Blackfriars-Petersville Heritage Conservation District

Plan & Guidelines | February 2014

City of London

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February 25, 2014

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Blackfriars-Petersville Heritage Conservation District Plan & Guidelines

Submitted to:
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REPORT

Report Number: 13-1151-0194-002

Distribution:

1 e-copy

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1.0 INTRODUCTION

1.1 Acknowledgments

Golder Associates, in association with GSP Group, Tausky Heritage Consultants, and IBI Group, would like to thank the many people who contributed to the Blackfriars-Petersville Heritage Conservation District Study and Plan. The participation of the residents of the area has been a valuable contribution and the project team would like to extend their appreciation to those who attend public meetings, responded to questionnaires, and expressed their concerns and interests throughout the project. The project team would also like to thank the member of the Steering Committee who provided valuable insight during the project. We would like to acknowledge the previous contributions of Rick Coombs, Heritage Architect, whose work in preparing the architectural guidelines of three previous HCDs for the City of London provided the inspiration behind our guidelines.

Lastly, the team would like to thank the London Advisory Committee on Heritage (LACH), the Planning and Environment Committee (PEC) and the staff at the City of London who have contributed a great deal of time and energy to the project, including Don Menard, Heritage Planner, Chuck Parker, Senior Planner, and Gregg Barrett, Manager, Planning Policy and Programs.

Blackfriars-Petersville Heritage Conservation District Steering Committee

- Jan Delaney, Resident
- Charlene Doak-Gebauer, Resident
- Kevin Bice, Resident,
- Louise Tamblyn, Resident
- Joe McCarthy, Resident
- Julie Anne Baskette, Resident
- Mike Bloxam, Resident
- Susan Jory Spindler, Resident
- Oliver Hobson, LACH Representative
- John Manness, LACH Representative
- Judy Bryant, Ward Councillor

1.2 Background

The impetus for the Blackfriars-Petersville Heritage Conservation District Study was a result of a 1999 London City Council decision which approved a Heritage Conservation District (HCD) program that identified potential HCD locations within the City.

In May 2013, City Council determined that the Blackfriars-Petersville area would be prioritized for the next Heritage Conservation District study area and further recommended that a study of the neighbourhood be undertaken for the purposes of determining if the area met the local and provincial requirements for a heritage conservation district. City Council issued a by-law to initiate the study of Blackfriars-Petersville area. The purpose of the bylaw is to prohibit or set limitations on any alterations, erections, demolitions, or removal of buildings or structures within the Study Area for up to one year. The by-law is schedule to end no later than June 6, 2014.

In September 2013, the City of London retained Golder Associates in association with GSP Group, Tausky Heritage Consultants, and IBI Group to undertake the Phase 1 Study for the Blackfriars-Petersville Heritage Conservation District. The Study aimed to determine whether the Study Area identified by the City of London met the provincial and local requirements for designation as a heritage conservation district, including the following:

- A concentration of heritage buildings, structures, sites or landscapes linked by aesthetic, historical and socio-economic contexts or use;
- A framework of structured elements including natural and built features;
- A sense of visual coherence that conveys a distinct time and place; and,
- Distinctiveness from other places.

As part of the Heritage Conservation District Study, the project team undertook the following tasks:

- Historical background research of the Study Area;
- Review of existing planning framework;
- Inventory of buildings and/or character areas in the Study Area;
- Assessment of the Visual Environment within the Study Area;
- Public Consultation Meetings;
- Development and reinforcement of sub-areas within the Study Area;
- Evaluation of sub-areas against HCD designation criteria; and
- Development of initial recommendations for planning strategies, policy tools, and Heritage Conservation District boundaries.

The Blackfriars-Petersville Heritage Conservation District Study conclusions recommended that the City of London proceed with an heritage conservation district designation for the area outlined in Figure 2.

The rationale for the Heritage Conservation District boundary, which was informed by both the Provincial and Local requirements, was based on the following findings;

- The land within the boundaries are defined by early settlement and subdivision patterns associated with its early surveyors and settlers;
- The district is physically and historically linked to its surroundings, including Wharncliffe Road and the Thames River;
- The modest scale of buildings and small lots of the area within the proposed boundaries are representative of the area's early working-class history and residents;
- The narrow streets and mature tree canopy coverage defines the streetscape characteristics of the area;
- A majority of the area's architectural styles and features are consistent with the methods, materials, and forms of the era in which they were constructed;
- A number of heritage landmarks are present in the area including the Blackfriars Bridge, Labatt Park, St. Georges Anglican Church, and Empress Avenue School; and
- Green space to the south of the Study Area is significant to the history of the proposed HCD and serves as a prominent gateway feature, announcing arrival into the proposed district.

In December 2013 the Planning and Environment Committee (PEC) and London City Council both accepted the Heritage Conservation District Study and authorized the Phase 2 Blackfriars-Petersville Heritage Conservation District Plan.

1.3 Implications of Heritage Conservation District Designation

One of the key purposes of Heritage Conservation Districts is to manage change in a defined area to conserve heritage attributes that convey the cultural heritage value or interest of the area. A Heritage Conservation District can include properties, natural and cultural landscapes, roads, trails, lighting, and other resources that contribute to the cultural heritage value of the area. The designation of a Heritage Conservation District protects heritage attributes but does not attempt to "freeze" those elements in time or restore them to a specific period or style.

The streetscape is often the focus of a Heritage Conservation District. As a result, policies and guidelines are put in place in order to provide direction about the types of alterations, additions, and new construction that will be appropriate and consistent with the character and resources of the area. Heritage Alteration Permits may be required for major alterations on private or public spaces such as parks or new construction. Minor alterations or general maintenance generally not require a Heritage Alteration Permits.

The public realm is an important component of a Heritage Conservation District. Guidelines and policies are often developed for street trees, lighting, boulevards, signage, and other infrastructure within a Heritage Conservation District. This is to ensure that when the City undertakes public infrastructure improvements or

changes, they will not adversely impact the heritage attributes or cultural heritage value of the Heritage Conservation District.

Heritage Conservation District designation enables the Council of a municipality to manage and guide change in the District, through adoption of a Heritage Conservation District Plan. The Heritage Conservation District Plan includes policies and guidelines. The process is meant to direct and manage change in a positive manner. Residents should not view designation as a restrictive program on property ownership but as an opportunity to conserve and enhance the heritage attributes and cultural heritage value of their Heritage Conservation District.

2.0 BLACKFRIARS-PETERSVILLE HERITAGE CONSERVATION DISTRICT

2.1 Criteria for Designation

Section 13.3.1 of the City of London's Official Plan outlines the following Criteria for Designation for a Heritage Conservation District:

(a) the association of the area with a particular historical event or era that is unique to the community;

(b) the presence of properties which are considered significant to the community as a result of their location or setting;

(c) the presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation;

(d) the presence of properties which collectively represent a certain aspect of the development of the City which is worthy of maintaining; and/or

(e) the presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community.

2.2 Description of Blackfriars-Petersville Heritage Conservation District

2.2.1 Location

The Blackfriars-Petersville Heritage Conservation District is bounded by the Thames River on the east and the south and by Oxford Street West to the north. Wharncliffe Road North acts as the western boundary of the HCD; selected properties on the western side of Wharncliffe Road North are included within the district, The district is generally located northwest of the City of London's Downtown core (Figure 1).

Figure 1: Context of Blackfriars-Petersville Heritage Conservation District within the City of London.

2.2.2 Heritage Conservation District Boundaries

In Figure 2, below, the recommended boundary for the Blackfriars-Petersville Heritage Conservation District is illustrated. To the north, Oxford Street West forms a boundary which includes several properties on the south side of the street. The eastern boundary follows the Thames River dyke as it extends south past Labatt Park and Riverside Drive/Queens Avenue, also forming the southern boundary. To the west, Wharncliffe Road North acts as a heritage corridor and many properties on the east and west sides of Wharncliffe Road North are included in the HCD boundary.

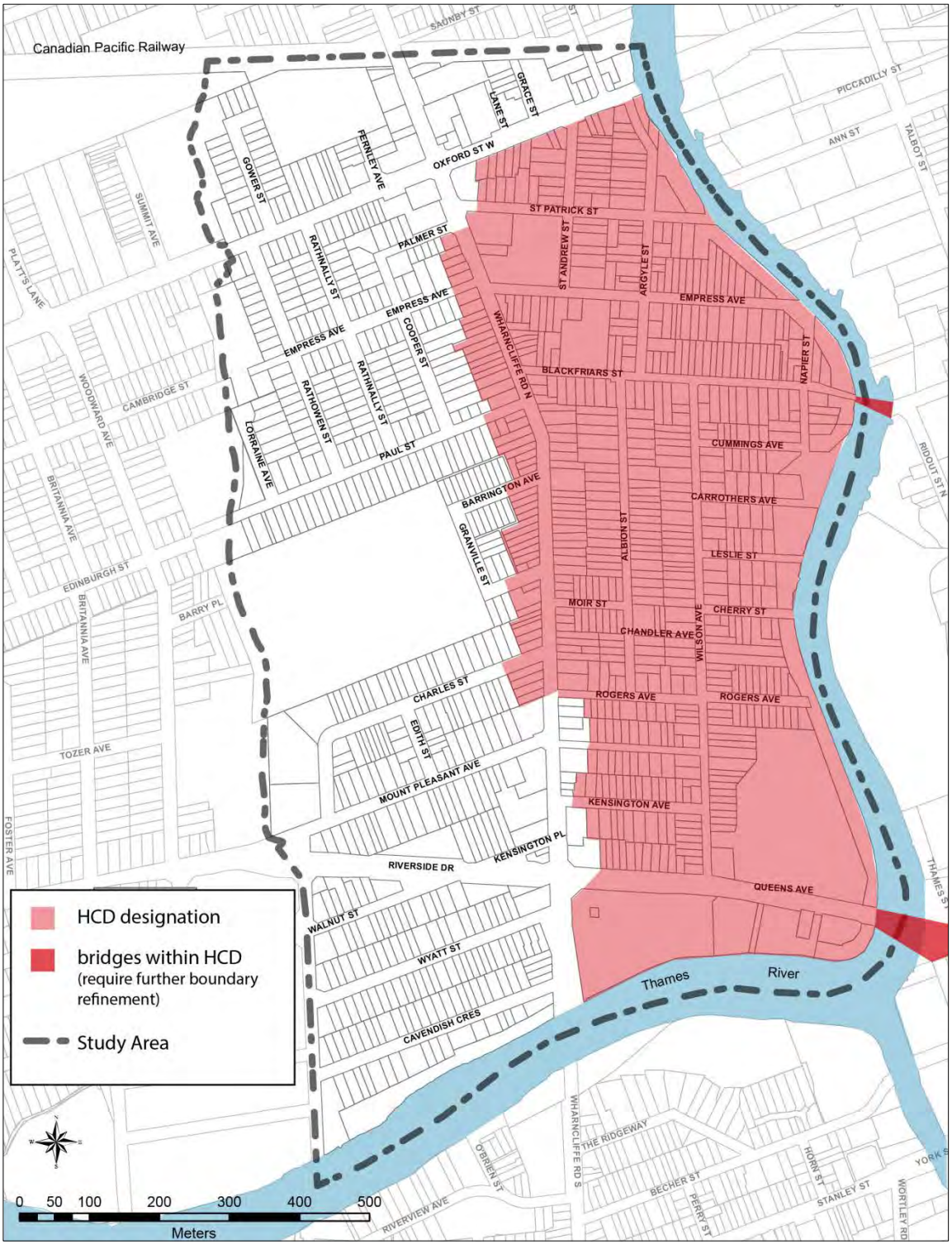


Figure 2: Blackfriars-Petersville Heritage Conservation District boundary

The rationale for the Heritage Conservation District boundaries are based on the following:

- The land within the proposed boundaries are defined by early settlement and subdivision patterns associated with its early surveyors and settlers;
- The Heritage Conservation District is physically and historically linked to its surroundings, including Wharncliffe Road and the Thames River;
- The modest scale of buildings and small lots of the area within the proposed boundaries are representative of the area's early working-class history and residents;
- The narrow streets and mature tree canopy coverage defines the streetscape characteristics of the area;
- A majority of the area's architectural styles and features are consistent with the methods, materials, and forms of the era in which they were constructed;
- A number of heritage landmarks are present in the area including the Blackfriars Bridge, Labatt Park, St. Georges Anglican Church, Empress Avenue School; and
- Green space to the south of the Study Area is significant to the history of the Heritage Conservation District and serves as a prominent gateway feature, announcing arrival into the proposed district.

2.3 Statement of Cultural Heritage Value or Interest

The Blackfriars-Petersville Heritage Conservation District has a long tradition as a suburban landscape within the City of London. Historically an independent village, the area has a history of individual identity within London. The area's heritage attributes illustrate the area's heritage values.

From the earliest surveys and settlers, the Blackfriars-Petersville area has had an intimate relationship with the flood plain in which it resides. Home to some of the City's richest alluvial soil, the area has both benefitted and suffered as a result of its proximity to the North Branch of the Thames River. Initially settled by a small collection of individual families in the early nineteenth century, the initial subdivision of properties and extensive surveying resulted in the creation of some of London's earliest suburban areas. Incorporated first as Petersville, later as London West and eventually annexed as part of London, the proposed Blackfriars-Petersville Heritage Conservation District was home to the area's working-class who settled on the small lots within close proximity and danger of the river. The area's early suburban settlers are most evident today by the various renditions and mixes of 1 and 1 ½ storey Ontario cottage homes and similar styles spread throughout the narrow streets that have survived the most destructive and fatal floods of 1883 and 1937.

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.

Amongst the modest residential dwellings remain a collection of landmarks that have continued to be landmark features of the area. The Blackfriars Bridge has served as the earliest bridged water crossing into London from its western neighbours and later suburbs. Wharncliffe Road, an initial highway for early settlers served to be just

as important to settlements and commerce in the area. The former Empress Avenue School and St. George's Anglican Church remain as institutional landmarks within the district. Labatt Park continues to operate as one of the oldest continually operating baseball grounds in the world.

The streetscape character is largely defined by long viewsheds along narrow streets, terminating with a view of the Thames River dyke system and associated greenways and landscapes. While the presence of mature street trees and grassed boulevards is inconsistent, there is an overall feeling of enclosure and maturity provided by the existing street trees and matures trees within the front and back yards of residential properties, again heavily reinforced by the backbone of mature vegetation along the river.

Overall, the streetscape is defined by swaths of consistent massing and set-backs of residential dwellings, which gives the area a discernible rhythm and pattern as it is experienced along the streetscape. This is noticeably different from the rhythms and patterns experienced within adjacent streetscapes, such as along many parts of Wharncliffe Road, which give the area a distinct character. The Blackfriars Bridge, Thames River, and the numerous public greenspaces and parks that line the river and its dyke mark the arrival into the area, creating gateway features that further define its character.

2.3.1 Heritage Attributes

The key heritage attributes that illustrate and contribute to the cultural heritage value or interest of the Blackfriars-Petersville Heritage Conservation District include:

- Architectural Attributes
  - Various renditions of Ontario Cottage dwellings and similar styles;
  - Dwellings that have survived the 1883 and 1937 floods, respectively;
  - Modest, economical home building styles and techniques that are representative of the area's early working-class settlers;
  - Building characteristics common to the district including form, Massing, type, scale, roof pitches, and set-backs
  - Architectural details including buff brick materials, keyhole windows and historic fenestration, coloured and stained glass transoms, fanlights, London doors, porches, and bargeboard and gable detailing
- Streetscape Attributes
  - Early historic suburban development patterns represented by the narrow internal streets, grids, walkable nature of the area, and survey types
- Landscape Attributes
  - Proximity and historical relationship with the Thames River
  - Long viewsheds along the narrow streets that terminate with views of the Thames River dyke system
  - Associated greenways along the Thames River dyke system

- Enclosure provided by street trees and mature trees within the front and back yards of residential properties
- Public greenspaces and parks

- Landmark Attributes
  - Blackfriars Bridge
  - Labatt Park
  - Jeanne-Sauvé Public School (former Empress Avenue School)
  - St. Georges Anglican Church

3.0 HERITAGE CONSERVATION DISTRICT GOALS & OBJECTIVES

The following goals and objectives establish a framework for the conservation and management of the Blackfriars-Petersville Heritage Conservation District. These goals and objectives should be interpreted as a plan to assist in the management of change in the district in order to preserve and enhance the cultural heritage value or interest the area and its associated heritage attributes.

The City of London *Official Plan* provides an overarching goal to guide the conservation of heritage within the city. Section 2.14.1 of the *Official Plan* states: "It is the goal of this Plan [*Official Plan*] to promote the conservation of the City's historical, architectural, archaeological, cultural and natural heritage resources and to enhance the contributions of these resources to the form and character of the City."

Overall Heritage Conservation District

Goal: To acknowledge, protect, and enhance Blackfriars-Petersville's cultural heritage value and interest including contributing heritage resources such as structures, streetscapes, landmarks and landscape features and understand the valuable contribution they make to the area collectively by:

- Encouraging the conservation of the area's cultural heritage value and interest through the appropriate practice of restoration, preservation, and rehabilitation processes that will maintain and enhance the value of the area;
- Providing guidance on best practice procedures related to the stewardship of heritage conservation;
- Understanding that the cultural heritage value of the district is expressed most effectively as a collection of resources that together possess unique qualities and characteristics;
- Providing a clear set of guidelines for alterations requiring or not requiring a Heritage Alteration Permit, and providing property owners with the necessary information (terminology, checklists, and graphics) to guide them through the application process by which individual property owners will obtain these permits if necessary.

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 to identified heritage resources that contribute to the heritage value of the district;

- 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 setbacks.

Streetscapes and Landscape

Goal: To encourage the retention and maintenance of the area's significant streetscape and landscape features that contribute to the area's cultural heritage value by:

- Acknowledging that the streetscape and landscape features of the Blackfriars-Petersville HCD are heritage attributes that contribute to the cultural heritage value of the area, and encouraging the conservation and enhancement of these elements;
- Encouraging sympathetic and appropriate public works projects and maintenance commitments to maintain streetscape, viewsheds and landscape features that have been identified as significant to the area;
- Maintaining the narrow streets, walkability, and relationship with the Thames River dyke system, and associated greenways and trail systems that contribute to the heritage value of the area.

4.0 HERITAGE CONSERVATION PRINCIPLES

Heritage conservation is an activity that cannot be undertaken in isolation. The purpose of heritage conservation is tied to the idea of change management by ensuring that community values are protected during the process of change. It is also tied closely with other municipal objectives and initiatives such as downtown revitalization, economic development, land use planning, cultural planning, tourism planning, and municipal public works.

In the case of Heritage Conservation Districts, this understanding is seen by the growing recognition that a heritage district has value for more than the sum of its parts. Rather than assembling a collection of individually significant properties and drawing a boundary around them, a Heritage Conservation District can - and should – recognize the contribution of both the humble and the grand and reflect the interaction between the public and private realms. Pulling the inventory and evaluation away from a singular focus on buildings is one way to do this. The *Ontario Heritage Act*, and the Ministry of Tourism and Culture publication the *Ontario Heritage Tool Kit*, reflect this approach, and heritage conservation now examines a wider range of heritage resources including cultural landscapes, streetscapes, and areas of archaeological potential. At a more fundamental level, international, Federal and Provincial best practices in conservation now reflect a wider range of values, including not only physical values, but also associative and contextual values. In other words, the physical setting in a Heritage Conservation District is understood as one part of the larger cultural heritage value of the area; it is not just a repository of individual resources but also reflects the meanings and values of the inhabitants. The importance of community values as the focus of cultural heritage conservation has been long recognized, but was only recently implemented in political jurisdictions. The acceptance of values-based approaches was not clearly articulated at municipal or the Provincial level prior to changes to the *Ontario Heritage Act* in 2005.

Heritage conservation is development. Heritage conservation is now understood as not just a curated collection of buildings; it is a management framework that involves on-going investment and work. Indeed, there are many benefits to conserving cultural heritage, including:

- Heritage conservation fosters community revitalization;
- Heritage conservation encourages cultural heritage tourism;
- Heritage conservation enhances property values;
- Heritage conservation creates jobs and develops skills;
- Heritage conservation fosters a sense of place, encouraging distinct and attractive areas for residents, workers, and visitors;
- Heritage conservation enhances local cultural life; and,
- Heritage conservation is sustainable.

A Heritage Conservation District Plan and Guideline should provide strategies for fostering the community's cultural values and delineate important heritage attributes. The Heritage Conservation District Plan and Guidelines should emphasize integration with municipal planning policies and processes, as well as providing opportunity to revisit and revise the Heritage Conservation District Plan and Guidelines to meet the contemporary context.

