnes, MP London West Constituency, occupant R. Annis, occupant
2000	Vernon's London Directory	R. Annis, occupant Sanders Dog Specialties, occupant
2010	Vernon's London Directory	It's A Dog Thing, occupant C. Weitowich, occupant
2014	<b>Land Registry</b>	From: <b>Ronald Clare Annis</b> To: <b>Radoslava Knezic</b>



John Kent's Park Lots lay out in 1848. The highlighted area was developed later by Duncan Campbell.



The Duncan Campbell subdivision plan in 1856 created urban building lots from Wharnccliffe Road N. to Wilson Avenue (Center Street on the above map), and south of Blackfriars Street. Lot 21 was created at this time, later to be subdivided again for construction of 187 Wharnccliffe Rd North.

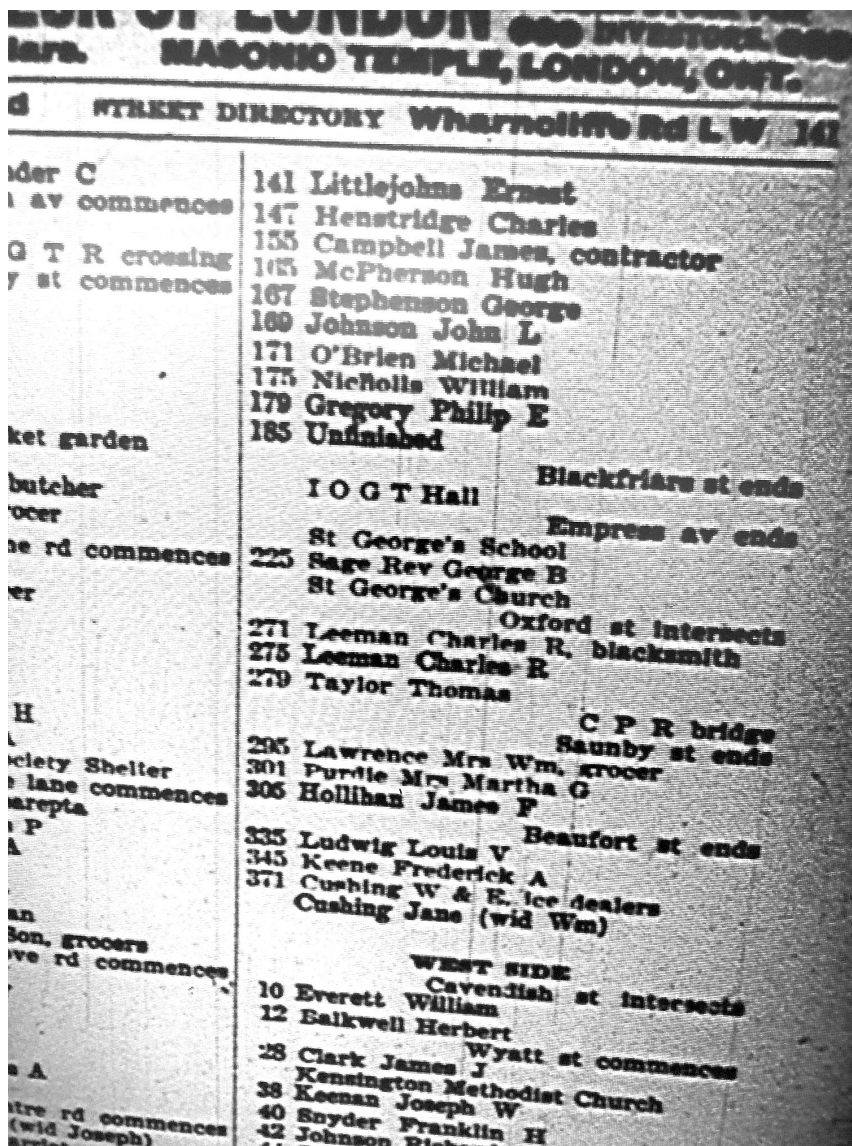
Screen Mode

Plan 111. Part Lot 1					West Centre Street East Wharncliffe by Duncan Campbell			
NO. OF INSTRUMENT.	INSTRUMENT.	DATED.	REGISTERED	GRANTOR	GRANTOR	QUANTITY.	CONSERVATION OF MORTGAGE.	REMARKS.
				Lot				
7017	Deed No 8055	Dec 26, 1862	Dec 25, 1863	Duncan Campbell	13			Continued. Folio 117. Survey tract to be annexed to the same.
	Transferred to Index 52 folio 28							
	From Folio 63 Old Book 1 Survey London W.							
7017	Mortgage	Oct. 17, 1862	Oct. 18, 1862	Duncan Campbell	14			Continued. Folio 117. Book 1 London West.
2336	Deed of 7017	Transferred to Index 52 folio 27						
	From Folio 63 Old Book 1 Survey London W.							
7017	Mortgage	Oct. 17, 1862	Oct. 18, 1862	Duncan Campbell	15			Lot 14. 6. 33 by meters & bounds
2336	Deed of 7017	Transferred to Index 52 folio 27						
	From Folio 63 Old Book 1 Survey London W.							
7017	Mortgage	Oct. 17, 1862	Oct. 18, 1862	Duncan Campbell	16			Continued to Folio 117. Book 1 London West.
2336	Deed of 7017	Transferred to Index 52 folio 27						
	From Folio 63 Old Book 1 Survey London W.							
7017	Mortgage	Oct. 17, 1862	Oct. 18, 1862	Duncan Campbell	17			Lot 14. 6. 33 by meters & bounds
2336	Deed of 7017	Transferred to Index 52 folio 27						
	From Folio 63 Old Book 1 Survey London W.							
7017	Mortgage	Oct. 17, 1862	Oct. 18, 1862	Duncan Campbell	18			Continued to Folio 117. Book 1 London West.
2336	Deed of 7017	Transferred to Index 52 folio 27						
	From Folio 63 Old Book 1 Survey London W.							
7017	Mortgage	Oct. 17, 1862	Oct. 18, 1862	Duncan Campbell	19			Lot 14. 6. 33 by meters & bounds
2336	Deed of 7017	Transferred to Index 52 folio 27						
	From Folio 63 Old Book 1 Survey London W.							
7017	Mortgage	Oct. 17, 1862	Oct. 18, 1862	Duncan Campbell	20			Continued to Folio 117. Survey tract to be annexed to the same.
2336	Deed of 7017	Transferred to Index 52 folio 27						
	From Folio 63 Old Book 1 Survey London W.							
3241	Deed	Aug 11, 1879	Aug 12, 1879	Duncan Campbell	21			Continued to Folio 117. Book 1 London West.
	Transferred to Index 52 folio 27							
	From Folio 63 Old Book 1 Survey London W.							
7017	Mortgage	Oct. 17, 1862	Oct. 18, 1862	Duncan Campbell	21			Lot 14. 6. 33 by meters & bounds
2336	Deed of 7017	Transferred to Index 52 folio 27						
	From Folio 63 Old Book 1 Survey London W.							

