

Planning and Environment Committee
c/o Kiersten Mason
City Clerk's Office - City of London
300 Dufferin Avenue, London, ON N6A 1G7

Dear Committee Members:

Re: 124 Wilson Avenue, London, ON

March 2025 Photo



Background

The property at 124 Wilson Avenue has gone from a student rental to a single-family residence. This is the home of Kat Xiong (owners' daughter) and her partner Ellyn Davies (our daughter). This is their first home and affordable housing. Ellyn and Kat are hard-working, responsible young people trying to contribute to our society, pay off significant school debt, and create a forever home.

Property History and Alterations

124 Wilson was originally purchased in 2013 by the homeowners, about 2 years **prior to** the 2015 by-law marking it as part of a heritage area.

Multiple Renovations Prior to 2013:

- Two rear additions
- Various layers of cladding and vinyl siding
- Replacement of windows, addition of shutters
- Porch modifications including roof and balustrade

Recent Alterations & Rationale:

Repairs were necessitated by previous renter damage and aging infrastructure. Improvements were made to remedy damage and structurally reinforce the home:

- **Porch** - Repairs to fix the crumbling porch and make it **safe**
- **Windows** - Replacement of broken windows with **energy-efficient** windows
- **Cladding/Insulation** - Removal of damaged vinyl siding and other damaged layers of cladding underneath. Remedy of black mold/mildew issues. Application of manufactured stone to improve the **insulation, strength and integrity** of the home and make it **water-tight**

In addition to the outer repairs, interior improvements included new insulation, tankless water heater, and heat pump to help save energy.

Changes were intended to make the house **stand much stronger for the next 50 years**, and enable Kat and Ellyn to live in a warm, more **energy-efficient**, weather-resistant home without mold and mildew.

Heritage Considerations

- **Absence of Heritage Attributes** - 124 Wilson **never had** valued heritage attributes such as keyhole windows, historic fenestration, stained glass windows, fanlights, London doors, or bargeboard/gables
- **Preserved Heritage Elements** - cottage style, roof pitches, front facade size and scale, and set-back of home on the property **remain the same**
- **Consistency with Other Properties in the District** - 16 contributory properties in the Blackfriars-Petersville Conservation District have a type of manufactured stone on the facade
- **Community Reaction** - The home transformation has received, and continues to receive, overwhelming positive feedback from neighbours and other people in the area

Heritage Recommendations/Impacts

Heritage Department has recommended **removal** of the stone cladding and **application** of vinyl siding. This change now would result in:

- **Compromised integrity and structure of the home, as the work to remove the stone could result in further damage and unnecessary expenses**
- Replacement with material that is **not heritage** or original
- An **extreme and burdening expense** for our kids, **at least doubling** the costs of repair of the front of the house (**labour cost alone to remove stone is upwards of \$25K**)
- A **waste** of stone material that could not be reused and would go directly to **landfill**

Request for Support

We respectfully request your support for approval of the retroactive Application for these alterations, based on the individual merits of the situation, and the property's lack of original significant heritage attributes.

Sincerely,

Lisa Davies and Tim Davies
(on behalf of Kat Xiong and Ellyn Davies)