The development of the *Standards and Guidelines for the Conservation of Historic Places in Canada* in 2003 (revised 2010) has identified the need for consistent language and understanding of key terms and ideas. The *Standards and Guidelines for the Conservation of Historic Places in Canada* states there are three appropriate approaches to heritage conservation – preservation, restoration, and rehabilitation. **Conservation**, in this context, is understood to refer to "all actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life." These actions include:

- **Preservation** which is understood to mean protecting, maintaining, and stabilizing the existing form, material, and integrity of a historic place. In other words, it means keeping a heritage resource exactly as it is;
- **Restoration** which refers to major rebuilding and repair processes to bring back a heritage resource to a former state. This type of work cannot be based on conjecture, but on available evidence; and,
- **Rehabilitation** which refers to the sensitive adaptation of a historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

Heritage conservation is rarely a one-time effort, but is part of a long term cycle of work that seeks to ensure that the heritage values (and associated heritage attributes) are protected over the long term. The best safeguard for the conservation of a cultural heritage resource is the stewardship and on-going use by caring property owners or tenants.

5.0 MUNICIPAL POLICIES

5.1 Introduction

The designation of the Blackfriars-Petersville area as a Heritage Conservation District does not stop or prevent change. Rather, designation ensures that development that does occur is sympathetic, respectful, and contextual to the heritage attributes and values of Blackfriars-Petersville Heritage Conservation District. It adds a layer of consideration to the existing development context. Guidelines prepared as part of the Blackfriars-Petersville Heritage Conservation District are intended to provide guidance on change management within the area of identified cultural heritage value.

5.2 Contravention of the *Ontario Heritage Act*

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.

5.3 Conflict

Potential conflicts or inconsistencies may arise within the planning framework where existing policy does not conform to the objectives of the Heritage Conservation District Plan. In situations of disagreement between the Heritage Conservation District Plan and municipal policy, the Heritage Conservation District Plan shall prevail to the extent of the conflictas stated in the *Ontario Heritage Act*:

Subsection 41.2(1) of the *Ontario Heritage Act* bestows priority of the provisions of a Heritage Conservation District Plan over public works and other municipal bylaws:

> (1) Despite any other general or special Act, if a Heritage Conservation District Plan is in effect in a municipality, the council of the municipality shall not,
>
> > (a) Carry out any public work in the Heritage Conservation District that is contrary to the objectives set out in the Heritage Conservation District Plan; or

(b) Pass a by-law for any purpose that is contrary to the objectives set out in the Heritage Conservation District Plan. 2005, c.6, s.31.

5.4 Official Plan

The present land use designations within the Blackfriars-Petersville Heritage Conservation District include:

- Low Density Residential;
- Neighbourhood Commercial Node; and,
- Open Space.

Low Density Residential is the predominant land use designation in Blackfriars-Petersville Heritage Conservation District. Blackfriars-Petersville is also identified in the *Official Plan* as a "Near Campus Neighbourhood".[1] The Near Campus Neighbourhood polices encourage balanced and appropriate residential intensification in identified areas.[2] These land use designations and policies are generally appropriate for Blackfriars-Petersville Heritage Conservation District in the conservation of contributing resources and their heritage attributes.

Blackfriars-Petersville Heritage Conservation District is identified on *Official Plan* Schedule B2 as within the regulatory floodplain area. The policies of Section 15.6 of the *Official Plan*, in particular the one-zone concept policies in Section 15.6.2 are applicable to lands within the floodplain.

In accordance with Section 15.6 and 15.6.2, development within the floodplain must be reviewed by the appropriate Conservation Authority, which in the case of Blackfriars-Petersville Heritage Conservation District is the Upper Thames River Conservation Authority. New development in the floodplain is restricted to:

- Flood and/or erosion control structures;
- Facilities which by their nature must locate near watercourses;
- Ancillary facilities of an adjacent land use which are of a passive, non-structural nature and do not adversely affect the ability of the flood plains to pass floodwaters; and
- Essential public utilities and services

All new development or structures within the flood plain will require the approval of the Upper Thames River Conservation Authority. Minor renovations, alterations or additions to existing buildings may be permitted subject to the approval of Council in co-operation with the appropriate Conservation Authority in addition to any *Ontario Heritage Act* processes, including the requirements of the Blackfriars-Petersville Heritage Conservation District Plan.

5.4.1 Policies

a) Pursuant to Section 13.3.1.i of the City of London *Official Plan*, the *Official Plan* will be amended to identify the boundaries of the Blackfriars-Petersville Heritage Conservation District

A statement shall be incorporated into the City of London Official Plan to the effect that the Blackfriars-Petersville Heritage Conservation District Plan and Guidelines shall be consulted on all site alteration or development proposed with the HCD and all decisions must be consistent with the Blackfriars-Petersville Heritage Conservation District Plan;

b) The City of London should consider the development of form-based zoning regulations for the Blackfriars-Petersville Heritage Conservation District by creating a Special Policy Area. Such policies would be a point of reference for where other *Official Plan* policies make reference to character, form, size, scale, mass, and

[1] This is approximately the same area as the Blackfriars-Petersville Heritage Conservation District.; however the "Near Campus Neighbourhood" excluding the lands south of Riverside Drive/Queens Avenue.

[2] The Provincial Policy Statement requires a balancing of diverse interests, such as heritage conservation and intensification.

densityand shall be used as the Neighbourhood Character Statement as intended by *Offical Plan* policy 3.7.3. .

c) Amend the Low Density Residential Designation and the Neighbourhood Commercial Node land uses designations to make specific reference to the area as a Heritage Conservation District;

d) In the implementation of policies in Section 3.2.3 of the *Official Plan* regarding residential intensification, and policies 3.5.19.5 and 3.6.9(ii), shall be consistent with the Blackfriars-Petersville Heritage Conservation District Plan; and,

5.5 Zoning By-law

Low rise residential zones (R2 and R3) apply to most of the Blackfriars-Petersville Heritage Conservation District. Residential zoning specific to the Blackfriars-Petersville Heritage Conservation District should be crafted to conserve heritage attributes. Examples of this type of regulation include front yard setbacks that are the average of abutting properties, reduced maximum building heights, and maximum dwelling depths. It would also be appropriate to apply the Heritage (HER) Zone Overlay to properties in the Blackfriars-Petersville Heritage Conservation District that are designated under Part IV of the *Ontario Heritage Act*.

The commercial zones that apply within the Blackfriars-Petersville Heritage Conservation District (CC, AC, HS) are concentrated along Wharncliffe Road, generally close to the intersection with Riverside Drive. There are also established neighbourhood commercial properties in the interior of the Blackfriars-Petersville Heritage Conservation District as well. In general, commercial zones are an auto-oriented form of development, which is appropriate given this reflect what exists today. For new commercial development within the these zones, reduced front yard setbacks should be permitted to encourage a more pedestrian-oriented built form that will enhance the heritage attributes of the Blackfriars-Petersville Heritage Conservation District.

The office zones that apply to the Blackfriars-Petersville Heritage Conservation District (OF and OC) are appropriate given they allow for office uses within an existing dwelling or building. Any potential additions, where permitted, may not exceed 10% of the Gross Floor Area and may not extend into the required yards setbacks. Further conservation of the streetscape should be provided by requiring enlargements or additions to be to the side or rear of an existing building.

The Neighbourhood Facility (NF) and Regional Facility (RF) that apply to the institutional uses in the Blackfriars-Petersville Heritage Conservation District (such as schools or places of worship) and to Labatt Park, are appropriate for those uses and do not require any changes.

5.5.1 Policies

a) Within the Blackfriars-Petersville Heritage Conservation District, amend the R2 and R3 zones such that:

   i) Minimum front yard setback required is the average of front yard setbacks of dwellings on the same street block; and,

   ii) Maximum permitted height is “7 metres or 1 ½ to 2 storeys”.

a) Within the Blackfriars-Petersville Heritage Conservation District, amend the CC and HS zones such that the minimum front yard setback required is 0 metres;

b) Within the Blackfriars-Petersville Heritage Conservation District, amend the OC zone such that enlargements or additions to the main building are not permitted between the front lot line and the established building line; and,

c) Apply Heritage (HER) zone overlay in the Blackfriars-Petersville Heritage Conservation District to properties designated under Part IV of the *Ontario Heritage Act*.

5.6 Site Plan Control

The Site Plan Control process helps ensure appropriate siting, massing, and scale of proposed development and site alteration to addresses efficiency of land use, servicing, safety, attractiveness, and compatibility. In accordance with Section 19.9 of the *Official Plan*, Site Plan Control is required for new development in the City of London with the exception of single detached, semi-detached and duplex dwellings and additions or renovations thereto (unless constructed as intensification projects considered under section 3.2.3 of the *Official Plan*). Most new development in the Blackfriars-Petersville Heritage Conservation District would constitute an intensification project per the definition of section 3.2.3 of the *Official Plan*, and Site Plan Control would be required. Site Plan Control should continue to be required in accordance with City of London policies to ensure that redevelopment is appropriately reviewed and that the Design Guidelines prepared as part of the Blackfriars-Petersville Heritage Conservation District Plan are given due regard.

5.6.1 Policies

a) To encourage the integration of new development with adjacent land uses, Council may require public notification and a public meeting at the Site Plan approval stage for applications for proposed development or site alteration within the Blackfriars-Petersville Heritage Conservation District;

d) Heritage Planner and Urban Design staff reviews should be required to ensure compatible and appropriate development in accordance with the guidelines of the Blackfriars-Petersville Heritage Conservation District Plan;

e) A Heritage Impact Statement may be required at the discretion of the Heritage Planner

f) Elevations drawings should be required for all Site Plan applications to assess the massing, scale, appearance and design features of a proposed development or site alteration;

g) Landscape plans may be required for site plan applications to evaluate the private amenity space associated with new development.

5.7 Severances and Minor Variances

The Committee of Adjustment has the responsibility to address applications for lot severances and minor variances in the City of London. The Committee of Adjustment process is a mechanism for evaluating requested changes in property (lot severances, additions or lot line adjustments) and relief from zoning regulations (including building setbacks, height, and parking) which are minor in scope, and ensuring that these changes are in keeping with the intent of the City of London *Official Plan*, Zoning By-law, and other applicable plans or policies.

5.7.1 Policies

a) The decisions of the Committee of Adjustment shall be consistent with the policies and guidelines of the Blackfriars-Petersville Heritage Conservation District Plan when reviewing applications within the Blackfriars-Petersville Heritage Conservation District;

b) The Heritage Planner should be circulated all severances and minor variances applications within the Blackfriars-Petersville Heritage Conservation District and provide comments to be considered by the Committee of Adjustment;

h) The Committee of Adjustment shall refuse severance applications where the resulting parcel size has a negative impact on the heritage attributes of the Blackfriars-Petersville Heritage Conservation District and/or is not in keeping with the adjacent protected heritage resources, recognizing that the general intent of the applicable *Official Plan* policies and Zoning By-law are to support a continuation of the prevailing lot fabric that has been established over time; and,

i) A Heritage Impact Statement may be required at the discretion of the Heritage Planner.

5.8 Building Permits

In the City of London a Building Permit is required for any new structure that is larger than 10 square metres (108 square feet) consisting of a wall, roof and floor (or any of them), structures containing plumbing, and structures designated in the Ontario Building Code. As such, Building Permits are required for many interior renovation projects and additions as well as exterior and facade projects including porches, additions, structural alterations to doors or windows, for example. Building Permits shall continue to be required within the Blackfriars-Petersville Heritage Conservation District. Heritage Planner should be involved in the review of Building Permit applications involving protected heritage resources within the Heritage Conservation District to provide comments and determine any requirements for a Heritage Alteration Permit, if necessary.

5.8.1 Policies

a) Obtaining a Heritage Alteration Permit does not negate the necessity of other permits required under other legislation (such as the *Ontario Building Code* or the *Planning Act*); and,

b) Obtaining a permit under other legislation (such as the *Ontario Building Code* or the *Planning Act*) does not negate the requirement for obtaining a Heritage Alteration Permit.

5.9 Design Guidelines

Design Guidelines are intended to create urban environments that are functional, economically viable, attractive, comfortable, animated, stimulating and safe.

5.9.1.1 Policies:

a) Property owners/authorized applicants are encouraged to consult with the City as early in the design process as possible to understand the objectives of the Blackfriars-Petersville Heritage Conservation District Plan;

j) When an Urban Design Brief is required in support of a Site Plan application, the property owners/authorized applicant shall have regard for the Design Guidelines contained in Sections 8,9 and 10 of the Blackfriars-Petersville Heritage Conservation District Plan;

k) When an Urban Design Brief is required in support of a Site Plan application, the property owners/authorized applicant shall have regard for the City's *Placemaking Guidelines* as applicable;

l) Site Plan applications within the Blackfriars-Petersville Heritage Conservation District may be subject to review by the City's Urban Design Peer Review Panel for additional advice and input. The Peer Review Panel shall be consistent with the policies and guidelines of the Blackfriars-Petersville Heritage Conservation District Plan when reviewing applications.

5.10 Archaeological Master Plan

The *Provincial Policy Statement* (2005) states that (potential) archaeological resources are a key consideration in the planning process:

> Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted (*Provincial Policy Statement* Section 2.6.2, 2005).

This is supported by specific policies within the City of London's *Official Plan*, including Section 13.4.1, which indicates that the Council will facilitate efforts to conserve and excavate historic and pre-historic archaeological resources. Council will consult with the Ministry of Tourism, Culture and Sport and with the archaeological committee of LACH on matters pertaining to archaeological resources.

The City of London's *Archaeological Master Plan* (1995) identifies a portion of the Blackfriars-Petersville Heritage Conservation District as demonstrating high archaeological potential. This is based on a predictive modeling, developed from prehistoric potential mapping, historical potential mapping, and integrity mapping. In total, 19,088.6 hectares of the City of London, or approximately 45.2% of the City, has been identified as demonstrating high archaeological potential.

The establishment of a Heritage Conservation District in itself would not require the preparation of an archaeological assessment. However, a development or Heritage Alteration Permit application by a proponent could prompt the requirements for an archaeological assessment.

5.10.1 Policies

a) If a proposal for development or site alteration on a site or property within Blackfriars-Petersville Heritage Conservation District may impact archaeological resources or an area of archaeological potential, the City will ensure that no approvals will be granted until the necessary archaeological assessments have been undertaken;

m) The City will encourage the conservation of archaeological resources as identified by the City, the Province, or other groups or agencies, and will continue to enforce municipal and Provincial legislation with respect to the discovery of items of archaeological or historic interest on a property; and,

n) Where burial sites are encountered during any excavation or other action, the provisions of the Cem*eteries Act* and its regulations will apply. Where there are First Nations burials, they will be addressed by consultation with all relevant First Nations communities.

5.11 Sign & Canopy By-law

City of London By-law No. S.-3775-94 (office consolidation 2011), enacted pursuant to the *Municipal Act*, enables the City of London to regulate signs and other advertising devices within the City.

A permit is required to erect, display, alter, or structurally repair a sign or canopy located within the City. Exception to this requirement include incidental signs, public safety signs, real estate signs (no greater than 10 square metres), transit signs, A-board signs, signs painted directly on the exterior wall of a building, and similar. A permit is not required for the maintenance or repair of signs or canopies using the same materials. A permit, however, is required when foundation work is required. Furthermore, a permit is not required to change the message of a sign, except when changing sign type.

Signs erected prior to October 7, 1991 are grandfathered under this By-law; however, these signs erected prior to the enactment of this By-law are required to be compliant with Safety and Maintenance Requirements of this By-law.

At present, there are no heritage-specific policies within the Sign & Canopy By-law.

5.11.1 Policies

a) Appropriate commercial signs shall be permitted in Blackfriars-Petersville Heritage Conservation District;

b) Commercial signs that are considered to be “appropriate” shall respect the heritage attributes of Blackfriars-Petersville Heritage Conservation District and be sympathetic and contextual to the overall cultural heritage value in terms of style, size, and illumination; and,

c) Backlit, neon, or flashing/digital signs are not considered sympathetic and not suitable for Blackfriars-Petersville Heritage Conservation District.

5.12 Emergency Management Plan

As required by the *Emergency Management and Civil Protection Act*, every municipality in Ontario is obliged to develop and implement an emergency management program, which is adopted by Council. The City of London’s *Emergency Response Plan* was adopted in February 2012 by By-law No. A. 6661-135. The *Emergency Response Plan* was developed by the City of London Corporate Security and Emergency Management Division in conjunction with the Community Emergency Management Program Committee.

The aim of the *Emergency Response Plan* is to make provisions for the extraordinary arrangements and measures that may be required to safeguard property, the environment and the health, safety and welfare of residents, businesses and visitors to the City of London when faced with an emergency” (City of London *Emergency Response Plan* 2012, 1).

The *Emergency Response Plan* establishes the City of London Community Control Group (CCG), which is intended to provide advice to the Mayor regarding the declaration/termination of a state of emergency or the appropriate emergency response approach.

The Executive Director of Planning, Environmental and Engineering Services (or designate) is responsible for coordinating the recovery and restoration phase of an emergency with the support and advice from other agencies as required.

5.12.1 Policies

a) The Manager – Planning Policy & Programs and/or Heritage Planner should be considered as an appropriate designate for emergency responses with implications for protected heritage resources;

b) In event of a circumstance requiring an immediate or temporary response to ensure the conservation of a identified heritage attribute of a protected heritage resource, the Manager – Planning Policy & Programs and/or Heritage Planner may be authorized to provide Emergency Approval of the necessary works; and,

c) LACH should be consulted on any Emergency Approval at the discretion of the Heritage Planner and/or Manager.

6.0 HERITAGE CONSERVATION DISTRICT POLICIES

This section and the following sections of the Blackfriars-Petersville Heritage Conservation District Plan provide policies that are intended to inform the in decision making process. Guidelines pertaining to conservation, design, and cultural heritage landscapes are provided in Sections 9 -11 of the Blackfriars-Petersville Heritage Conservation District Plan respectively.

6.1.1 General Policies

a) Blackfriars-Petersville Heritage Conservation District shall be conserved; and,

b) Contributing resources shall be conserved.

6.2 Development Pattern

The development pattern of the Blackfriars-Petersville Heritage Conservation District is closely linked to its relationship to the Thames River. The street grid and development pattern create framed vistas of the Thames River from many perspectives. The tightly knit parcel fabric of the Blackfriars-Petersville was initially settled as working class housing; being within close proximity (and danger) of the Thames River. Some protected heritage resources have survived fatal flood events. Flooding remained a dangerous reality until the building of Fanshawe Dam in 1952, upstream on the Thames River.

Recent decades have seen an influx of professionals, as well as a large number of post-secondary students choosing to live close to Western University, in Blackfriars-Petersville Heritage Conservation District. These trends have resulted in some alterations to the built form – through sizeable additions, new cladding (e.g., aluminum, vinyl, board and batten) or through purposeful individual artistic expression. Much of the most recent development with Blackfriars-Petersville Heritage Conservation District has been the development of multi-unit or multi-bedroom units catering to the post-secondary student market. Past forms of residential intensification post a threat to the heritage attributes and cultural heritage value of Blackfriars-Petersville Heritage Conservation District.

6.3 Resources in Blackfriars-Petersville Heritage Conservation District

All properties, landscape features, and other elements located within Blackfriars-Petersville Heritage Conservation District are considered to be protected heritage resources through their designation under Part V of the *Ontario Heritage Act*.

Protected heritage resources that contribute or support the cultural heritage value of Blackfriars-Petersville Heritage Conservation District have been identified as contributing resources. Protected heritage resources that do not contribute or support the cultural heritage value of Blackfriars-Petersville Heritage Conservation District have been identified as non-contributing resources.

6.4 Contributing Resources

The majority of properties located within the Blackfriars-Petersville Heritage Conservation District have been identified as contributing resources. These contribute to the cultural heritage value or interest of Blackfriars-Petersville, as articulated in the Statement of Cultural Heritage Value or Interest (see Section 2.3) and are considered protected heritage resources. Contributing resources have been identified on Figure 3.

A change management approach informs the policies for contributing resources located within Blackfriars-Petersville Heritage Conservation District. Heritage attributes, which illustrate the cultural heritage value or interest of contributing resources should be conserved throughout the process of change.

Contributing Resource:
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 Heritage Conservation District. Contributing resources are subject to the polices and guidelines for conservation and alteration; and demolition. A type of protected heritage resource.

The Heritage Alteration Permit process (Section 6.6) will identify classes of alterations for contributing resources that require municipal approvals, as well as classes of alterations which do not require municipal approvals. Interior alterations do not require a Heritage Alteration Permit unless the affected interior elements are included as heritage attributes of the protected heritage resource within a Part IV of the *Ontario Heritage Act* designation. Maintenance activities, as defined by the Blackfriars-Petersville Heritage Conservation District Plan, for contributing resources do not required a Heritage Alteration Permit. A Heritage Impact Statement may be required at the discretion of the Heritage Planner.