Duncan Campbell registers a mortgage on Lot 21 1862. Book 10, London West, Middlesex Land Registry Office.

S(1)					S(2)				
Part III. Duncan Campbell Deeds.					Part III. Duncan Campbell Deeds.				
NO. OF INSTRUMENT.	INSTRUMENT.	DATED.	REGISTERED.	GRANTOR.	GRANTEE.	QUANTITY.	CONSIDERATION OF MORTGAGE.	REMARKS.	
582	Deed	28 <sup>th</sup> 1877	April 25	1877 James Campbell et al	James Campbell et al				
583	Mortgage	28 <sup>th</sup> 1877	April 26	1877 James Campbell et al	James Campbell et al				
584	Deed	29 <sup>th</sup> 1877	May 29	1877 James Campbell et al	James Campbell et al				
1855	Deed	10 <sup>th</sup> 1889	Oct 20	1889 D Campbell et al	William Nicholls				
1869	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1870	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1871	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1872	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1873	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1874	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1875	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1876	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1877	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1878	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1879	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1880	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1881	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1882	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1883	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1884	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1885	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1886	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1887	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1888	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1889	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1890	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1891	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1892	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1893	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1894	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1895	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1896	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1897	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1898	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1899	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1900	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				
1901	Mortgage	10 <sup>th</sup> 1889	Oct 21	1889 D Campbell et al	William Nicholls				

Duncan Campbell transfers title of Part of Lot 21 to William Nicholls in 1889.



Vernon’s City of London Directory has no entry for 187 Wharncliffe Rd North. The directory indicated the neighbouring building at 185 Wharncliffe Rd North was “unfinished”. This suggests a period of development on the block of five adjacent lots owned by William Nicholls fronting on the east side of Wharncliffe Rd North.