6.4.1 Policies

d) The cultural heritage value of Blackfriars-Petersville Heritage Conservation District shall be conserved;

e) Contributing resources shall be conserved;

f) Classes of alterations for contributing resources requiring or not requiring a Heritage Alteration Permit shall be identified (see Section 6.6);

g) The preparation of a Heritage Impact Statement may be required for alterations or interventions to a contributing resource. A Heritage Impact Statement may be required at the discretion of the Heritage Planner;

h) Alterations that have the potential to impact heritage attributes of a protected heritage resource shall not be permitted;

i) Interior alterations shall be permitted provided that interior elements are not included as heritage attributes of the protected heritage resource within a Part IV of the *Ontario Heritage Act* designation;

j) Minor exterior alterations and additions to contributing resources may be permitted provided that such alterations or additions do not negatively impact heritage attributes. A Heritage Impact Statement may be required at the discretion of the Heritage Planner;

k) The administration of the *Ontarians with Disabilities Act*, the Ontario Building Code and related codes and regulations will be undertaken in such a manner to permit the conservation of heritage attributes of contributing resources while still ensuring the health and safety of the public. Preference should be given to reversible interventions;

l) Major alterations to the exterior façade of a contributing resource shall not be permitted. Such alterations should only be considered where the intent is to conserve the contributing resource;

m) Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of Blackfriars-Petersville Heritage Conservation District;

n) Interventions or alterations for energy efficiency (e.g. solar panels, windows) should be encouraged but shall not compromise, diminish, or negatively impact the heritage attributes of contributing resources; and,

o) Guidelines established within Sections 9.0 of the Blackfriars-Petersville Heritage Conservation District Plan should be followed for alterations or interventions to contributing resources. These Guidelines will be used in the review and evaluation of Heritage Alteration Permit applications, as required.

6.5 Demolition of Contributing Resources

In taking a change management approach, it is recognized that situations may arise where the demolition of a contributing resource located within Blackfriars-Petersville Heritage Conservation District is necessary. Under the Ontario Building Code, demolition involves the complete removal of a structure; under this definition, it would be possible to remove all of the heritage attributes of a protected heritage resource without it being considered a demolition. To this end, some municipalities have adopted a specific definition of demolition for applications for demolition under the *Ontario Heritage Act* to ensure that the heritage attributes of protected heritage resources are conserved.

The demolition of a contributing resource should be considered the last option, and only conceivable following the consideration of all other options to the satisfaction of the Heritage Planner.

6.5.1 Policies

a) Any proposal for a permit under the Ontario Building Code that includes the complete removal of a building or structure located upon real property identified as having cultural heritage value or interest by the municipality under Section 27 (1.2) of the *Ontario Heritage Act* ('listed' property) is considered as demolition or removal under Section 27(3) of the *Ontario Heritage Act* and that such applications are required to adhere to the requirements of Section 27 (3), Section 27 (4), and Section 27 (5) of the *Ontario Heritage Act* (which governs the demolition and removal of a building or structure);

b) Any proposal for a permit under the Ontario Building Code that includes the removal of a structural element (such as a wall) of a building or structure located upon real property identified as having cultural heritage value or interest by the municipality under Section 27 (1.2) of the *Ontario Heritage Act* ('listed' property), and that this removal will result in the structure or building being unable to stand without support, is considered as demolition or removal under Section 27(3) of the *Ontario Heritage Act* and that such applications are required to adhere to the requirements of Section 27 (3), Section 27 (4), and Section 27 (5) of the *Ontario Heritage Act* (which governs the demolition and removal of a building or structure).

c) The demolition or relocation of contributing resources located within Blackfriars-Petersville Heritage Conservation District is strongly discouraged and will only be permitted in exceptional circumstances;

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 (see policies outlined in Section 6.11);

iii. Relocation to another site within the Heritage Conservation District; and,

iv. Relocation to another site within the City.

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.

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 material about the cultural heritage resource in its surrounding context.

g) Any proposal to demolish or relocate a contributing resources, or portion thereof, located within the Blackfriars-Petersville Heritage Conservation District shall require the approval of the Council of the City of London;

h) The proponent of any proposal to demolish or relocate 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 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 Statement and/or Demolition Plan;

i) Salvage or reclamation of materials from a demolished contributing resource is encouraged.

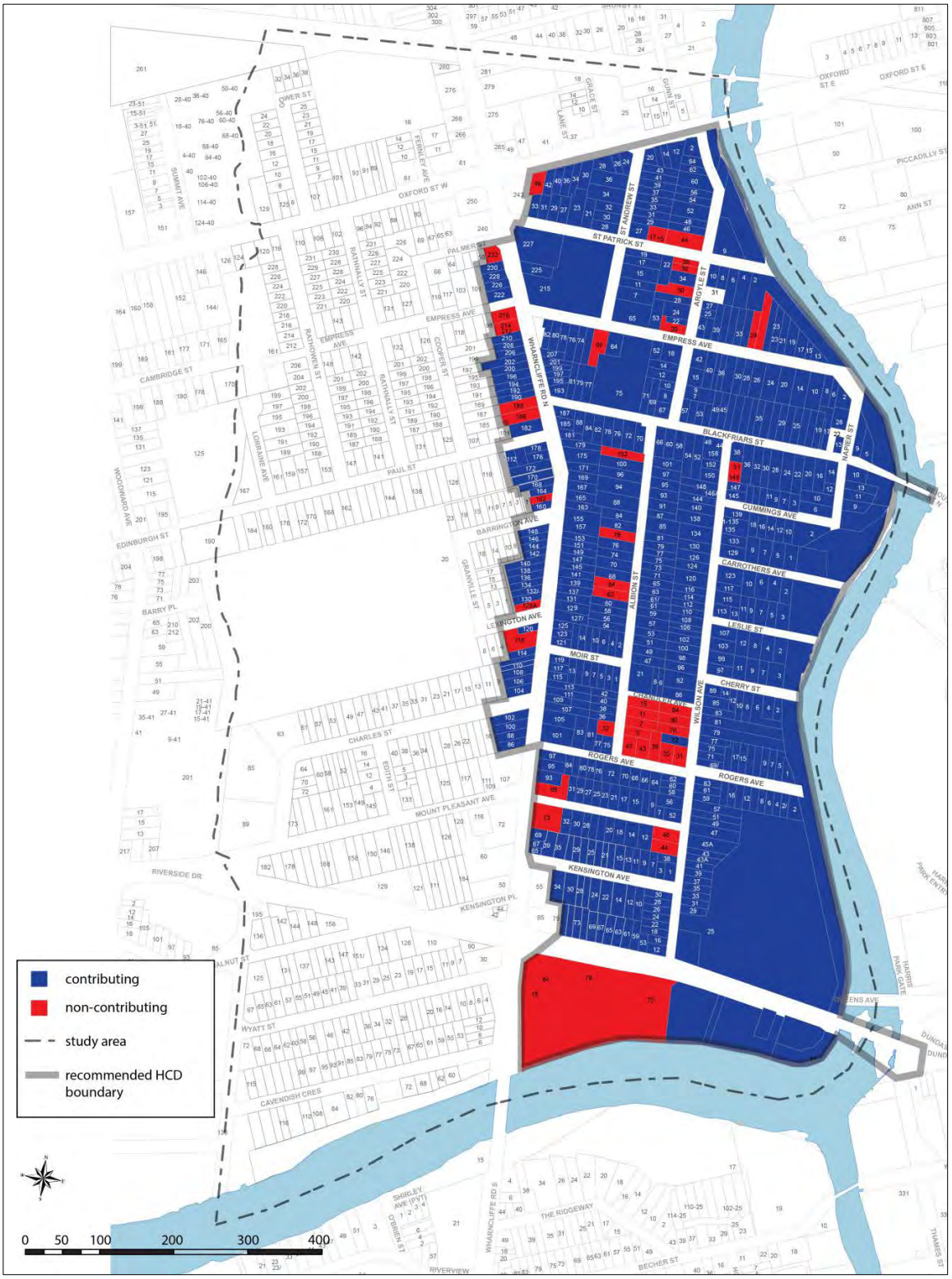


Figure 3: Contributing and non-contributing properties within the Blackfriars-Petersville Heritage Conservation District.

6.6 Non-Contributing Resources

Some properties located within the Blackfriars-Petersville Heritage Conservation District have been identified as non-contributing resources. These properties do not contribute to the cultural heritage value of Blackfriars-Petersville. (see Section 2.3). Non-contributing resources have been identified on Figure 3.

The Heritage Alteration Permit process (Section 6.6) will identify classes of alterations for non-contributing resources that require municipal approvals, as well as classes of alterations which do not require municipal approvals. A Heritage Impact Statement may be required at the discretion of the Heritage Planner.

Non-Contributing Resource:

A property, structure, landscape element, or other feature of a Heritage Conservation District that does not support the overall cultural heritage values, character, and/or integrity of the Heritage Conservation District. Non-contributing resources are subject to policies to alterations and new construction. Guidelines for non-contributing resources are intended to ensure that those properties do not compromise the cultural heritage values of the Heritage Conservation District as a whole by adding further inappropriate changes to a property, structure, landscape element, or other feature. Instead, guidelines emphasize compatibility, sympathy, and respect; A type of protected heritage resource.

6.6.1 Policies

j) Alterations or interventions to non-contributing resources shall be permitted provided that those alterations or additions do not diminish the cultural heritage value of Blackfriars-Petersville Heritage Conservation District;

k) Alterations or interventions to non-contributing resources shall be permitted provided that those alterations or additions do not negatively impact adjacent contributing resources;

l) The administration of the Ontarians with Disabilities Act, the Ontario Building Code and related Acts, codes and regulations will be undertaken in such a manner to permit alterations while still ensuring the health and safety of the public;

m) Efforts to improve elements or attributes that contribute to the cultural heritage value of Blackfriars-Petersville Heritage Conservation District should be encouraged. These efforts should be based in historical evidence and documentation; and,

n) Demolition of non-contributing resources is permissible; a Heritage Impact Statement may be required at the discretion of the Heritage Planner.

6.7 Residential Area

Some of the contributing resources within the Blackfriars-Petersville Heritage Conservation District are properties reflective of modest, economical home building in the late-nineteenth and early-twentieth centuries. Other popular architectural styles, including Italianate, Gothic Revival, and Queen Anne Revival styles are also represented. The Ontario Cottage vernacular style (one and one-and-a-half storey frame dwellings) is prevalent, with various renditions and heritage attributes. Residential parking within the area is primarily provided on front yard driveways, garages and rear lanes. Many of the residential streets also accommodate on-street parking on at least one side.

Mixed amongst the residential area of Blackfriars-Petersville Heritage Conservation District are several important functional, institutional, and recreational landmarks that contribute to its cultural heritage value. Most notably, the Blackfriars Bridge has served as the earliest bridged water crossing the north branch of the Thames River to London West. Wharncliffe Road North, an early highway for settlers, played an important role in the settlement and commerce on the west banks of the Thames River. Labatt Park, the former Empress Avenue School, and St. Georges Anglican Church are just a few examples of the contributing resources that serve the recreational, educational, and religious aspects of the past and present within the area.

The streetscape of the Blackfriars-Petersville Heritage Conservation District is defined by the pattern of consistent massing and setbacks of residential dwellings, which gives a discernible rhythm. There is an overall feeling of enclosure and maturity provided by the existing street trees and mature trees in the front and back yards, heavily reinforced by the backbone of mature vegetation along the Thames River. Long, narrow streets with uniform street edges frame the terminus views of the Blackfriars Bridge and numerous public greenspaces and parks that line the Thames River. These heritage attributes around the periphery of the Blackfriars-Petersville Heritage Conservation District help define its cultural heritage value.

A general sense of community pride and neighbourliness, arisen in part by the prevalence and variety of front porches, and quality of other semi-public and private spaces (such as gardens) lining the streets and sidewalks, is prevalent. The residential area is a walkable distance to several neighbourhood amenities, including parks, schools, a community centre, places of worship, and shopping.

6.7.1 Policies

a) The predominant form of development within the residential area should continue to be single detached dwellings of 1 - 1 1/2 storeys;

o) 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;

p) Where incompatible land uses and/or built form already exist, their replacement with land uses and built form that contribute to the cultural heritage value of Blackfriars-Petersville Heritage Conservation District should be encouraged;

q) The creation of new lots or enlarging existing lots within Blackfriars-Petersville Heritage Conservation District should be discouraged, unless resulting lot(s) are of compatible depth, width, and overall size and configuration as surrounding and/or adjacent lots;

r) Continued use or adaptive reuse of a contributing resource is encouraged rather than demolition and redevelopment;

s) Gaps in the streetscape are discouraged.

t) The conservation of front porches, gardens and other front yard features is encouraged to support a friendly atmosphere and interactions among neighbours;

u) 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;

v) New development shall conserve the continuity of the street edge by implementing setbacks, form, scale, and massing similar to the adjacent protected resources along the streetscape;

w) 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;

x) Parking should be located in the driveways at the side of the dwelling or in garages 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;

y) 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;

z) The conservation of landscaped areas and mature vegetation should be encouraged;

aa) The planting of new trees where gaps exist to contribute to the urban forest should be encouraged;

bb) 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.

6.8 Neighbourhood Commercial Node Area

Most commercial businesses have clustered around the intersection of Wharncliffe Road North and Riverside Drive, as well as around the intersection of Wharncliffe Road North and Oxford Street West. The intensification of service outlets, medical offices, and eateries has occurred in the past. There are some businesses that cater to the daily and weekly convenience shopping and service needs of the surrounding neighbourhood, though more and more businesses have been established that serve the broader population and/or passing motorists. There are some commercial properties located in the interior of Blackfriars-Petersville Heritage Conservation District.

6.8.1 Policies

a) A variety of commercial uses should be permitted to encourage neighbourhood-scale business that serve the needs of the residents of Blackfriars-Petersville Heritage Conservation District;

b) Large-format commercial outlets shall be discouraged. This type and scale of development should be directed to areas designated by the City of London for such purposes;

c) Commercial formats that address the street edge and provide direct access from the public sidewalk and transit stops should be encouraged;

d) New commercial development within Blackfriars-Petersville Heritage Conservation District shall be respectful, sympathetic, and contextual to the heritage attributes and cultural heritage value of Blackfriars-

Petersville Heritage Conservation District, particularly in terms of design, appearance, and scale. A Heritage Impact Statement may be required at the discretion of the Heritage Planner.

e) The amount of 'visual clutter' along the streetscapes should be minimized through coordinated signage and street furnishings;

f) Adequate parking should be provided, provided that it but does not detract from the streetscape by:

   i) Orienting parking in the side or rear yard when possible; and

   ii) Screening from view from the street edge through sensitive landscape design treatments;

g) Enhanced streetscape elements (such as street lighting, street furnishings and boulevard treatments) should be considered to contribute to a stronger, more visually unified streetscape;

h) The sense of arrival into the Blackfriars-Petersville Heritage Conservation District should be reinforced by implementing a high standard of design and emphasizing contextually appropriate landscape design elements such as banners, ornamental plantings, interpretive panels, and/or public art;

i) The planting of new trees should be encouraged where gaps exist to contribute to the urban forest.

6.9 Open Space Area

The lands along the west bank of the Thames River and Labatt Park comprise the open space areas within the Blackfriars-Petersville Heritage Conservation District. The Thames River marks the entrance into the District from the south and east. The open space areas reinforce the entrance to the area from the west on Riverside Drive and Oxford Street West.

The relationship to the Thames River is of particular importance to the history of the Blackfriars-Petersville Heritage Conservation District. The Thames River provided fertile soil and a suitable location for market gardening. East of Wharncliffe Road North, in particular, many streets are oriented to the east-west, resulting in long viewsheds through the district that terminate with a view of the Thames River dyke. The Thames River provides a scene for many recreational activities: skating and tobogganing in the winter and swimming, fishing and boating in the summer. Though some of these activities no longer occur on the Thames River, recreation activities along these open spaces remains an important component of the culture of Blackfriars-Petersville Heritage Conservation District.

6.9.1 Policies

a) Views to the Thames River and associated dyke should be preserved;

b) Labatt Park, previously protected under Part IV of the *Ontario Heritage Act*, shall be conserved as a landmark with associative community value and recreational amenities;

c) The public green space network along the Thames River shall be protected, maintained, enhanced, and recognized as a prominent gateway feature marking the arrival to the Blackfriars-Petersville Heritage Conservation District from the south and east;

d) Landscaped areas and mature vegetation should be conserved as heritage attributes;

e) The planting of new trees should be encouraged where gaps exist to contribute to the urban forest.

6.10 New Development

Within the Blackfriars-Petersville Heritage Conservation District there are some sites that are either vacant or underutilized where new buildings could be constructed without the demolition of existing structures. There may also be occasions where infill development or limited redevelopment is possible where there is loss of buildings due to instances such as fires or severe structural decay.

6.10.1 Policies

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;

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 Statement may be required at the discretion of the Heritage Planner.

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;

j) 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;

k) Site Plan control may apply for new development within Blackfriars-Petersville Heritage Conservation District.

l) 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 and promote conservation of mature healthy trees as a heritage attribute of the Blackfriars-Petersville Heritage Conservation District;

m) 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.

6.11 Building Conversion

6.11.1 Single Family to Multi-Family Residential

Residential intensification has occurred in the area. Several single unit dwellings have been converted to multi-unit residential dwellings. Generally, because the original dwellings are of a modest scale these conversions are associated with the introduction of building additions. Unfortunately, many of these additions have been incongruent with the existing massing and scale of Blackfriars-Petersville.

The zoning of the residential area generally permits conversion of single detached dwellings to add one or more units subject to the regulations and the applicable *Official Plan* policies (including Residential Intensification policies and *Near Campus Neighbourhood Study* policies). Generally, the *Official Plan* policies discourage zoning by-law amendment applications to increase the amount of permitted intensification within primarily single detached areas.

Duplexing of existing houses can be successfully achieved with care and skill to conserve the heritage attributes of the protected heritage resource. Consideration needs to be given to the capacity of a property to function safely without compromising the heritage attributes of the protected heritage resource as part of the broader streetscape and Blackfriars-Petersville Heritage Conservation District. Development parcels need to be appropriately sized to accommodate additional dwelling units, including adequate private outdoor amenity areas and parking areas that do not negatively impact heritage attributes, including those of adjacent protected heritage resources.

6.11.2 Office Conversion

As London's central business district flourishes, there is increased pressure on the surrounding areas to accommodate commercial uses. The *Official Plan* recognizes this trend and permits office conversions and home occupations throughout the Residential Area. Office conversion zoning applies to a small number of residential properties, generally located along Oxford Street West and Wharncliffe Road North. A few of the larger two-storey structures have been converted for commercial uses in close proximity to the intensification of service outlets, medical offices and eateries near the Oxford Street West and Wharncliffe Road North intersection. These conversions are reminiscent of the original two-storey structures that were purpose built to accommodate commercial businesses on the ground floor with residences above. Such conversions, if done with regard for the heritage attributes of Blackfriars-Petersville Heritage Conservation District, can be successful. Applications to rezone land within the Residential Area for office conversion purposes would be subject to the criteria contained in 3.6.9 iii) of the City of London's *Official Plan*, and must also demonstrate that it would be sympathetic, respectful, and contextual to the cultural heritage value of the Blackfriars-Petersville Heritage Conservation District.

6.12 Public Realm

Numerous elements of the public realm that have been identified as heritage attributes contributing to cultural heritage value of Blackfriars-Petersville Heritage Conservation District.

Elements of the public realm include streets, sidewalks, lighting, street trees, street signs, street furnishings, parks and open spaces and public facilities such as schools and community centres. In the Blackfriars-Petersville Heritage Conservation District, the public open space network along the Thames River is an integral heritage attribute. The mature street trees and narrow streets are also components of the public realm that are also heritage attributes.

6.12.1 Policies

a) Approvals for municipal works projects shall follow the Heritage Alteration Permit process as detailed in Section 6.6 of the Blackfriars-Petersville Heritage Conservation District Plan;

b) Mature street trees are to be protected and preserved unless they present a public safety hazard or are in a serious state of decline due to age or disease. When removal of street trees is required, they should be replaced with new trees of an appropriate size and species as determined by the City of London Planning and Development Department and the Urban Forester;

n) The City is encouraged to implement a street tree planting program to fill in gaps that exist in the neighbourhood in order to enhance canopy coverage;

o) Landscaping that complements the existing landscapes of the district, screens parking areas and contributes to the overall pedestrian quality is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval requirements;

p) The City is encouraged to adopt a heritage tree designation policy. The process for the selection and designation of a heritage tree should be collaborative process between the Forestry Group, LACH, and the City;

q) Retention of existing grass boulevards and street trees throughout Blackfriars-Petersville Heritage Conservation District is strongly encouraged wherever repairs or improvements are made to roads, sidewalks or underground services. Should removal of street trees and/or boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work;

r) Existing road right-of-ways and widths of paved surfaces should not be increased unless required for reasons of public health and safety or where indicated in the Transportation Master Plan; for the provision of bike lanes (i.e. Riverside Drive as a connector route; and/or to support bus rapid transit service along Oxford Street West);

s) Where required, street furnishings, including benches, garbage cans, bicycle racks and other components, should be consistent and be of a style and material that complements the heritage attributes of the Blackfriars-Petersville Heritage Conservation District;

t) City of London street signage for Heritage Conservation Districts should be implemented by the City throughout the Blackfriars-Petersville Heritage Conservation District, particularly along the bounding streets and the public open space network along the Thames River.

Guidelines provided in Section 9.0-11.0 of this Plan are to be considered in the design, selection and location of various elements of the public realm.

6.13 Public Works & Infrastructure

Under the Section 41.2(1)(a) of the *Ontario Heritage Act*, a Council of a Municipality shall not carry out any public works in the Heritage Conservation District that is contrary to the objectives of the applicable Heritage Conservation District Plan. Further, the City of London Official Plan (Section 13.6.2) states that Council, in its consideration of planning initiatives, policies, by-laws, and public works, such as the realignment and widening of streets, shall have regard for the potential impact of these undertakings on identified heritage resources.

6.13.1 Policies

To ensure that these requirements are met, the following policies will apply:

a) The City of London's Heritage Planner will be notified of all public works and infrastructure projects proposed within the Blackfriars-Petersville Heritage Conservation District;

c) Where applicable, the City will obtain a Heritage Alteration Permit for public works; it is the Heritage Planner's discretion to require a Heritage Alteration Permit and/or a Heritage Impact Statement; and,

u) In addition to the requirements of the City's Tree Conservation By-law (By-law No. C.P.-1466-249), the City of London shall give consideration to the identification and protection of heritage trees in advance of any public works projects.

6.14 Part IV Designations with a Heritage Conservation District

Properties previously protected under Part IV of the Ontario Heritage Act can be included within the boundaries of a Heritage Conservation District. For these "doubly designated" properties, the highest standard of conservation shall apply in the event of a conflict between the heritage attributes identified within a Part IV, designation bylaw or the policies and guidelines of the Blackfriars-Petersville Heritage Conservation District Plan with respect to any alterations of the property or demolition or removal of buildings or structures on the property. The following properties within the district have Part IV Designation:

- 9 Blackfriars Street
- Blackfriars Bridge
- 82 Albion Street
- 85 Albion Street
- 12 Cherry Street
- Labatt Park
- 9 St. Patrick Street - currently going through the designation process.

As of February 2014, no properties individually designated under Part IV of the *Ontario Heritage Act* located within the Blackfriars-Petersville Heritage Conservation District include heritage attributes located within the interior of a structure or dwelling located on the property.

6.14.1 Policies

o) The policies and guidelines of the Blackfriars-Petersville Heritage Conservation District Plan are applicable to all properties previously designated under Part IV of the *Ontario Heritage Act.* The highest standard of conservation shall prevail in the event of a conflict between the Part IV of the *Ontario Heritage Act* designation by-law and the Heritage Conservation District Plan.

6.15 Heritage Conservation Easements

Properties protected by a Heritage Conservation Easement can be included within the boundaries of a Heritage Conservation District. For these "doubly designated" properties, the highest standard of conservation shall apply in the event of a conflict between the heritage attributes identified within a Heritage Conservation Easement or the policies and guidelines of the Heritage Conservation District Plan with respect to any alterations of the property or demolition or removal of buildings or structures on the designated property.

6.15.1 Policies

p) The policies and guidelines of the Blackfriars-Petersville Heritage Conservation District Plan are applicable to all properties protected by a Heritage Conservation Easement. The highest standard of conservation

shall prevail in the event of a conflict between the Heritage Conservation Easement and the Heritage Conservation District Plan.

6.16 Adjacent Areas

Under Section 2.6.3 of the *Provincial Policy Statement* (2005):

> Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This Provincial policy is supported by the intent of Section 13.2.3.1 of the City of London *Official Plan*.

Properties adjacent to the Blackfriars-Petersville Heritage Conservation District shall be subject to policies to ensure that heritage attributes of contributing resources are not adversely impacted by proposed development or site alteration.

A Heritage Impact Statement may be required for a proposed development or site alteration that has the potential to impact any heritage attribute of a protected heritage resource. In the absence of any municipal requirements, the Ministry of Tourism, Culture, and Sport guidelines, as outlined in Ontario Heritage Toolkit, will apply. A Heritage Impact Statement may be required at the discretion of the Heritage Planner.

Adjacent:

In terms of evaluation potential impacts of proposed development or site alteration on the heritage attributes of protected heritage resources, adjacent can include real properties or sites that are contiguous; real properties or sites that are directly opposite a protected heritage resource separated by a laneway, easement, right-of-way, or a roadway; and/or real properties or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscape, or views as defined within a statement explaining the cultural heritage value or interest of a protected heritage resource (including but not limited to a Statement Cultural of Heritage Value or Interest, heritage designation by-law, heritage character statements, Heritage Conservation District Plan, and/or statement of significance).

6.16.1 Policies

a) The City shall ensure that the identified heritage attributes of the Blackfriars-Petersville Heritage Conservation District Plan are protected during adjacent development or site alteration.

b) The City may require the preparation of a Heritage Impact Statement to assess the potential impact(s) of an adjacent development or site alteration to ensure that it will not negatively impact the heritage attributes of a protected heritage resource(s). A Heritage Impact Statement may be required at the discretion of the Heritage Planner.

7.0 HERITAGE ALTERATION PERMIT PROCESS

In accordance with Section 42(1) of the *Ontario Heritage Act*, any substantial change within a Heritage Conservation District may require a Heritage Alteration Permit. The intent of this provision is to ensure that change is managed in a sympathetic and contextual manner that does not negatively impact cultural heritage resources, but complements and enhances the cultural heritage value of the Blackfriars-Petersville Heritage Conservation District.

The *Ontario Heritage Act* allows for the description of the alterations or classes of alterations that are minor in nature and that the property owner in a Heritage Conservation District may carry out or permit to be carried out on any part of the property without obtaining a heritage alteration permit. Maintenance activities, as defined by the Blackfriars-Petersville Heritage Conservation District Plan, do not require Heritage Alteration Permit.

Maintenance:

Means the routine, cyclical, non-destructive actions necessary to ensure the long-term conservation of a protected heritage resource, and its heritage attributes. Actions undertaken under the scope of maintenance should use the same type of materials to maintain the cultural heritage value and visual integrity of the heritage attribute of a protected heritage resource, in keeping with the design, colour, texture, and any other distinctive feature that is to be maintained. Typical maintenance actions include: periodic inspections; general property cleanup of rubbish and refuse; general gardening; replacement of glass in broken windows with same; replacement of asphalt shingles with same; painting in a same or similar colour; and/or any work defined as maintenance within an *Ontario Heritage Act* Part IV designation by-law or easement agreement.

A Heritage Alteration Permit for a protected heritage resource located in the Blackfriars-Petersville Heritage Conservation District is subject to the approval of the Council of the City of London, or its delegated authority. Under Sections 33(15) and 42 (16) of the *Ontario Heritage Act,* the council of a municipality may delegate by by-law its power to grant permits for the alteration of protected heritage property. As outlined in the *Ontario Heritage Act*, Council has ninety (90) days to respond to a demolition or designation repeal request of a Part IV or Part V designated property upon the submission of a complete application.

Under the Ontario Heritage 42(4.1), the role of a Municipal Heritage Committee in relation to Heritage Alteration Permit applications within a Heritage Conservation Districts is outlined. Under the *Ontario Heritage Act*, the council of a municipality shall consult with its Municipal Heritage Committee before taking any action on an application to demolish or remove any building or structure on property in a Heritage Conservation District. In London, LACH serves the purpose of an MHC. Under the LACH Terms of Reference, the Committee is identified as an advisory body to Council, with the opportunity to provide recommendations, advice and information to the Municipal Council on cultural heritage matters. This can include comments on Heritage Alteration Permit applications.

Property owner/authorized applicant within a Heritage Conservation District are able to appeal the decision of Council to refusal of a Heritage Application Permit, a demolition request, or the conditions for approval of a Heritage Alteration Permit. For works under Delegated Authority, the property owner/authorized applicant has a right to appeal a decision to Council.

As of February 2014, the City of London has a draft Heritage Alteration Permit. As developed, the Heritage Alteration Permit is intended to be used simultaneously for designations, alterations, parking, and demolitions.

7.1.1 Policies

d) The Council of the City of London authorizes the Manager – Planning Policy & Programs, or designate, to approve, approve with conditions, or deny, as appropriate, all Heritage Alteration Permits within the Blackfriars-Petersville Heritage Conservation District save-and-except the following, which would require Council approval following a recommendations by LACH:

   i) Applications for demolition;

   iii) Applications in which the applicant does not agree with the decision of the Manager – Planning Policy & Programs; and,

   iv) Applications referred to Council by the Manager – Planning Policy & Programs.

   Applications under 7.1.1 (a) will be processed within 90 days of receipt of a complete application unless the applicant and Council agree to extend the time in writing;

d) LACH should be consulted on any Heritage Alteration Permit Application at the discretion of the Heritage Planner and/or Manager – Planning Policy & Programs;

v) The Policies and Guidelines of the Blackfriars-Petersville Heritage Conservation District Plan shall be used in the review and evaluation of Heritage Alteration Permit applications to ensure that the proposed alterations or interventions are compatible with the identified heritage attributes and cultural heritage value of Blackfriars-Petersville Heritage Conservation District;

w) At the discretion of the Heritage Planner; alterative heritage conservation approaches, other than those outlined with the Guidelines, may be accepted so long at the approach meets the intent of the policies of this plan;

x) A Heritage Impact Statement may be required in support for an application for alteration or demolition at the discretion of the Heritage Planner;

y) The City of London shall make the Blackfriars-Petersville Heritage Conservation District Plan and Guidelines accessible in both print and digital mediums to provide guidance to property owners/authorized agents in the development of development proposals or site alterations that are sympathetic, respectful, and contextual to the heritage attributes and cultural heritage value of Blackfriars-Petersville Heritage Conservation District;

z) The City of London should make its Heritage Alteration Permit Application accessible in both print and digital mediums;

aa) The City of London should create two distinct Heritage Alteration Permit application forms: 1) designations, and 2) alterations/demolitions;

bb) Works identified as meeting the definition of “maintenance,” as defined by the Blackfriars-Petersville Heritage Conservation District, do not require a Heritage Alteration Permit; and,

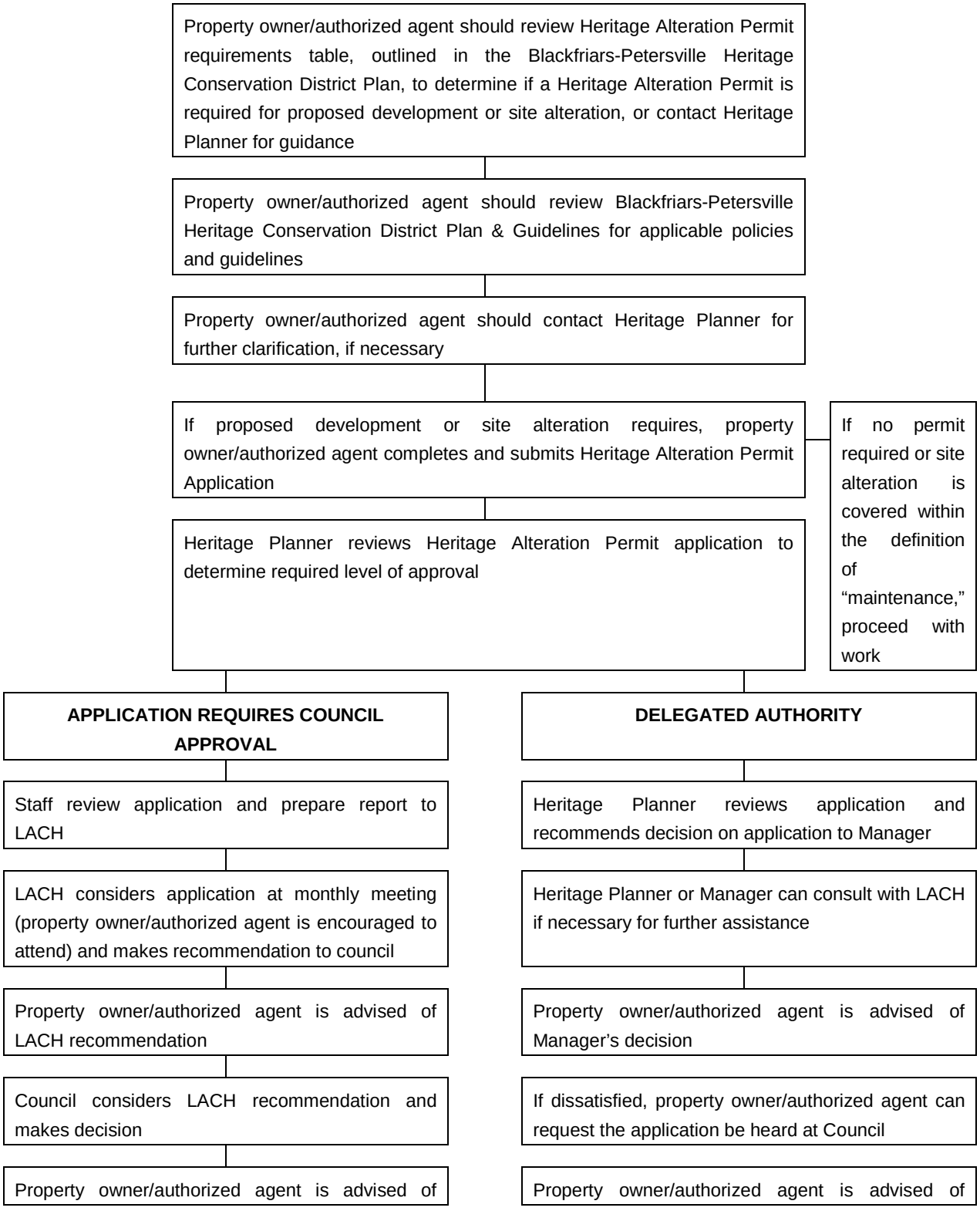
cc) The following table shall be used to determine the classes of alteration when a Heritage Alteration Permit is required.

Table 1: Heritage Alteration Permit: Classes of Alterations

Type of Work	Heritage Alteration Permit Required	
	Contributing Resource	Non Contributing Resource
New or addition		
Interior renovation	No	No
Erection of a new building or structure on same property	Yes	Yes
Addition or major alteration visible from the street	Yes	Yes
Demolition of an existing structure (Demolition Permit)	Yes	No
Erection of a small outbuilding not visible from the street and not requiring a Building Permit	No	No
Relocation of an existing structure to another location	Yes	No
Windows		
Repair of broken window panes to original specifications	No	No
Window replacement, same material, size, and design	No	No
Window replacement, different material, size, or design	Yes	No
Window open removal or addition, including skylight	Yes	No
Shutter replacement, same material, size, and design	No	No
Shutter replacement, different material, size, or design	Yes	No
Shutter removal or addition	Yes	No
Doors		
Door replacement, same material, size, and design	No	No
Door replacement, different material, size, or design	Yes	No
Addition of storm or screen door	Yes	No
Door opening removal or addition	Yes	No
Roof		
Re-roofing, same material and colour	No	No
Re-roofing, different material or colour	Yes	No
Alteration to roofline	Yes	Yes
Porch/Verandah		
Porch/verandah replacement, same materials, size, and design	No	No
Porch/verandah replacement, different materials, size, and design	Yes	Yes
Porch/verandah removal or addition	Yes	Yes
Siding, Soffit & Fascia, and Trim		
Soffit and/or fascia replacement, same materials	No	No
Soffit and/or fascia replacement, different materials	Yes	No

Type of Work	Heritage Alteration Permit Required	
Replacement of siding/cladding, same material, colour	No	No
Removal/installation of cladding/siding, different material, colour	Yes	No
Replication of decorative trim, same material, colour	No	No
Decorative trim removal or addition, different material, colour	Yes	No
Other Exterior Alterations		
New or increased parking areas (especially front yard)	Yes	Yes
Repaving of existing parking area without expansion, same material	No	No
Repaving of existing parking area without expansion, different material	Yes	Yes
Addition or alteration visible from the street (e.g. solar panel)	Yes	Yes
Chimney repointing, same material, design	No	No
Chimney replacement, different material, design	Yes	No
Chimney removal or addition	Yes	No
Repair to eaves trough, same material, design	No	No
Repair to eaves troughs, different material, design	Yes	No
Addition of/change to eaves trough	Yes	No

7.1.2 Heritage Alteration Permit Approvals Flow Chart



Council decision	Council decision
If dissatisfied, property owner/authorized agent can appeal the decision of Council decision to OMB	If dissatisfied, property owner/authorized agent can appeal to OMB

*conditions may be applied to the approval of a Heritage Alteration Permit at the discretion of Council

7.2 Heritage Alteration Permit & Other Permits

A Heritage Alteration Permit does not replace the necessity of a Building Permit under the *Ontario Building Code*. In some circumstances, both a Building Permit and a Heritage Alteration Permit may be required. The City of London requires that a Heritage Alteration Permit be acquired prior to the commencement of alterations, construction, or intervention. The Heritage Alteration Permit application ensures that alterations and/or interventions are sympathetic, respectful, and contextual, and do not negatively impact heritage attributes, and respects cultural heritage value of Blackfriars-Petersville Heritage Conservation District.

Other approvals or permits may be required. These may include, but are not limited to: zoning bylaw amendments or minor variances, Site Plan Control applications, and Official Plan amendments.

7.2.1 Policies

a) Obtaining a Heritage Alteration Permit does not negate the necessity of other permits required under other legislation (such as the *Ontario Building Code* or the *Planning Act*); and,

b) Obtaining a permit under other legislation (such as the *Ontario Building Code* or the *Planning Act*) does not negate the requirement for obtaining a Heritage Alteration Permit.

7.3 Emergency Repairs

Extenuating circumstances, immediate or temporary repairs may be required to ensure the protection and conservation of an identified heritage attribute of a protected heritage resource are uncommon but do occur.

Extenuating circumstances are understood to be those situations where a failure to act immediately could result in the irreversible destruction or loss of a heritage attribute of a protected heritage resource and which are considered to be a health, safety or security issue by the Chief Building Official or the Fire Chief. Deferred maintenance shall not constitute an emergency situation or extenuating circumstance. All reasonable efforts should be made to ensure that protected heritage resource and its heritage attributes are not adversely impacted as the result of the immediate or temporary repairs undertaken, and can be appropriately restored at a time when permanent repairs are possible.

7.3.1 Policies

a) In event of a circumstance requiring an immediate or temporary response to ensure the conservation of a identified heritage attribute of a protected heritage resource, the Heritage Planner and/or Manager – Planning Policy & Programs is authorized to provide Emergency Approval of the necessary works; and,

b) LACH may be consulted on any Emergency Approval at the discretion of the Heritage Planner and/or Manager – Planning Policy & Programs.

8.0 IMPLEMENTATION

8.1 Education and Information Programs

Education and information programs can help residents, property owners, municipal staff, and Councillors become aware of the opportunities and obligations of Heritage Conservation District designation. These programs can help address questions, concerns, and myths about heritage conservation. They can also provide interpretive and educational benefits. This also can provide an opportunity to promote the cultural heritage values and heritage attributes of protected heritage resources located within Blackfriars-Petersville Heritage Conservation Distirct as well as its historical and cultural context.

8.1.1 Policies

a) The City of London should issue an internal memorandum and an external press release describing the boundary and Plan for Blackfriars-Petersville Heritage Conservation District, and where more information is available;

b) The City should develop an homeowners guide for residents and property owners that outlines the general goals objective and benefits of a Heritage Conservation District, and provides a summary of the approval process;

c) The City should develop an information brochure and bibliography for residents and property owners that provides more detailed information relating to restoration, repair and maintenance of heritage attributes in of protected heritage resource(s);

dd) The City should consider providing an annual letter to property owners outlining their obligations under the Blackfriars-Petersville Heritage Conservation District Plan and Guidelines;

b) Occasional workshops on heritage conservation, maintenance and renovation should be organized in the Blackfriars-Petersville Heritage Conservation District; and,

ee) The City should explore partnerships with local heritage organizations and institutions to promote Blackfriars-Petersville Heritage Conservation District.

8.2 Monitoring Program

Monitoring is an important part of any heritage management plan. The European Union's HerO network has recognized that reality often differs from expectations, and that both objectives and needs sometimes change due to new challenges and circumstances for protected heritage resources (HerO, 2010). It is important to ensure that any Heritage Conservation District Plan and Guidelines document continues to be effective and meaningful. Monitoring a Heritage Conservation District Plan's application can help identify areas in which may need revision or updating.

As HerO noted, monitoring serves in general 4 main objectives:

1) Observing and analysing developments, progress and changes to make them "visible" (i.e. how many historic buildings have been properly rehabilitated);

2) Reviewing the performance to control the success and check the results (i.e. has the number of wanted visitors of the cultural heritage information centre be reached; are you advancing to-wards that number);

3) Providing information to the general public to raise the awareness and to give advisory services to citizens, property owners and investors about the development of the historic urban area and its cultural heritage (enhance appreciation of the heritage i.e. by a public report about the benefits of safeguarding cultural heritage); and

4) Supporting the objective decision making and taking corrective actions by providing information to decision makers and affected people (HerO, 2010).