**INSURE IN THE Monarch Fire Ins. Co.**  
 Phone 1611 Head Office: LONDON, ONT.

124 West VERNON'S DIRECTORY Wharncliffe

101 J Richardson 103 Mrs R Steinhoff +Maryboro Pl ends 109 O M Pirie 111 F McKenzie 117 J O Rooke Miss E E Frank, "Mount Frank" D H Porter W A Hayward Peter Snyder <hr/> WEST av, north side, from Ridout s to Wortley rd, 5 s river 40 G H Campbell <hr/> WEST av, south side R J Hennessey <hr/> WESTMORELAND av, east side, from Edinburgh to Oxford, L W Fred Stone <hr/> WESTON st, north side, east from Wellington rd, 4 s Clarke's Bridge 1 T Knowles, sr C A Boyce Wm Durham J McCormick T Knowles, jr Knowles & Co, litho Chas Ayers Wm Bestard New house Henry Morris <hr/> WESTON st, south side New houses (2) M Steels, contr	WHARNCLIFFE st north, east side, from the river, 2 w Kensington Bridge +Cavendish st crosses 13 Robt E Jury 15 Chas Reidy 17 Frank Pickell 17½ C A Wentzel 19 Alfred Clark +Dundas st and Kensington st end 71 J F Chapman 73 F A Jones +Alexander st ends St Paul's Presby Ch Mrs M Hamilton +Rodgers av begins 101 Jas Rodgers 105 Wm F Bell 107 Albert M Trick 109 Jno W Pierce W T Hamilton 117 Jno Moir 127 M McKay 129 Mrs A Adams 137 Michael O'Brien 141 E Littlejohn 147 Mrs L Henstridge 155 Jas Campbell 165 Hugh McPherson 167 Geo Stephenson 169 Jno L Johnson 171 Jas J Bryant 175 Wm Nicholls 179 Wm Legg 185 Chas Foster 187 C J Nicholls +Blackfriars st ends Mrs Ada Corbin +Empress av ends St George's school 225 Rev G B Sage St George's Church 243 Jas Dean 245 Harry Brazier +Oxford st crosses	271 Wm H Way, blksinth 275 Henry Pigot 279 Mrs E Taylor C P R bridge +Saunby st ends 295 Mrs W Lawrence, gro 301 Mrs M G Purdy 305 Jas Hollihan 321 C E Hawthorne 323 P E Feekings +Beaufort st ends 325 L V Ludwig 345 Wm J O'Brien 371 W & E Cushing, ice <hr/> WHARNCLIFFE st north, west side + Cavendish st crosses 10 F A P Patrick 12 Wm Newton +Wyatt st begins 28 J J Clark Kensington Meth Church 38 Wm Lewis 40 Thos G Hicks 42 R Johnson 44 J S Stanton +Walnut st begins 52 Jno D Kempster 58 Mrs A Boug, gro 62 Vacant 62½ Wm Everett 64 Chas Kennedy 66 Jno Orr 66½ Mrs M Misner 68 S Y Johnston +Mt Pleasant av begins 78 H Wasnidge, confr Jas Wilkin 102 Jos Haldane +Charles st begins 106 Wm Tite
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According to Vernon's 1904 Directory, Charles J. Nicholls was the first occupant in the house. Charles James Nicholls operated a grocery store business know as the New York store at 125 Dundas Street. Charles Nicholls' father, William Nicholls, a Post Office clerk, owned the property for many years and maintained it as a rental after Charles relocated. The property remained in the Nicholls' family for over 60 years.

End of Appendix F



**APPENDIX G: Construction Cost Escalation**

The Building Condition Report by Tacoma Engineers (Appendix B) was complete in June 2021 and includes a cost estimate of between \$350,000 to \$500,000 for the cost of repairs to the existing building at 187 Wharncliffe Road North. A substantial escalation in construction costs have occurred in the past 2 years.

To reference accepted escalation in construction costs in the intervening time since the engineer’s report was completed, the public web page published by Hanscomb Quantity Surveyors has been used to calculate approximate cost to the current date. The Hanscomb Escalation Calculator adjusts the cost to between \$541,000 to \$773,000.

**Hanscomb**  
QUANTITY SURVEYORS

**ESCALATION CALCULATOR**

Non-Residential Residential

City\* Toronto Original Cost \$500,000

Escalate from: Q1 2021 To: Q2 2023 54.7%

Index 128.4 195.6

Escalated Cost: **\$773,338.61**

Using non-residential and residential construction indices from Statistics Canada is a great starting point in assessing the impacts of time on construction costs, but it is only one piece of the puzzle.

To truly assess the impact of time on a project, you must also consider changes in code, standards, best practices and market over time in a given location. Hanscomb's team of professionals can help.