Indicators that can be used in monitoring the effectiveness of a heritage conservation district plan include (but are not limited to):

- Number and type of heritage applications permits submitted (per year);
- Number of demolition requests submitted (per year);
- Number of Emergency Approvals;
- Property value changes;
- Wait time for approvals;
- Legal Appeals;
- Property Standards Orders;
- Number of protected heritage resources damaged (eg floor or fire); and,
- Complaints.

Monitoring programs can be annual or multiyear.

8.2.1 Policies

a) The City of London should adopt a Monitoring Program for the Blackfriars-Petersville Heritage Conservation District;

ff) The Monitoring Program should be ongoing and provide annual results and track trends over multi-year periods; and,

gg) The Blackfriars-Petersville Heritage Conservation District Plan and Guidelines should be reviewed by 2025.

8.3 Heritage Preservation Incentive Programs

There are several heritage incentive programs available for property owners of protected heritage resources within the City of London.

- **London Endowment Fund for Heritage**

  The London Endowment Fund, which works in collaboration with LACH and the City, is formally administered through the London Community Foundation. The fund was established at the direction of the Council of the City of London in 1993. LACH assesses applications to the London Endowment Fund for Heritage, and allocates grants annually.

  Grants from the London Endowment Fund for Heritage are available to a variety of different heritage projects, including: archaeological heritage, architectural heritage, cultural landscapes, movable heritage, and natural heritage. Project considered for architectural heritage must conserve, restore, reconstruct, and/or repair the heritage attributes of a protected heritage resource.

- **London Branch of the Architectural Conservancy of Ontario**

  The London Branch of the Architectural Conservancy of Ontario (ACO) provides small grants to property owners to assist with the restoration of their heritage properties.

- **Community Heritage Investment Program**

  Administered by the London Heritage Council and funded by the City of London, the Community Heritage Investment Program provides project-based funding for not-for-profit heritage and cultural organizations and individuals. Funding through this program emphasizes public awareness and increased access to high quality experiences and activiites in London's heritage and cultural sector, which supports initiatives and events that foster heritage and culture in London. Previous recipients include the Banting House National Historic Site of Canada and the Friends of Brick Street Cemetery.

8.3.1 Policies

c) The City is encouraged to support the existing heritage incentive programs for property owners of protected heritage resources;

hh) The City is encouraged to explore new heritage incentive programs with existing and new partners; and

ii) The City is encouraged to consider a heritage tax relief program.

9.0 ARCHITECTURAL DESIGN GUIDELINES

9.1 Introduction

The intent of the designation of a heritage conservation district and design guidelines is to manage change and to preserve the existing unique architectural cultural landscape character. Many forms of growth and change are not only inevitable, but desirable to keep the area viable and vibrant. Change can incorporate new lifestyle patterns and materials, assemblies and technology that are the expectation today, for most residents and property owners.

The contribution of each individual property to the overall character of the district is primarily the front façade of the building except at street intersections and corner lots where the side façade also contributes to the street appearance. Any of the original components that face the public street(s) should be preserved as much as possible to conserve the heritage character of the street. The designation of this district will not affect interior alterations, the construction of an addition on the back of a property if not visible from a public street, or the replacement of a garden deck. The use of the buildings will be subject to normal planning and zoning bylaws regarding density and number of units, but will not be further restricted by the heritage aspect of the district.

Many buildings within the heritage conservation district represent its history and architectural heritage to some degree and for those buildings, certain features are of greater significance than others. The assessment of the Blackfriars-Petersville Heritage Conservation District properties have been based on historical reference and architectural quality of the principal features of the buildings and is a combination of the construction details and components.

9.1.1 Definitions

The following definitions used in the guidelines are based on the accepted standards of practice that include:

- The 3rd revised edition of “Well-preserved”, the Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation by Mark Fram,
- The 2nd edition of Canada’s Historic Places, “ Standards and Guidelines for the Conservation of Historic Places in Canada”.

Conservation is the breadth of activities aimed at safeguarding heritage for the future, acting to prevent decay, characterised by wise use and intervention.

Rehabilitation returns or upgrades a property to a useful state through repair and alteration, combining an efficient use for the future while prese4rving and maintaining its important historical and architectural attributes.

Preservation consists of stopping (as permanently as possible) processes contributing to deterioration of a building or site and making essential repairs to keep it in its existing state.

Restoration is the recovery of the forms and details of a property as it appeared bat a particular time by removing work of intervening periods and where necessary, replacing or reproducing missing elements.

Reconstruction involves the re-creation of a vanished building or feature on its original site based on evidence from historical and literary documents, pictorial records and archaeological evidence.

Minor Alterations are those changes, removals or additions that alter the look and feel of the building or property as little as possible and generally do not have a significant visual impact when viewed from the street. The following alterations do not generally require a permit but should conform to the intent of the Statement of Cultural Heritage Value:

- Alterations not visible from the street
- Exterior painting of wood, stucco or metal finishes
- Repair of existing features using the same type of materials
- Installation of replacement of eaves troughs
- Weatherproofing, caulking, weather-stripping, installation of removable storm windows and doors
- Installation of exterior lights

9.2 Key Elements

Architectural elements contribute to the heritage character of a building, the streetscape grouping of buildings, and the district. The elements are listed in order from the items of large scale and dramatic impact to the items of small scale and subtle impact on the surrounding built form. As in all discussions of artistic pursuits and emotional responses, there are differences in personal interpretation and relative values. However, the purpose of this Plan is to acknowledge both the individual key elements contributing to the heritage character, and the cumulative effect of those elements.

9.2.1 Building Form, Massing, Height, Width and Visible Depth

The most apparent influence of a building on the character of the district is its overall scale and shape as perceived from the street. A building that is significantly larger or smaller than its neighbours, or long and low in a tall and narrow neighbourhood will be recognized for those unique qualities rather than contributing to the massing norm of the district. Variation from one property to the next is not necessarily an undesirable quality, especially minor or progressive variations in building form or massing in a grouping of similar items, where there is an established expectation of continuity.

The predominant building form is the one, one and one-half and two storey house with a hip or gable roof. The massing varies from a two to a three bay width, with a similar depth. The narrow lots tend to generate long narrow footprints. The early cottage form evolved from a simple pitch roof with the ridge parallel to the street or hipped roof into the Gothic Revival cottage which included a steep-pitched centre gable facing the street. Both the one and one-half storey cottages and two story houses generally continued the centre gable over the entry and the three bay massing.

9.2.2 Building Setting on Property

A building that would otherwise be consistent with its neighbours because of form and massing, can have a disturbing effect on the recognizable consistency of the neighbourhood if it projects in front of the general line of building façades or leaves a noticeable gap. For the benefit of the neighbourhood coherence, most buildings in the sequence follow the same setting on the property. There are worthy exceptions for special locations and landmark buildings, such as churches, schools and significant public buildings, but a consistent alignment and spacing of building façades is expected along a street unless there is good reason for a break.

The house grouping and alignment patterns differ throughout the district with pockets of similar house types and relationships that reflect the history of sub-division, lot creation and development. The architectural detail and rhythm of these varied groups are a strong characteristic of the district.

9.2.3 Architectural Style

The history of the evolution of the district can be seen in the distinct architectural styles that reflect each era of development. The style types vary from the 1850's to the 1910, with examples of the Ontario cottage, the Gothic Revival, to the Italianate, to Queen Anne and through to the Edwardian era. The Phase I Study documented the range of styles that are prominent in the Blackfriars-PetersvilleConservation District and included examples and photos.

9.2.4 Building Façade Elevation Layout and Shape, Projections and Reveals

Whereas the Architectural style nomenclature may be a pedigree that appeals to the scholarly review of the worth of a building, to many residents, the name of the style is of less importance. The cottage form is usually based on a symmetrical two or three-bay front with a centre or side-hall plan, but may also exist in an asymmetrical variation as well. The front elevation consistently addressed the street whether with centre or side-hall entry bays, front porches, projecting window bays and with decorated, centre roof gables. The roof eave overhangs vary in depth, some are bracketed, but all cast a strong shadow on the wall to define the front elevation. The combination and rhythm of these major facade elements contribute to the texture of the street elevation in combination with adjacent buildings.

9.2.5 Porches

Porches are additions to the basic house that provide shelter, a place to see and be seen, an outdoor room largely exposed to passersby where social interaction is possible and encouraged. These are semi-public spaces where visitors are given shelter, even before being given admittance to the home. These semi-public spaces also provide a stage for the owner to present himself to the street prior to entering the public domain. Porches, in their prominent location on the face of the building, provide the opportunity for the owner to exhibit artistic liberty and craft skills in the painting, care and decorating of the components.

In the early cottages the porches were modest, storm enclosures built to protect the front entry. As owners became more affluent the porches grew larger and they added, decorative columns, railings, bracketed flat and hip--roofs. As the houses became bigger the Edwardian front porch extended the width of the front elevation, included decorative details and generally a sloped roof.

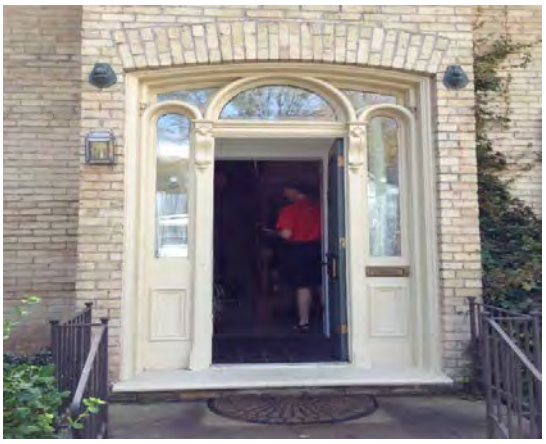
9.2.6 Roof Style, Chimneys, Dormers, Gables, Eaves, and Soffits

The early cottage form evolved from a simple pitch roof with the ridge parallel to the street or hipped roof into the Gothic Revival cottage which included a steep-pitched centre gable facing the street. Both the one and one-half storey cottages and two story houses generally continued the centre gable over the entry and the three bay massing.

Most of these elements are part of the basic structure of the building and can add to their decorative character. Some of these elements may have been added to the basic design for utilitarian purposes, such as roof dormers or gables to allow a building's attic to be habitable with windows. Others, such as carved or cut out gable bargeboards are almost purely decorative in nature as noted in "trim and decoration" below.

9.2.7 Windows, Doors, and Accessories

The penetrations of the exterior wall of a building to permit the entry of people, light, ventilation, and to permit a view to the outside – windows, doors and other openings are necessary elements for any building, but their layout and decorative treatment provides the builder and craftspeople with many opportunities to illustrate their skills. In the Blackfriars-Petersville HCD much of the character of the 'modest' cottages consists of the additional functional and decorative building features that add to the unique qualities and character of each building. These features include architectural details such as rounded arches, stone lintels, projecting sills, keystones, decorative frames and contrasting materials, transom windows, leaded glass, beveled glass, decorative mullions and muntins, operating sashes, shutters and others.



9.2.8 Building Materials, Textures, Colours

For the purpose of longevity and resistance to weather and fire, most of the single family residential buildings in the Blackfriars-Petersville HCD are constructed with exterior walls made from brick or stone masonry or a combination of the two. Most brick fabricated during the end of the 19th and beginning of the 20th century is more porous and softer than good quality stone or concrete, hence the portions of the exterior wall in contact with the moist ground at the foundation were usually fabricated from stone, concrete or concrete block to resist the deterioration from moisture contact. The use of stone or concrete block became more prevalent especially

after the series of floods that inundated portions of the district over the last 100 years and washed many buildings from their timber mudsill or pile foundations.

The roofs of most houses were framed with wood to create the sloped and intersecting planes to shed rain and snow. The wood roof structure was protected from moisture by being far above the ground and by the roofing materials (shingles, slates, flashing etc.) that shed the rain. This combination of construction materials, stone, brick, stucco and wood, and the range of colours and textures available from each provided a broad pallet for the builder in the design of each house.

For institutional and commercial buildings and multi-unit residential buildings, the selection of materials available was consistent with the time period that the adjacent houses were being built, but the form of the building required a different treatment and appearance.

9.2.9 Key Element Variations for Commercial and Institutional Buildings

The Blackfriars-Petersville Heritage Conservation District includes both commercial and institutional buildings, and multi-unit residential buildings. Some of the commercial use buildings are simply renovated residential buildings that have maintained the original style and appearance of the house mostly unchanged. Some examples have been converted to commercial use by major changes to the style and appearance of the original residential façade.

Some examples of commercial and institutional buildings were purpose built with materials and technology and an aesthetic required for those purposes. The churches, such as St. Georges's Anglican Church use masonry exterior walls, and massive sloped roofs, in the tradition of European cathedrals.

The purpose built commercial structures, like the store at 46 Blackfriars Street, used materials that were similar to the adjacent houses, but combined in a layout and construction technology that better suited the intended purpose of the building. To provide visual and physical access to the goods for sale, the building is moved closer to the street line, the ground floor is lowered almost to ground level, and the front façade is enclosed with large amounts of glass at the ground floor facing the street. There is a prominent cornice, or decorative band, just above the shop window, that can be used for signage, advertising, and in some cases the mounting of

adjustable awnings to protect the shop front, window contents and any display extending to the sidewalk in front of the shop from excessive sun or rain.

Purpose built retail buildings were most frequently constructed along major streets to benefit from the increased traffic and exposure to clientele, and were most often built in conjoined rows to benefit from the close commercial exposure to each other and to the pedestrian traffic on the sidewalk. The close proximity of the adjacent buildings created new problems of fire protection and rain disposal that were solved by the new built form. The roof and overhanging eaves were separated by masonry parapet walls extending vertically above the roof. This design contained fire from spreading to adjacent buildings. This design also provided a street façade that could be joined to other similar facades, but made unique by the materials, openings and signage at street and roof level.

9.3 Design Guidelines

9.3.1 Alterations and Additions

As it is the intent of these guidelines to support the preservation of the existing heritage buildings and as most construction in the district will consist of alterations and additions typically undertaken to provide more space and/or to increase the functionality of the building, the following guidelines focus on alterations and additions.

These changes can also have a major impact on both the building and streetscape. Care must be taken in heritage conservation districts to ensure that both alterations and additions respect the surrounding context, particularly with respect to scale and form, and are complementary to the original building.

- Additions that are necessary should be sympathetic and complementary in design and clearly distinguishable from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.
- Additions should be located away from principal façade(s) of heritage properties, preferably at the rear of the building, to reduce the visual impact on the street(s).
- Alterations to the façades of buildings visible from the front and side of the building on corner lots have the potential to significantly affect the appearance of not only the building itself, but the entire streetscape.
- Form and details of the addition should be complementary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the building.

- The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate the original building, neighbouring buildings or the streetscape.
- Additions should not obscure or remove important architectural features of the existing building.
- Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced façade.
- New doors and windows should be of similar style, orientation and proportion as on the existing building. The use of appropriate reclaimed materials should be considered new construction should avoid irreversible changes to original construction.

9.3.2 New Buildings – Residential

There are selected locations in the Blackfriars-Petersville Heritage Conservation District where new buildings are likely to be constructed. New buildings may be constructed in some cases as a result of fire or structural instability. In such situations, new buildings must be designed to be compatible with the heritage characteristics of the district to help retain the overall visual context of the area.

9.3.2.1 Recommended Practices and Design Guidelines

- 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.
- 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.
- 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.
- Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing façades.
- Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.
- 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.
- Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.
- Use materials and colours that represent the texture and palette of the Blackfriars-Petersville area.

- Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades of properties in 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 the individual property.
- 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.

9.3.3 Commercial Building

The Blackfriars-Petersville Heritage Conservation District includes a significant number of commercial buildings. Some are purpose-built for commercial use, while some are converted from residential buildings. The majority of the commercial buildings are located along Wharncliffe Road. There are also some professional offices and other commercial uses at the edges of the district, where large houses have been converted to commercial and institutional use.

9.3.3.1 Recommended Practices and Design Guidelines

- Where buildings are being converted to office or commercial uses, retain original features (doors, windows, porches) and details of the building to reflect its residential history.
- If alterations are required to provide barrier free access, ramps and railings should be of suitable materials, colour and design details to blend in with the original structure as much as possible, and be located to reduce the visual impact on the original façade of the building.
- If significant alterations or additions are required to provide suitable access to the front of the building, it is preferred that these elements be designed as transparent or unobtrusive additions concealing a minimum amount of the original façade and identifiable as a separate construction. New work should be recognized as new, but complementary in appearance to the original.
- Avoid the use of backlit, fluorescent signs as these are not consistent with the age, style and character of the Blackfriars-Petersville Heritage Conservation District (refer to the City Signage By-law). Preferred sign options include painted, stained or carved wood or materials with similar appearance with lettering styles that reflect the traditional, historic character of the community. The preferred type of sign illumination is shielded, incandescent lighting at the top or side of signs. Comply with the City Sign By-law.
- The size and scale of signs should correspond to the building. Signs which obscure architectural details are discouraged. Freestanding signs as landscape elements in front of the building should avoid potential conflict with building style and details.

9.3.4 Institutional Buildings

The most significant landmark and institutional buildings in the area is the St. George's Anglican Church and the Jeanné Sauve Public School, former Empress Avenue School.

9.3.5 Building Conversions

9.3.5.1 Original Single Family Residential Converted to Commercial Use

Some of the existing buildings in the Blackfriars-Petersville Heritage Conservation District have been converted from single family to commercial or office uses. The conversion of buildings may make economic sense thereby helping to retain some buildings that would not otherwise be salvageable. However, the alterations that are undertaken as part of the conversion process to provide additional entrances and emergency exits can affect the exterior of the building.

9.3.5.2 Original Single Family Residential Converted to Multi Unit Residential

A number of existing buildings in Blackfriars-Petersville Heritage Conservation District have been converted from single family to multi-unit dwellings by dividing the interior of the building into individual apartments. This has occurred more frequently with some of the larger buildings. As the zoning in Blackfriar-/Petersville permits the conversion of dwellings, the potential exists for more buildings to be converted in the future. The conversion of buildings often makes economic sense thereby helping to retain some buildings that might not suit in today's households. However, the alterations that are sometimes undertaken as part of the conversion process to provide additional entrance and emergency exists can affect the exterior of the building.

9.3.5.3 Recommended Practices and Design Guidelines

- Avoid altering the streetscape façade of the building. Provide access to individual suites andoffices from the interior of the building. If this is not feasible, new entrances should be located to the side or rear of the building.
- If exterior stairs are required for access or emergency exit purposes, they should be situated at the rear or side of the building away from view, using materials and construction methods that are compatible with the original building design.
- Do not obstruct or remove original door and window locations.
- Locate additional utility meters in an inconspicuous, but accessible, location at the rear or side of the building, where feasible.
- Front yard or boulevard parking is discouraged unless unavoidable and permitted by zoning regulations.
- If additional parking must be provided, it should be located at the rear or side of the building with appropriate landscaping or fencing provided to

screen it from the street and adjacent neighbours.

10.0 ARCHITECTURAL CONSERVATION GUIDELINES

10.1 CYCLES OF RESTORATION ACTIVITY

The word ***"restoration"*** suggests major rebuilding and repair processes to restore a building to its former condition. Many examples of heritage buildings, particularly in European locations, have undergone multiple restorations over several centuries. Restoration is a pro-active process undertaken on an infrequent interval to grapple with an accumulation of issues regarding the future use and well being of a building. Restoration is sometimes triggered by a major crisis such as fire or flood, or by a change of ownership or intended use or future vision.

The word ***"conservation"*** suggests the on-going efforts to maintain a building in serviceable condition, respecting its original condition. Where some measure of planning and scheduling of maintenance is required, the process is determined mostly as a reactive response to observed needs and the predictable cycle of deterioration and repair.

The two words together describe an on-going process of cyclical activity in the maintenance and adaptive re-use of existing buildings. These guidelines will concentrate primarily on the physical aspects related to maintenance, repair and construction activity. However, it is important to recognize that the long term stewardship of heritage buildings may include any or all of the following phases:

Protection and Stabilization

A heritage building may have been neglected or subject to abuse or fire or other damage that has left the building in a vulnerable condition. An initial review of the building should focus on the immediate risks to the building. Structural collapse may occur if fire has weakened part of the building or if flood or frost have undermined or heaved the footings. Deteriorated or missing roofing or broken windows will permit the entry of rain and moisture that will destroy interior finishes and trim. Some temporary intervention should be considered if there is significant risk to a vacant or vulnerable heritage building. Reduce risk of fire by disconnecting electricity from aged or damaged portions of wiring. Keep out the potentially damaging elements. Secure doors and board windows if necessary to keep out vandals and animals. Install tarpaulin on roofs that are leaking. Connect or install rainwater leaders to prevent water from saturating exterior walls, particularly if the heating has been shut down. For any portions that are at risk of collapse, provide temporary shoring or underpinning.

Maintenance

As part of the cyclical process that is required for any building, a heritage building may have some unique features that require specialized skills on a regular basis. Copper and slate roofs for example, last a long time, but the inspection and maintenance cannot be entrusted to a roofer only skilled in asphalt shingles. For heritage buildings in particular, a preventive maintenance program should be in place to ensure no deterioration of the permanent building fabric. The program itself should be reviewed annually to modify procedures that do not effectively protect the building.

The maintenance program should include an annual review of the entire building to monitor any deterioration that cannot be controlled by simple maintenance. In the event that some permanent building elements or materials are showing evidence of wear or weathering, positive intervention may arrest or reverse the damage.

For any deterioration that is more severe than can be controlled with regular cleaning, painting or other maintenance, there is good reason to consider more sophisticated solutions. The solutions should be researched carefully to ensure that there are no negative side effects and should be reversible if monitoring of the solution indicates unexpected complications. Specialist building conservators can assist in the research to determine the cause and the most effective remedy to stabilize severe deterioration.

Cleaning

There are many processes included in “cleaning” from the gentle touch of a dough poultice through several wash sprays through to blasting with fluids, rubber eraser granules or abrasive stone granules. The type of cleaning process should suit the material being cleaned, the contaminant being removed, the environment for the cleaning and the philosophy of cleaning. The philosophy of cleaning is intertwined with the goals of conservation and restoration. Most people in the heritage restoration field believe that the words “aged”, and “patina” are assets when describing heritage buildings.

Cleaning that totally reverses the aging process may not result in an appearance that is an improvement for the building. Similarly, research and reasonable care is important to ensure that the layers being removed in a cleaning process are not the layers that have protected the building from weather and deterioration. The sandblasting of many old soft brick buildings removes the hardest exterior layer of brick and permits rapid deterioration of the remaining façade.

Conservation, Rehabilitation, Restoration

Conservation, rehabilitation and restoration refer to major building and repair processes as well as ongoing efforts to maintain buildings. These are the most typical activities that are (or should be) undertaken by property owners. Guidelines and best practices are provided in later sections of this report to provide assistance and direction for undertaking some of the most common activities.

Recycling/Conversion

The best safeguard for the conservation of a heritage building is the on-going use by caring owners or tenants. If a truly remarkable heritage building cannot attract a use and sits vacant, it is prone to deterioration from weather and vandals and, even if adequately protected by guards and occasional maintenance, sits as a forlorn form, missing much of its character. It is far better that old buildings find new uses, even if the new use requires substantial changes to parts of the original building.

Modernization

The intent to preserve the heritage character of a building does not require the preservation of winter drafts, or poor heating in an historic house, or potentially hazardous materials and equipment in a commercial building. The purpose of the planning phase of any construction or maintenance project is to attempt to anticipate both the potential risks and benefits from the process and to maximize the benefit while minimizing the risk. Most of the systems and materials that can be improved by modernizing are concealed inside the wall construction and in

the interior of the house. The visible, heritage components that contribute to the street façade should be preserved as much as possible.

Reconstruction
Some elements or even whole buildings may need reconstruction because of severe damage from weathering or possibly fire. We can continue to preserve our heritage by reconstructing it; however, certain rules apply regarding the care of reproduction and the ability to distinguish new from old so that the process is kept honest. The tradition continues with revitalized physical form. Design guidelines provided earlier in Section 8 of this report provide direction if / when reconstruction is necessary.

10.2 CONSERVATION GUIDELINES

The goal of heritage conservation is to preserve as much of the community fabric, both built and natural, as possible from the time of its development. Heritage features such as unique gable configurations, original doors and windows, porches and decorative mill work are important attributes in the Blackfriars-Petersville Conservation District. Conservation guidelines for maintaining and restoring these elements, as well as other building components are provided in the following sections, and should be considered by both property owners and approval authorities when work on buildings is being considered.

10.2.1 Roofs and Roof Accessories

Roofs and roof accessories are important components of heritage buildings, not only for their functional and protective characteristics, but also because the materials, slope, shape and design details frequently help define building style and age. In the Blackfriars-Petersville Heritage Conservation District, the most common shapes on the commercial buildings are flat roofs and some Mansard roofs. The residential buildings feature mostly gable and hip roofs.

Roofs and their components are continuously exposed to the worst weathering conditions and therefore deteriorate most quickly. Slate, cedar, metal or bituminous compound roofing materials wear out and must be replaced on a regular cycle. The accessories, including metal flashing around joints and edges, also require periodic replacement, sometimes before the roofing.

Until about 1925 the principal choices for roofing materials were primarily slate and wood shingles. To a lesser extent, clay tile or zinc shingles, and metal roofing were used. Most of the commercial buildings in London would originally have had tar or pitch roofing on fabric roofing felts on a low slope or “flat” roof. The tar or pitch would be protected from the sun and stabilized with a shallow layer of gravel embedded into the bituminous material. The residential buildings with sloped roofs would have had wood shingles, probably cedar, with a fewer number of more expensive installations of roofing slates.

10.2.1.1 Slate

Slate is a very durable cladding material used for roofing and sometimes vertical walls, particularly as vertical gables at roofs. The material is a shale type sedimentary stone available in a variety of colours and qualities from quarries around the world. The nature of the stone permits cut blocks to be cleft into thin layers approximately ¼ to ½ inch thick to form shingles approximately 10 x 20 inches in size. Good quality slate roofing properly installed and maintained should last for 50 years or more.

Typical Problems Encountered

Individual slate tiles may break due to age, structural defects or excessive impact. In addition, the fasteners used to join the slate to the building may eventually deteriorate or break, causing the slate to loosen or break away from the roof structure below.

Conservation and Maintenance Guidelines

- Inspect roofs occasionally to identify any damaged or missing slates. Maintenance and inspection of slate roofing should only be undertaken by skilled trades people who will use suitable equipment for access to the roof to avoid breaking fragile tiles.
- Individual slates that are damaged should be replaced with matching slates by a skilled roofer with slate installation experience.
- Major replacement of slate roofs should include photographic recording of original pattern for replication of the design in new slates. New slate roofs should be installed with modern peeland stick ice protection at the eaves, and breathable underlay throughout.
- If total replacement of a slate roof is required, and new slate is not a feasible option, the new roofing material should be as visually similar to the original material as possible, with respect to colour, texture and detail.

10.2.1.2 Shingles

Shingle roofing is a generic term that refers to a number of products whose characteristic is the lapping of small sheets or plates on a sloped or vertical surface to shed rainwater by gravity. Common historic materials included cedar shingles and split cedar shakes and as discussed above, and slate tiles installed as shingles. Original cedar shingles or cedar shakes have been replaced with modern materials, usually the ubiquitous three tab asphalt shingles. Cedar shingles look great, but have a relatively short life span, create issues of fire resistance, and relative insurance costs. The wide spread acceptance of asphalt shingles (asphalt impregnated felt with a protective granular stone surface) provided a low cost, good quality roofing material from about 1930 onwards. In recent years, several manufacturers have produced variations that provide an appearance more similar to the original cedar shingles that they have replaced.

Typical Problems Encountered

Shingle roofing deteriorates over time as the materials eventually break down as a result of water, wind and solar exposure. The extension of a roof over an un-heated eave permits ice dams to form in winter and may cause leakage of water into the house as water backs up under lapped shingles.

Conservation and Maintenance Guidelines

- Shingle roofing, either cedar or asphalt, has a 20 to 30 year life cycle. Some patching may prolong replacement by a couple years, but once the shingles have deteriorated or the roof has begun to leak, replacement is the only practical solution.
- Some roofing contractors offer savings in the cost of re-roofing by installing the new shingles directly over the old shingles, using longer nails. The cost of removal is not saved, but deferred to the eventual removal at a later date. Stripping the roof of old shingles permits inspection of the condition of the roof sheathing (boards) for any weakness or decay, and permits the application of peel and stick eave protection to guard against ice damming. Multiple layers of shingles may also overstress the structural capacity of the roof framing causing roof distortion and sway back ridges.
- The use of premium quality asphalt shingles is recommended for maximum life expectancy (30 years) and to mimic the texture of the original cedar shingles.
- Avoid bright colours for asphalt shingles on heritage buildings. Gray, brown and black best replicate the style of the original cedar roofing without drawing undue attention to the roof.
- Ensure that attics are adequately insulated on the warm side and ventilated on the cold side to prevent heat escaping through the roof and the formation of ice dams.
- Where roofs are prone to ice build-up and ice dams, carefully remove heavy snow accumulations from the roof to minimize their formation. When re-roofing, install a new peel and stick waterproofing layer under the shingles at the eaves where ice dams may form.
- Where decorative shingling is used on the gable end, inspect it on a regular basis and repair or replace damaged components with like materials. Avoid removing or cladding over decorative shingling.

10.2.2 Chimneys & Parapet Walls

Brick and stone in chimneys and parapet walls and the metal trim in building cornices are exposed to severe weathering and deterioration. If regularly maintained by re-pointing and re-painting, most of these elements will last indefinitely. Some of the most intricate masonry and metal details in a building are at the uppermost locations for prominent viewing, but are then more vulnerable to weather and difficult to access for maintenance.

Typical Problems Encountered

Weathering and crumbling of the uppermost brick and mortar can occur on chimneys, along with deterioration of traditional clay chimney pots. Efflorescence of white mineral deposits on masonry surfaces may also appear, caused by condensation of moisture and minerals in exhaust flue gasses.

Conservation and Maintenance Guidelines

- Inspect chimneys occasionally, and clean if necessary, to ensure that they are functioning properly and there is no build-up of soot or blockage by nests, etc.
- In some heritage buildings, the chimney is in a prominent location, and sometimes repeats brickwork details that are evident in the rest of the house. Research and restore to original appearance to the extent possible.
- Before repairing original brick chimneys, record the existing design with photographs to allow for the replication of design details.
- Conduct adequate research to determine whether the existing deteriorated chimney is the original design, or has been previously rebuilt without due attention to original brick details. Determine whether the current rebuilding should adopt the original design.
- Much traditional brickwork displayed textures and bonding patterns and mixtures of brickmcolours and stains that are currently unfamiliar to the trade. Again, take advantage of current technology to improve the longevity of the finished work. If the brick or stone is deteriorated beyond salvage, use a matching colour, but in a more durable material than original if available.
- Be sure the chimney is lined to prevent acids and water vapour from attacking the chimney from the inside. Use the best primers and paints on metal cornices and trims to ensure good adhesion and long life of the protective paint film.
- Avoid removing original chimneys, even if they are no longer functional, as they provide a design element that contributes to the overall heritage character of the building. If the chimney is no longer used, it should be capped and sealed by a knowledgeable tradesperson.

10.2.3 Gables, Dormers

In Blackfriars-Petersville, a large part of the character of the individual buildings and the character of the district is established by the ornate treatment of the roof gables and dormers facing the street.

The decorative treatment of gables, dormers and parapets are prominent, artistic additions to buildings in Blackfriars-Petersville and deserve care in conservation and restoration. Because these decorative roof embellishments are an integral heritage feature of the area their conservation and restoration is important.

Typical Problems Encountered

The intricate details of wood trim and special shingle patterns are very exposed to weather deterioration in inaccessible locations. In addition, small, intricate roof planes intersect to create additional ridges, hips and valleys that are most vulnerable to snow accumulation and damage from wind scouring. Small, remote rain gutters may also exist that fill with leaves and debris and foster rot. Often, dormers and gables are constructed with minimum overall exterior wall thickness and roof thickness preventing adequate insulation and ventilation to avoid heat loss and complications of ice damming.

Conservation and Maintenance Guidelines

- Decorative gables and dormers should not be covered or obscured by siding or other materials.
- Deteriorated wood components should be replaced with new components fabricated to replicate the original design. Where components are completely missing, or too deteriorated to provide a pattern for replication, undertake adequate research by observing similar examples and copying as precisely as possible.
- New wood should be treated with a preservative to avoid rot.
- Existing wood should be prepared for repainting by either stripping off old layers of paint, or localized priming and top-coating. Where possible in dormers, upgrade insulation value in walls and roofs to reduce risk of ice dams. Use approved foam injection and styrofoam slabs in concealed locations to improve weather resistance.

10.2.4 Soffits & Fascias

The portion of roof that extends beyond the exterior wall to form an eave projection usually combines a short vertical surface, called the fascia, with a short exterior ceiling, called the soffit. For the low edge of a sloped roof, the fascia is frequently the location of rainwater gutters to collect the rain from the roof.

For the sloped edge at a triangular gable roof, no gutters are required, and the fascia is available for decorative treatment similar to the gable below, but with less protection from the weather.

Typical Problems Encountered

The fascias at the edges of roofs, along with the rain gutters are exposed to the same effects of weather as the main roof, plus additional exposure to severe wind, icicles, abrasion by tree branches and wear from ladders and maintenance access. These surfaces are also difficult to access for regular maintenance and are frequently overlooked while they deteriorate.

Many property owners have chosen to clad soffits and fascias with prefinished metal or vinyl to cover a host of problems with a brand new guaranteed finished surface. The guarantee is a hollow promise.

The cladding system itself is based on the flimsiest of sheet materials dependent on the structural support of the original trim materials underneath. Where the support is damaged, the new finish can cover, but it cannot hide underlying problems, such as rot or physical damage. The soffit itself is generally well protected from weather and hence inclined to be a favoured location for wasp's nests.

Conservation and Maintenance Guidelines

- Avoid maintenance and repairs that require the covering of original materials with a new layer that conceals the original.
- Replace deteriorated original wood details in soffits and fascias with new wood cut to replicate the profile of the original, and finished to match.

- Strip and re-paint original painted surfaces where the paint has deteriorated. Use caution in the stripping technique not to damage the underlying wood surface and not to expose yourself to the lead in paint dust or fumes from heat stripping.
- If the paint surface is peeling or blistering, look for the probable cause of the paint film deterioration such as excessive humidity escaping thorough the wall, or exposure to wetting from rain.

10.2.5 Exterior Walls

The walls that enclose the building also provide much of the exterior appearance of the building. For the purpose of heritage conservation, this exterior appearance should be maintained. However, exterior walls are an assembly of elements and layers each intended for a different purpose. Examples are logs and chinking, stone and plaster, brick and wood paneling. Many of the traditional assemblies were designed to provide adequate structural integrity to hold themselves and other components in place, to provide security against entry of uninvited people, to resist entry of wind, cold, rain, pests, and to provide a suitably finished interior appearance. When restoring exterior walls, ensure that the original intent of the original components is understood and repaired or protected adequately.

10.2.5.1 Brick

In Blackfriars-Petersville, brick is used as the exterior wall material in many properties. Brick became more available and more popular towards the end of the 19th century as Victorian style with ornate brick detailing spread through the Empire. In the hands of clever designers and skilled masons, bricks can be artistically combined in a variety of bonding patterns, textures, details and arches to give enormous variety to the exterior finished walls.

Typical Problems Encountered

Hard fired brick from good quality clay is almost indestructible in well-constructed walls. However, nothing is totally impervious to aging and deterioration. In our climate, the combination of moisture and freezing is very destructive to brick masonry. Moisture saturates the small pores in the brick and freezing causes the ice crystals to form and expand, cracking the brick and forcing the exterior layers to crumble or drop of in thin layers (spall off). As the exterior cladding on exterior walls, it is impossible to avoid freezing temperature exposure for brick walls.

The increased vapour pressure from the time of original construction also drives damaging humidity into the wall components where it causes various kinds of deterioration, such as mould, spalling, mortar deterioration, and efflorescence. Adding insulation into the assembly of an exterior wall may possibly cause additional and faster deterioration to the wall because of increased condensation and freezing within the colder exterior wall.

Conservation and Maintenance Guidelines

- Ensure that rainwater does not contact bricks continuously.
- Ensure that the eave overhang protects the wall from most of the vertical rain.

- Ensure that the rain run-off from the roof is controlled or collected into gutters and downspouts to prevent wall saturation. Broken or missing downspouts cause enormous damage to thebrickwork below.
- Ensure that groundwater does not contact bricks continuously. Avoid brick wall construction indirect contact with the ground. Use more impervious materials such as hard stone, concrete or concrete block for foundation walls. Ensure that the ground around a foundation slopes away from the building to provide drainage. Control damage caused by water vapour through the use of vapour barriers, balanced air pressures, appropriate insulation and heating. Seek professional advice and workmanship for this type of restoration work.
- Reduce as much as possible the permeation of moisture vapour from the interior of the building through the brick wall. Consider the installation of extract fans, best combined with a heat extractor device to retrieve heating economy, in humid locations to capture moisture at its source and create a minor negative pressure in the house to ensure that any minor leaks or transmigration is from the outside towards the inside, reducing the moisture build-up in the walls.
- Painting of original brick surfaces is not recommended, as it can trap moisture and cause greater deterioration of the brick.
- Do not sandblast brick. This is likely to permanently damage the surface of the brick and accelerate any deterioration.

10.2.5.2 Stone

As a building material, stone is classified as hard stone for the granites and igneous types of stone and as soft stone for the sandstones, limestones and most other sedimentary types. Stone is also categorized by the method used for gathering, quarrying and preparing the stone and the stacking methods used to install the stone in the wall.

Stone makes a durable, stable and strong exterior wall, and is capable of being rough cut or finely detailed, and set into the wall in coursed or random stacking.

Typical Problems Encountered

Deterioration of stone is largely the result of factors since the initial construction, such as exposure to wetting and freezing concurrently. This may lead to cracking or breakage of the stone, or loss of the surface in thin layers from spalling. There are also examples of exterior stone walls where exposure to de-icing salt near the sidewalk has caused accelerated deterioration.

Conservation and Maintenance Guidelines

- Like most other building materials, stone is best preserved by keeping it dry.
- If stone has begun to crack from moisture and freezing, it can be stabilized with considerable effort and expense by the insertion of concealed stainless steel pins and epoxy injections to seal and adhere the damaged material back together.

- It is never too late to prevent stone from being saturated by water to arrest deterioration. In some cases, the insertion of new metal flashing, or the repair of rain gutters and downspouts will extend the serviceable life of stone elements that have begun to deteriorate.
- Ultimately, the stone may have to be replaced in part or entirely with a new piece of matching stone cut to the original shape. A partial replacement that is inlaid into a prepared hole like a filling is called a "Dutchman". A stone that is close in texture can also be tinted to match the surrounding stone colour.
- There are also suppliers of specialty repair mortar, such as Jahn Mortar, that can be prepared in a combination of ingredients and pigments to replicate the colour and texture of almost any natural stone. These mortars can be use to fill small blemishes in stone that do not warrant full replacement and have been used successfully for several decades.
- In locations where the original stone surface has become excessively porous and weakened, there are specialty liquid stone consolidants that restore most of the original texture and strength of the stone surface with resin type bonding agents that are absorbed into the pores of the stone to help bind the mineral components together while preserving the breathable nature of the natural stone. This process should only be undertaken when the cause of the original deterioration has been resolved, and with the understanding that stone replacement may eventually be required.

10.2.6 Cast Stone and Concrete

After about 1900, many of the applications in the Blackfriars-Petersville Heritage Conservation District that traditionally would have used stone were substituted with cast stone, which is a carefully formulated mixture of Portland cement, coloured sand and fine stone aggregates. This process was becoming popular and relatively inexpensive during the first few decades of the twentieth century, to replicate the appearance and strength of stone building components.

10.2.6.1 Mortar and Repointing

Exterior masonry walls have more components than just brick or stone. All masonry units are joined together by mortar joints which form as much as a quarter of the exposed surface. The mortar joints in masonry walls are, by design, the softer and more sacrificial component in the exterior wall assembly to ensure that any minor movement (there is always some) is absorbed by the mortar joint and the bricks or stones do not crack. Where the masonry units may last forever, in our climate the mortar joints require inspection and repointing on a 25 year cycle. The repointing process is an aggressive cutting back of loose and deteriorated mortar in the joints and the skillful topping up and tooling of the joints with fresh mortar.

Typical Problems Encountered

Present day mortars have a high concentration of cement, which will not allow it the same flexibility as earlier mortar particularly during the freeze – thaw cycle. This in turn can cause the bricks or stones to crack or spall. When mortar repairs are required, a professional mason should be consulted.

Conservation and Maintenance Guidelines

- Replacement mortar should be weaker than the surrounding masonry units and use minimal amounts of Portland cement in a sand/lime mortar mix.
- The installed mortar should be well compressed into the open joint and tooled to a dense, slightly concave surface to resist absorbing water.
- In some instances, where the heritage character of the original masonry was achieved by special tooling or special detail of the mortar, such as projecting tuck-pointing, the original should be replicated, knowing that the special detail may require more frequent monitoring and maintenance than a simple concave joint.

10.2.7 Wooden Siding

Wood siding was used in very few of the original properties in the Blackfriars-Petersville Heritage Conservation District as an entire cladding material. Many more examples are of wood cladding being used for porch enclosures and portions of upper floor cladding such as in roof gables. Much of the original wood siding was from “old growth” softwood trees, which produced long, straight, wide boards without knots or splitting, and rich in resins that reduced rotting. Wooden siding produced an attractive, economical exterior wall that resisted weather if well maintained. The maintenance regime includes continuous monitoring, repairing damaged portions and repainting on a regular basis, probably every decade. Many of the original installations of wood siding used horizontal clapboard in widths from 4 to 6 inches and a variety of profiles. The standard designs had an interlocking tongue and groove edge top and bottom and were either tapered across the full width or beveled or grooved at the top edge to provide a shadow line.

Typical Problems Encountered

As with brick and masonry walls, trapped moisture is the most damaging factor for a wood clad wall, causing blistering of the protective paint film and rotting of the wood substrate.

Conservation and Maintenance Guidelines

- Wood cladding should not be in contact with the ground to reduce the risk of rotting and risk of attack by termites and other insects.
- Preserve as much as possible of the original material when undertaking repairs.
- Damaged siding should be removed and replaced with similar material. Avoid covering any original material with layer(s) of new material.
- Where material is replaced, take photographs of original details at corners, around doors and windows, and where the siding meets the foundation or the soffit of the roof to ensure that the replacement replicates these details.
- In some cases, the removal of trim pieces at doors, windows, corners and soffits may be necessary to ensure that the top layer of details is not buried, but replaced on top after the installation of the new siding.
- In the event that a large proportion of the siding is deteriorated, and individual replacement of boards is no longer possible, there are several alternatives for the replacement of original wood siding. Avoid any new

siding that is simply attached over top of the original as many of the trim details and corner details of the original will be lost underneath or recessed behind the new skin. Remove the deteriorated layer of original wood siding, maintaining the original trim details around doors, windows and other interruptions of the siding. Once stripped of siding, the exterior sheathing of the house can be inspected for damage and repaired and new Tyvek weatherproofing added behind the new siding to improve the wind and moisture resistance of the exterior wall without detracting from the original appearance. The replacement materials available for wood siding includes: natural wood, specially prepared and pre-finished wood, vinyl, aluminum, and fiber-cement board siding.

- Natural wood siding can be acquired and milled to profiles identical to the original profile and nailed in place and painted or stained to replicate the original appearance. This is the optimum solution where feasible.
- Prefinished wood siding in several standard profiles and colours, along with required trim components is also available. While the raw wood that is the starting material has knots and blemishes that were not present in wood siding a century ago, this material is the preferred second choice if natural wood siding is unavailable or too costly.
- Vinyl and aluminum siding are popular now for new construction and renovation because they are very inexpensive alternatives. They are inexpensive because they are very thin sheet materials formed into plank-shaped profiles and finished in a range of standard colours. They perform well at keeping rain and weather out of the building, but because of the thin nature of the sheet material, they are very fragile in use and prone to damage from impact of vehicles, toys, and ladders used for maintenance. These materials are not recommended to cover or replace original wood siding.
- Fiber-cement board (which is a safe development from the abandoned asbestos-cement industry) is a relatively new product that offers many of the benefits of traditional wood siding without the cost or some of the defects that are standard with new wood products. The boards are available in a variety of standard profiles and pre-finished with a primer for finish painting on site. They are available in a smooth, flat finish that will stay smooth and flat compared to most vinyl and aluminum sidings. Like wood, they must be protected with a paint finish that can be selected from any paint colour and must be maintained with occasional repainting. This material, while less preferable than wood siding, is more suitable than aluminum and vinyl materials.

10.2.8 Stucco

Stucco is a generic term that refers to an applied coating of cement based plaster and finished with one of a variety of textures ranging from smooth-trowelled to coarse-trowelled to spray finish to pebbled and several others. Sometimes the finished texture is then painted with a coloured paint for additional protection and decoration.

The longevity of the original installation is dependent on the type and quality of installation and of maintenance. Cement stucco is very rigid and relatively thin, somewhat like a china dinner plate. It is dependent on being well supported by the concealed structural material to which it is applied, and having adequate room to expand and contract in the heat of summer without cracking, and to being protected from excess moisture that causes frost cracking and delamination from the supporting structural materials behind.

Stucco was sometimes applied over a masonry wall (stone, brick or concrete block), which provides a stable, continuous support for the finish. In some applications in the Blackriars-Petersville Heritage Conservation District, stucco was applied onto a series of thin wood strips (lathing) which were nailed to the exterior of the wood framing. The trowel application of the stucco would force a small amount of the cement paste through the gaps between the wood lath strips to form an anchor (key) to hold the stucco in place after curing, just like interior plastering. Some stucco, like plaster, was reinforced with fibers, usually animal hair, so that small cracks would not fall apart. This sometimes preserved the stucco in place, even if the original wood lath deteriorated substantially.

Typical Problems Encountered

Stucco can be prone to cracking and breakage as it ages and becomes more brittle, and can also be more susceptible to damage as a result of impact than other surfaces such as wooden siding or brick. The exterior application of stucco is also subject to intermittent wetting by rainstorms which can cause the underlying wood lath to swell and cause stress to the cement keys, sometimes breaking them and causing the stucco to bulge.

Conservation and Maintenance Guidelines

Stucco repair can benefit greatly from modern materials without sacrificing the heritage quality of the restored property. Where repairs are necessary, wood lath can be replaced by galvanized expanded metal lath (diamond shaped mesh) that resists moisture damage, provides improved keying and support for the stucco, and does not impart movement stresses into the stucco finish.

Exterior Insulation Finish Systems (EIFS) are a popular, modern exterior wall treatment that can easily replicate the appearance of traditional stucco with the benefit of increasing the insulation value of the wall. Existing walls (or new) are clad in rigid foam plastic sheets usually about 2” thick, and coated with a mesh-reinforced acrylic stucco. The advantage of the system is the provision of a resilient stucco surface resistant to cracking, and the added insulation. The disadvantages are several. Any existing decorative surface features become buried within the thickness of the coating. Any junctions with existing door and window openings and other trim details usually are replaced with inappropriate stucco returns and thick details. And where the systems are marketed to provide additional thermal protection, the overwhelming evidence from places like Vancouver indicates that the systems are inclined to be poorly installed and permit water ingress and retention. The supporting structure underneath becomes damaged from the dampness while the exterior shows no signs of the increasingly serious deterioration. The system requires the highest quality of professional design and application to be used in new locations and even more demanding skills if used as a retrofit application.

10.2.9 Porches and Verandahs

Typical Problems Encountered

Like other details on the exterior of a building exposed to severe weathering, the paint, wood and masonry portions of porches deteriorate more quickly than the rest of the structure. Foundations and footings for porches were sometimes built with less care and less depth than the main portion of the building. As they are exposed to frost heave from all sides, they are more inclined to be shifted out of plumb alignment. Often porch floors are

built as wood platforms over an exterior crawlspace that is difficult to access for maintenance but provides easy access for animal pests and debris.

Conservation and Maintenance Guidelines

- Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged.
- Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration.
- When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original.
- For the structural elements of the porch, use the best of current technology including secure footings extending below frost and pressure treated wood for wood framing.
- For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives and best quality paints to protect the finished product.
- Fibreglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale or design of applied decoration detracts from the visual appearance and architectural coherence of porches and verandahs.
- Install and maintain a porch apron on all exterior sides below the porch floor level that permits good ventilation and prevents animals and debris from entering. Research some of the attractive and functional trellis designs that are used in the neighbourhood to fulfill this purpose. Include a hinged or removable section for occasional access for maintenance and inspection. Smooth and grade the ground under the porch to slope away from the basement and cover the exposed ground with a thick polyethylene sheet and a layer of gravel or precast paving stones. This will reduce the dampness and growth of mould and provide more comfortable access for maintenance.

10.2.10 Doors and Windows

Doors and windows offer both functional and visual contributions to the heritage character of buildings. In Blackfriars-Petersville, windows are particularly important features, as the repetition of traditional Georgian double hung divided lite windows creates continuity throughout the district. Many of the original doors also contain stained or leaded glass transoms over the doors. Retaining the shape, size and proportion of the original doors and windows is an important aspect of preserving the heritage character of the district.

For most of Blackfriars-Petersville, traditional windows would have been fitted with wooden storm windows, an outer sash that protects the building from winter cold, and protects the permanent window sash from weather exposure and deterioration. Storm doors offer the same function, and could be fitted with screens in the summer time for ventilation.

Typical Problems Encountered

Original door and window frames are nearly always constructed of wood. Often, the portions of a window or door opening that weather badly and deteriorate the most are the bottom of the sash of the window, or the bottom rail and threshold of the door, as they are exposed to more moisture. These elements can sometimes be replaced to preserve the remainder of the door or window. Cracks can also appear in wooden window frames due to the general wear and tear of opening and closing windows and humidity changes. These should be filled, primed and painted to limit further damage.

According to conservation first principles, during a restoration of a building or an element of a building, the greatest amount of original material should be preserved. In the case of windows and doors, there are a growing number of restoration specialists who can judiciously replace individual rails, muntins or panels in an assembly to preserve most of the original material and all of the original character of the component. In the event that the window or door is beyond repair, the replacement should be an accurate replica, using the original as the design template, and using the same materials as the original where possible. There are good quality manufacturers of doors and windows, and there are even instances where modern materials can mimic the profiles and appearance of traditional materials in the fabrication of the doors and windows. However, great care is required to ensure that the proportions and the subtlety of the original design are maintained.

In the case of windows, the quality of true divided lites in the design of the muntin divisions is crucial to the appearance of a traditional Georgian window. For the purpose of a heritage conservation district, the *Viewing Location Rule* should apply, so that windows and other components viewed from the street are consistent with the neighbouring and original appearance.

Wooden storm windows take the brunt of weathering and sacrifice themselves to reduce deterioration of the inner window assembly. As a result, they typically require repair or replacement more frequently than the inner windows. When the storm windows have deteriorated beyond repair, they can be replaced. The replacement with matching wood storm windows is preferable to aluminum windows, but if aluminum has been used, it should be primed and painted to be as inconspicuous as possible.

The caulking or putty that seals the glass to the wood frame also dries out over time and can crack or become loose. Replacement of the putty should be undertaken to reduce heat loss and prevent potential further damage or breakage of the windows. Weather-stripping has also improved in design and function enormously since the advent of central heating and particularly since the escalation of fuel costs. There is no reason to avoid using the best modern weather-stripping applied appropriately to the oldest of original doors and windows.

Conservation and Maintenance Guidelines

- The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate.
- Regularly clean and inspect doors, windows and frames for cracks, loose putty or weather stripping, or other signs of damage or deterioration.
- Original wood framed doors and windows in most cases can be restored or replaced with new wooden products to match if the original cannot be salvaged, but may require a custom-made product. Take

particular care that exact visible details are replicated in such elements as the panel molding and width and layout of the muntin bars between the panes of glass.

- If possible, retain parts of the original doors and windows, particularly the original glass. Small differences in interpretation of these details makes a huge difference in the overall appearance of the building.
- The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.
- If a door or window that has a decorative transom must be replaced with new, make every effort to preserve at least the transom at the top of the door or window opening.
- Original door and window openings on the street facing façade should not be blocked up or covered as this can greatly alter the visual character of the dwelling.
- Choose storm and screen doors that reflect the age and character of the house. Wood framed doors are much more preferable than aluminum screen / storm doors and have the added advantage of being able to be painted to complement the house.

10.2.10.1 Leaded and Stained Glass

Leaded and stained glass windows are a distinctive feature of many properties in the Blackfriars-Petersville Heritage Conservation District. Many of these stained glass windows have unique patterns and rich colours and can be seen in arched front windows and transoms over the doors, sometimes with the house number embedded into the design.

The term “leaded glass” includes the sub-categories of clear leaded glass, coloured and patterned leaded glass, and stained leaded glass. Technically, the expression “stained glass” refers to glass components in a leaded glass assembly that have been painted with a top coat of coloured material that is then fired permanently onto the surface of the glass. This technique is used for traditional church windows with highly detailed images including shading fired onto the glass.

Typical Problems Encountered

The materials of a leaded glass window are resistant to aging and weathering, but fragile and prone to physical damage. Even when well protected, the lead will eventually oxidize and weaken and the panels will require professional re-leading and restoration. The cycle of repair is approximately a century.

Conservation and Maintenance Guidelines

- Because stained and leaded glass windows are such a notable feature, every effort to retain and repair them should be made.
- Consider providing a protective layer of glass on the outside to reduce the risk of physical damage from objects and atmospheric pollution. Traditional storm windows fulfill this role very well.
- If complete replacement of these windows is necessary, replacement windows should be of the same size and shape and incorporate stained glass details and colours similar to the original design.

10.2.11 Shutters

Several examples of traditional louvered shutters exist in the district and should be conserved and maintained. Generally they are associated with earlier styles including the cottage forms and the Italianate. By 1900 they were less likely to have been in use. The Queen Anne style houses with the large ground floor arched front windows are unlikely to have had shutters originally. At one time, shutters protected the home from sun and regulated airflow in the house. Today they are mainly decorative, however, their existence complies with the same criteria of authenticity that other elements of the facade are required to meet.

Typical Problems Encountered

Often shutters were removed from the hanging hardware once found on the window frames and attached to the wall on either side of the window. The moveable louvers are often painted into position. The surfaces of the louvers are also very exposed to the elements, and if not painted and maintained adequately, can be subject to deterioration.

Conservation and Maintenance Guidelines

- Original louvered blind-style shutters are rare and should be retained and repaired if necessary.
- Missing louvers should be replaced.
- If original shutters have been removed from their hinges and attached to the wall on either side of the window, new hardware should be found and the shutters re-hung.
- Replacement wood shutters could be considered for house styles that would have originally incorporated shutters, such as the cottage and the Italianate styles. Shutters made of aluminum or vinyl are not recommended. Salvage yards are a good source for period shutters.

10.2.12 Awnings

Awnings were popular for sun control and entrance protection during the first half of the twentieth century. Adjustable awnings continue to provide a good “green” alternative to energy consuming air conditioning and heating systems, to welcome the heat of the sun during the winter and to reduce the solar heat gain in the summer. Awnings are particularly useful on south facing windows where there are no deciduous trees to provide natural shading. The use of awnings also permits an interesting variation in colour and texture when artistically designed.

Typical Problems Encountered

Traditional awnings of canvas stretched over a light steel frame and using cords to raise and adjust the shade are exposed to severe weathering and ultraviolet deterioration. The canvas fabric would only last for five to ten years before requiring replacement. Newer synthetic fabrics will last twice as long, but some colours are prone to fading. Traditional awnings were removed during the winter to permit full ingress of daylight and to protect the fabric from winter exposure.

Conservation and Maintenance Guidelines

- The original awnings and even modern awnings can be quite fragile and require care in handling to prevent damage.
- The framing system should be designed and installed to permit easy detachment from the wall of the building for storage and maintenance.
- Where awnings are used it is important to ensure that traditional designs relate to the shape of the opening and to the style of the building.
- Modern curved fabric plasticized and backlit awnings that are emblazoned with logos and signage are inappropriate substitutes for traditional awning designs.

10.2.13 Foundations

Foundations not only provide the structural support for the main part of the house, but also provide the display base for the featured appearance of the building. The foundation can be as significant to the overall appearance of a house as the frame is to a picture. Foundations for building in Blackfriars-Petersville are similar in type and purpose to most in Ontario. The choice of materials that could be used as foundation walls in 1900 was limited to stone, concrete, concrete block, and some types of brick burned at a very high temperature to become stronger and less porous than normal brick.

Typical Problems Encountered

Foundation problems usually arise due to their failure to resist the lateral pressure of the earth, made worse by the recurring freeze thaw cycles of frost in the ground around the exterior of the foundation wall. This lateral pressure sometimes causes cracking in the wall, and water ingress at the location of cracks.

For locations where water ingress is excessive through the foundation wall, the simplest solution is to ensure that surface water on the ground does not drain toward the foundation, but is directed away from the foundation by sloping the ground away from the building. If the water ingress cannot be easily corrected by grading, digging on the exterior of the foundation to install a new waterproof membrane and drainage system to collect the groundwater before it penetrates the foundation wall may be the only option.

During previous repairs, the exterior of the foundation wall may have been coated with various trowelon or paint-on materials that may have failed and fallen off in some locations. If the general condition of the coating is sound, only repairs may be required to the areas that have failed. See the comments on “stucco” finishes to improve the quality of the replacement material installation and to reduce the **exposure to damaging moisture.**

Conservation and Maintenance Guidelines

- Ensure that the ground around the dwelling is sloped away from the building to prevent water from pooling at the foundation.
- Inspect foundations occasionally, looking for cracks and loose surface materials on the foundation itself, or settling and low spots on the surrounding ground.

- If minor cracks are evident, repairs will typically require chipping out loose mortar and masonry and re-setting the loose components with new mortar.
- For foundations that have settled or deteriorated excessively, re-building the foundation wall(s) may be necessary. Temporary support is required for the structure of the house above while the damaged wall is dismantled and re-constructed.

10.2.14 Decorative Trim and Details

There is a wealth of decorative trim and detail on the houses in the Blackfriars-Petersville district which substantially adds to the heritage character of the area. The decorative trim (often referred to as 'gingerbread trim'), and brackets under eaves made from wood, and cast iron, and wrought iron railings, finials and details are an integral part of the appearance of the buildings and the district. In a number of instances the decorative trim, or lack of it is very representative of the original builder.

Typical Problems Encountered

As much of the decorative trim is composed of wood, with multiple projecting surfaces, its exposure to rain, snow, wind, etc. can eventually cause deterioration and breakage. Some of the components (e.g. – spindles, brackets, moldings, etc.) are small or finely detailed, also making them more susceptible to damage or breaking away from the larger structure. In some cases, the decorative trim has been covered up by vinyl or aluminum siding, substantially altering the visual appeal of the building and the heritage value.

Some owners object to the additional work required to maintain the intricate design of trim details and remove the decorative trim or cover it with a simple, flat cover. This is a denial of the special quality and beauty of the original construction, and on street façades, the denial of enjoyment to the public using the street.

Conservation and Maintenance Guidelines

- Inspect decorative trim and details regularly to identify areas which require repair, repainting or other maintenance. Keep the paint film on decorative wood components intact. Use a wood preservative, such as copper napthanate, or zinc napthanate, brushed liberally onto bare wood and wood joints prior to painting to reduce deterioration from rot.
- Avoid covering or otherwise obscuring decorative trim and details with other materials, particularly vinyl and aluminum siding.
- Where decorative trim elements have deteriorated or disappeared, their reconstruction or replacement to complete the original appearance is strongly encouraged.
- Preserve and restore as much of the original trim and detailing as possible and use the original as templates for new replacements.
- For trim and castings, research the profiles that were available and popular in the location and the period and notice the methods for joining the edges and corners that are different from current construction. Some larger replacement profiles may have to be fabricated from more segments than the original to build up the overall size and projection from the walls.

- Avoid the use of moldings that are standard profiles called 'Victorian' or 'Colonial' available at building supply stores - they are poor substitutes for the delicate profiles of the original. There are specialty molding suppliers who carry a wider range of stock material and some millwork shops that can cut profiles to order. Consider using contrasting paint colours to highlight decorative details. See additional guidelines regarding paint and colour in the following section.

10.2.15 Paint and Colour

Paint has been used, in a variety of formulations, throughout history to decorate and protect our buildings. For a building material that costs so little and represents such a small quantity of the volume of materials in a building, paint has an enormous impact on the visual appeal and the longevity of a building. The traditional image of heritage buildings has always been determined in part by colour fashion and in part by availability of pigments and binders for paint. The reason that most barns were painted red initially was the source of inexpensive paint concoctions that included animal blood as a principal component, and trimmed with white (whitewash) from powdered lime and milk.

10.2.15.1 Paint and Wood

Prior to the advent of "pressure treated" wood which has a rot-resistant chemical injected into the fibres, virtually all wood used outside needed to be painted on a regular basis to prevent deterioration and rot. Some wood that was naturally rot-resistant (cedar) was used unpainted for fences and shingles, and some utilitarian buildings such as sheds and barns were left unpainted to age to a deeply textured, gray finish. But all wood associated with inhabited buildings was painted to present a finished appearance to the neighbourhood, and to protect the investment in the construction. The recent introduction of pressure treated wood has been a mixed blessing. The treatment process usually only penetrates the outside layer of wood and does not protect the core from rotting eventually if exposed to prolonged dampness. The treatment process does not prevent the cycle of swelling and shrinking with changes in environmental moisture, and the resulting deterioration of the surface texture, combined with sun and weather exposure. Better protection is still afforded by a paint film, properly maintained by regular re-painting.

10.2.15.2 Paint and Masonry

The use of paint, or finishing films or coatings on stone or brick or concrete masonry has traditionally been applied in certain conditions. In locations where soft or porous masonry was exposed to dampness or hydrostatic pressure, such as in a foundation wall, water-resistant coatings were often applied with varying success (see Stucco and Parging). For aesthetic appeal, principal walls that were constructed of poor quality masonry, such as stone rubble or inferior brick, were sometimes covered with stucco and possibly painted with a mineral based paint.

Any paint film used on the exterior of a building should be able to "breathe" to allow any build up of moisture vapour on the inside to escape to the outside without raising blisters or peeling off the film. This is particularly important with brick and most masonry materials that are porous. Paint films over large areas of brick are

inclined to seal the surface, trap moisture, and cause spalling and other deterioration of the masonry. Exterior paint requires regular maintenance and occasional repainting compared to exposed brick masonry. Many examples of exterior brick masonry walls were constructed by highly skilled masons using a variety of bonding patterns, textures and sometimes multi coloured brick and mortars to create a distinctive decorative effect. The covering of this detail by painting diminishes the heritage character of the original building and introduces a maintenance responsibility for the remaining lifetime of the building.

If you have a masonry building that has painted elements, try to understand the purpose for which they may have been painted. If the purpose is logical and the appearance is attractive, there may be good reason to maintain this tradition. If, a brick building has been completely painted, and the purpose and the appearance is not appealing, the original appearance of the exposed brick may be restored. The best method requires an application of a chemical stripper that softens the paint and permits it to be rinsed away with water. The process is caustic to skin and plants and requires professional skill and equipment to prevent overspray and to ensure proper containment and disposal of the waste. Some light abrasive wash, such as the Joss System, may be used for the removal of stains and excess soil buildup.

Ensure that the applicator company has heritage experience and understands the importance of mild cleaning to avoid removal of the historic patina on the surface of the masonry and to avoid damage to the brick itself.

Do not permit sandblasting, either wet or dry processes, to be used on soft clay brick. Sandblasting is too aggressive and quickly removes the original surface of the brick, exposing the soft core to rapid deterioration and changing the texture and appearance of the surface.

10.2.15.3 Paint Colour

Colour preferences and styles change. It is difficult to find accurate records for original colours of buildings except on the building itself. Paint scrapings can determine with reasonable certainty the progression of colours on the building. The bottom layer may be the first colour, but perhaps not the best choice. Allow some latitude in the research and methodology for choosing the colours to arrive at a selection that you and your neighbours find sympathetic and are pleased to live with.

Lighter colours reveal more of the bas relief sculptural detail in trim elements than darker colours. Some owners may also prefer to accentuate the facets of painted trim details by using slightly different shades of colour for recessed and projected surfaces. This technique should be undertaken with subtle shading differences and test panels to ensure that the finished result is not garish.

Conservation and Maintenance Guidelines

- Ensure that wooden surfaces are painted to protect them and increase their lifespan of the material. When painting, take care to prepare surfaces properly (i.e. – removing dirt and grime, scraping away loose paint, filling holes, etc.)
- Avoid painting brick and masonry, unless it is already painted. If removal of existing paint is considered, use appropriate chemical strippers with caution. Do not sandblast painted brick or masonry surfaces as a means of paint removal.

- Contact knowledgeable paint suppliers to obtain information about the appropriate type of paint to use (oil versus latex, etc.) on specific surfaces or over previous paint jobs.
- Select paint colours that are consistent with the heritage character of the area and that complement other materials or details on the building.

10.2.16 Utility and Service Connections

In the very early stages of development of Blackfriars-Petersville, the first buildings would have been independent of all utility and service connections. With the construction of many buildings on small lots, by 1900 each lot would have been connected to the City's water and sewer systems. Municipal electrical connections were available after 1910. The above-ground service connections have grown in number and size to include heavy gauge wiring for 200 amp electrical service and numerous other wires for telephone, cable, data and other connections. Where the services are not buried underground, they should be grouped together and coordinated to travel the least distance to the building, and to be routed into the building at the nearest location to avoid wires and conduit draped over the historic façade. Similarly, public utilities in the public right of way should be coordinated so that the heritage initiative is not defeated by the ad-hoc installation of cables and services.

11.0 CULTURAL HERITAGE LANDSCAPE CONSERVATION & DESIGN GUIDELINES

11.1 Introduction

Landscapes are a living entity and by their very nature are in a continuous cycle of growth, decline and regeneration. The cultural landscape that is found within the Blackfriars-Petersville Heritage Conservation District reflects the past and present values of the neighbourhood's residents: narrow residential streets lined with tended gardens, mature trees in front and backyards, and the "emerald necklace" of green spaces situated along the Thames River dyke system all contribute to the tangible character and sense of community that resides within the district.

Landscape elements can provide an opportunity to unite a streetscape and harmonize fragmented or insensitive built elements. Mature trees and grassed-boulevards, for instance, provide a strong unifying element throughout many streets in the Blackfriars-Petersville district, where there can be a variety of building styles. The mature trees along some streets, private yards, and along the dyke system are a common element throughout the area, and they are often of such mass and presence that they can overcome other disjointed elements within the streetscape and maintain the sense of the place within the district.

Significant heritage attributes of the cultural heritage landscape identified in the Phase 1 Study include:

- mature vegetation throughout the district, primarily in residential yards and along the Thames River dyke system
- enclosed viewsheds along narrow streets perpendicular to Wharncliffe Road North, which terminate with views to the dyke system and/or Blackfriars Bridge
- chain of green spaces and pathways along the Thames River, which create a green corridor for pedestrian circulation
- the discernible rhythm, scale, and massing of residential buildings and streets

Recommended practices and design guidelines are provided in the following sections and specifically address these significant attributes. The Guidelines can be used as improvements are contemplated in the Blackfriars-Petersville Heritage Conservation District. They are informed by the overall heritage preservation principles identified in Section 4.0 of this Heritage Conservation Plan and should be used in conjunction with these principles when considering alterations or improvements to the landscape. They are intended to provide both the City of London and the residents of the Blackfriars-Petersville Heritage Conservation District with examples, ideas, and further guidance relating to both the public and private cultural landscape.

11.2 Hardscape

11.2.1 Streets

The streets within the Blackfriars-Petersville Heritage Conservation District are an important heritage attribute within the landscape fabric. A conduit for both vehicular and pedestrian traffic, the streets and laneways physically and visually knit the community together. As such, careful consideration should be given to maintaining these streets and roads in their present state in terms of physical / carriageway width, and that boulevards should be retained where they currently exist.

11.2.1.1 Major Thoroughfares: Wharncliffe Road North, Riverside Drive/Queens Avenue, and Oxford Street West

The Blackfriars-Petersville Heritage Conservation District is bound on three sides by major roads: Wharncliffe Road North, Riverside Drive/Queens Avenue, and Oxford Street West. While these streets have historical significance with respect to the development of the community around them, the current scale and development patterns that characterize them today contrast with the scale, rhythm, and landscape patterns of the adjacent residential streets within the district. The relationship and visual hierarchy between these larger, busier streets to the smaller streets in the district is important in maintaining a recognizable character and sense of place within the district.

With respect to these large roads, the following recommendations are made:

- Encourage landscaped gathering nodes to create visual character and vibrancy along streets;
- Encourage the establishment of an enhanced pedestrian realm through the use of unified paving materials that are sensitive to the heritage character of the streetscape; and,
- Maintain the overall proportions of the street, boulevard, and sidewalk so that setbacks and the relationships between built form and the street remain consistent.

11.2.1.2 Residential Streets

A key heritage attribute to the Blackfriars-Petersville Heritage Conservation District are the narrow residential streets, partially enclosed by mature vegetation, and terminating with vegetated views of the Thames River dyke system. The scale and layout of these streets add to the sense of livability in the community and provide a pleasant contrast to the streetscape experienced on the larger roads to the exterior of the district. The experience of turning into the district from Wharncliffe Road North or Oxford Street West offers visitors and residents a stark, yet pleasant, transition from wider roads, commercial buildings, and higher speed traffic to the calm, narrow residential streets of the district, softened by gardens, mature trees, and public green spaces.

With respect to these residential roads, the following recommendations are made:

- Maintain the overall proportions of the street, boulevard, and sidewalk so that setbacks and the relationships between built form and the street remain consistent; and,
- Encourage the establishment of an enhanced pedestrian realm through the use of unified paving materials that are sensitive to the heritage character of the streetscape.

Figure 4: Typical residential street cross section: narrow, two-lane road; grassed boulevard (with or without street trees); and sidewalk.

11.2.2 Off-Street Parking

Some of the homes within the Blackfriars-Petersville district have been converted into multi-family units or commercial businesses. Given this increase in density, as well as increased per capita car ownership since these properties were originally surveyed, the demand for parking has increased and some once landscape areas have been given over to the hardscape necessary for car parking. Front, side and rear yards can be affected when private green space is transitioned into hardscape surfaces. Ultimately, this affects the relationship between built features and their surroundings, as well as the overall rhythm and pattern of the streetscape. Careful consideration should be given to the site planning in these instances, to ensure that the integrity of the built form and the streetscape are maintained.

The following recommendations are made with respect to vehicle parking within the district:

- Encourage parking to the sides of buildings or within rear lot areas. Locate parking away from the street frontage;
- Views of vehicles and/or parking areas should be screened through the use of fencing or hedging;
- In residential applications, it is recommended that two single track driveways or parking areas be used, with turf installed between the gaps in order to minimize the impact of hard surfacing on the landscape;
- The use of large, monotonous expanses of one hardscape material is discouraged. Where feasible, permeable paving should be utilized and appropriate patterning should be employed to reflect the heritage character of the area; and
- Avoid the siting of parking lots at corner properties.

Figure 5: Use of two single track driveways minimizes large expanses of hard surfaces and softens the landscape between homes.

Figure 6: Recommended alternatives to concrete or asphalt include natural colored gravel or decorative pavers.

11.2.3 Signage

11.2.3.1 Street Signage

Street signage is often referred to as a wayfinding tool; however, it can also serve as an identifying element within a streetscape. Given that street signs are common elements throughout the Blackfriars-Petersville district, they could be employed as tools to define areas of unique or special status.

The appearance of directional and way-finding signs is governed by municipal standards. The City of London has established a Heritage Conservation District Street Sign Standard, as ultimately the size, shape, and height of signage must all comply with existing City of London standards. East Woodfield, Bishop Hellmuth and Old East Village Heritage Conservation Districts each have unique street signs that identify the district to visitors. The City of London Heritage Conservation District Street Sign displays the name of the street, the Heritage Conservation District and illustrates a logo and band colour unique to the district. Applying this street sign standard within Blackfriars-Petersville would enhance the district's identity and affirm to visitors that this area is unique.

Decorative banners affixed to light poles are also an effective means of strengthening sense of place within a district. Included on new or retrofitted light standards, the banners could be co-coordinated with other elements within the district, such as the street signage, and installed along important thoroughfares that bound the area, such as along the dyke greenway, or at the gateways into the area, such as the Blackfriars bridge. The consideration of any banner program in the district must be undertaken in consultation with the City's street lighting division to ensure that they are appropriately located and that the light standards are adequate to support them.

11.2.3.2 Commercial Signage

Building signage within the Blackfriars-Petersville district could be a significant visual factor impacting the character of the streetscape. As the district is bound by three roads with commercial properties facing the street, signage is a predominant factor as one approaches the district from the north, south, or west. Signs are eye-catching features that should be colourful, decorative, distinguishable and legible. Their individuality can bring vibrancy to the streetscape and they can offer viewers an expression of the business to be found within. In relation to the signage found within the district the following recommendations are provided:

- Wall-mounted signs should not exceed the height of the building cornice.
- Signage materials should be complementary or compatible with those of the building. Painted wood and metal are particularly encouraged because of their historic use as signage materials.
- Ideally, sign designs will be based upon design that is contemporary with the building itself.
- Spotlighting that enhances the visibility of the sign, as well as the architectural character of the building is encouraged; backlight signage is strongly discouraged.
- Sandwich-board style signs that are put out onto the sidewalks during the day and removed after hours should also be complimentary to the adjacent building. Signs should not be of a size that impedes pedestrian traffic or visual sightlines along the street.

Figure 7: Signage that is of an appropriate scale and height on face of building; spotlighting recommended for signage rather than use of back-lit signage.

11.2.4 Street Furniture

Much the same as street lighting, street furniture can have a strongly unifying effect for a streetscape if it is well co-coordinated. Because streetscapes often evolve without an over-arching plan for the co-ordination of such elements, street furniture is can be unsynchronized, adding to the visual noise of the streetscape, rather than serving as a subtle unifying element. Placed in strategic areas, co-coordinated street furniture can be used to identify a space, set it apart from other neighbouring areas, and draw visitors into particular spaces.

For the Blackfriars-Petersville Heritage Conservation District, it is recommended that when the opportunity for new furnishings arises, that it is of a heritage character that is appropriate for the area, and enhances the heritage character of the streetscape. The placement of this furniture should be done with regard for all relevant need assessments as undertaken by the City's Community Services Department, as well as the Environmental and Engineering Services Department.

Where the opportunity exists, decorative trash receptacles, bike racks and benches should be installed, rather than standard utilitarian ones. The priority areas for such furniture should be at proposed gateway locations as well as along the public green spaces along the Thames River dyke system. The following recommendations with respect to street furniture are made:

- Decorative street furniture should be coordinated, and if possible sourced from the same supplier in order to achieve economy of scale. A bench such as the MLB870W available from Maglin Site Furniture and coordinating trash receptacle, such as the MLWR250-32 by Maglin, and bike rack, such as the MBR970 Series by Maglin, are recommended furnishings; and,
- Metal finishes on the recommended street furniture should be powder coated in the Graphite colour. Wood finishes should be Ipe. This would coordinate with recommendations made for other Heritage Conservation District s in the City of London.

Figure 8: Example of existing street furniture along greenway within district.

11.2.5 Street Lighting

The way in which a street is lit can be a defining feature within a streetscape, not only because our night environment can be significantly enhance by the quality of light provided, but also because the character of a street during the day can be significantly affected by the form of the light standard. Although in most cases it is not feasible to duplicate a form of lighting may have once occurred along a length of street, installing standards that complement the heritage attributes of the area is an issue of sensitivity. Currently the standard form of lighting throughout the proposed district is the typical cobra head light fixture, mounted on utility poles.

The following recommendations with respect to street lighting are made, with the understanding that such recommendations will be followed as part of the natural course of street lighting repairs and upgrades, and are subject to funding availability:

- The City of London should move towards establishing a lighting hierarchy that is more sensitive to the heritage attributes of the district, with an emphasis on establishing decorative lighting within important corridors and at gateways;
- Further consultation with the City's street lighting division should be undertaken at the time of any changes to ensure that new fixtures and suppliers fit within the City's overall lighting program and standards;
- The selected lighting should be 'dark-sky friendly' with a full cut-off to eliminate upward light spillage; and,
- The selected lighting should be energy efficient and implement LED or equivalent technology.

11.3 Softscape

11.3.1 Residential Trees

Trees located on private property and within public view can greatly contribute to defining the heritage attributes of the HCD. These trees often compensate for gaps found in the streetscape canopy where mature street trees as not present. By framing pleasant vistas and screening undesirable views, privately owned trees can play a significant role in the streetscape and enhance the visual aesthetics of the district.

The conservation and management of trees on private land generally is at the discretion of the property owner. Currently there is no municipal by-law for the preservation of trees on private property. Where a tree or tree limb on private property may become hazardous, the owner may be requested by the municipality to remove the hazard. Where an owner refuses to remove a hazardous tree, the City has the authority to remove the tree and bill the owner for the cost.

Heritage Tree:

"A notable specimen because of its size, form, shape, beauty, age, colour, rarity, genetic constitution, or other distinctive features; a loving relic that displays evidence of cultural modification by Aboriginal, or non-Aboriginal people, including strips of bark or knot-free wood removed, test hole cut to determine soundness, furrows cut to collect pitch or sap, or blazes to mark a trail; a prominent community landmarks; a specimen associated with a historic person, place event or period; a representative of a crop grown by ancestors and their successors that is at risk of disappearing from cultivation; a tree associated with local folklore, myths, legends or traditions; a specimen identified by members of a community as deserving heritage recognition" (Adapted from the Ontario Heritage Tree Association).

Mature trees located on private property are indubitably a valuable resource to the property owner not only for the benefits provided in terms of shading homes in the summer and increasing property values, but also for the overall sense of wellbeing that trees can inspire. These trees can also be considered as a contributing heritage resource and can be designated as a heritage tree through the *Ontario Heritage Act*.

The Ontario Heritage Tree Alliance (OHTA), a committee of the Ontario Urban Forestry Council has documented quite clearly that the definition of property under the *Ontario Heritage Act* includes trees as a natural feature integral to the landscape. This was demonstrated in a 1996 case in Scarborough where efforts to protect a black walnut stand successfully challenged the provincial definition of "property" under the Ontario Heritage Act. These trees are now protected under this Act. This challenge set a precedent for natural heritage, namely that trees can have heritage value in the absence of built structures.

Therefore it is the recommended that the municipality considers a heritage tree designation and, at the request (or nomination) of the municipality, the community, or The London Advisory Committee on Heritage (LACH), that the City's heritage planning staff in conjunction with the Forestry Group:

- Assesses a tree on private property to be of a distinct heritage value for heritage tree designation;
- That it follows the definition of a heritage tree as adopted by the OHTA;
- Nominates the tree for a heritage designation using the ranking system taken from the Ontario Heritage Tree Alliance; and,
- Submits to LACH for consideration for listing the tree or trees (as it may include a row, avenue or grove of trees) within the Blackfriars-Petersville Heritage Conservation District on the municipal registry of properties of cultural heritage value and that the heritage committee determine what level of protection could be provided for trees selected for heritage protection and which legislative tools are relevant for protective measures.

Figure 9: Consecutive mature trees in residential frontyards can effectively provide the same visual benefits and sense of enclosure as street trees.

11.3.2 Street Trees

11.3.2.1 Guidelines for Residents

The care, maintenance, and replacement of the neighbourhood's remaining street trees are integral to sustaining the broad, green canopy that appears on certain corridors within Blackfriars. While the City is responsible for the management of public street trees, residents of the district can assist them in maintaining this important resource through the following guidelines:

- Do not cut down or damage publicly owned street trees that are adjacent to your property. The current municipal by-law (Boulevard Tree Protection By-Law P.-69, 2005) prohibits anyone from removing or damaging a city tree. Remember that a publicly owned boulevard street tree can be on either side of the sidewalk, so confirm ownership before considering any action to the tree;
- Use care when cutting grass and using power lawn care equipment directly adjacent to street trees;
- If a street tree or other publicly owned tree, such as trees located in public open spaces or parks appears to be in poor health, severely damaged or in serious need of major pruning, contact the City's Forestry group through Environmental Programs and Customer Relations Division;
- If new street trees have been planted adjacent to your property, monitor them and water them regularly during periods of dry weather; and
- If you would like the City to plant a tree in the boulevard, contact the Forestry Group or Parks Planning and Design.

11.3.2.2 Guidelines for Municipal Authority

Any municipal authority contemplating tree removal must consider the policies of the Blackfriars-Petersville Heritage Conservation District Plan and Guidelines and in every possible instance consult with heritage planning staff prior to taking any actions which may detract from the heritage character of the area. Any removal requires approval from the Forestry Group. The Forestry Group is divided into two sections, an Operations section and a Planning section. In the spirit of this document, The Forestry Group shall adopt the policies and guidelines and where possible, communicate with heritage planning staff regarding additions and replacements of vegetation over the future. The overall management of the urban forest which includes boulevard trees and vegetation located in parks and public open space would best be addressed by developing an urban forest management plan to ensure the long term retention of the tree canopy.

A multitude of changing and evolving environmental conditions such as Asian Long Horn Beetle, climate change, droughts, rusts, and blights, particular tree species are under siege and their very existence is threatened. Specific to the City of London as a whole, Emerald Ash Borer has been discovered in multiple locations within the City; the presence of these destructive pests threatens to desecrate the entire ash tree population. Subsequently, species selections for infill and replacement of mortalities within the heritage district shall be at the discretion of the Urban Forestry Staff. It is recommended the species shall approximate the same visual character of the streetscape, where the historical streetscape form persists, to retain the consistency of the pattern and canopy structure.

The City of London has standards governing the installation of plant material and trees; these standards and details for boulevard street tree planting should be considered the minimum requirements for trees planted within

the district. This issue of addressing replacements, species selection and management of existing resources would, again, be best addressed through the development of an urban forest management plan for this district. A management plan would also outline an overall master planting scheme that addresses in detail where to infill existing gaps in the canopy, minimum width of boulevard permissible for the planting of trees and suitable species or maximum heights for trees planted under hydro lines.

The following are aesthetic guidelines to maintain and enhance the current streetscape character of the neighbourhood. Should an urban forest management plan be developed for the Blackfriars-Petersville Heritage Conservation District, these guidelines should also be considered for inclusion in the document:

- Where gaps in the continuity of tree plantings have appeared in the streetscape, they should be filled as expediently as possible given scheduling and budgets. The potential to replace trees on the private side of the property line should be explored where suitable growing conditions no longer exist on the public side;
- If and where feasible, consideration should be given to the caliper size of replacement trees when infill planting amongst mature trees; larger caliper infill trees should be selected in order to respect the size of the existing mature trees, and in respect to the character of the area;
- Where appropriate (as determined by the Forestry Group) infill trees should be either the same species as the trees adjacent to the infill location or of a similar form and size at maturity. Where infill or replacements are to be located amongst species that are deemed undesirable by the Forestry Group, replacement species shall be at the discretion of Forestry Group with an understanding of maintaining the visual character of the streetscape;
- Any trees on public property that are removed due to poor health, public safety, infrastructure works or any other unavoidable circumstance shall be replaced with two trees in reasonable proximity to where the removal occurs. Should space and growing conditions limit the possibility of two to one compensation, a larger caliper tree shall be selected for the replacement;
- Where mature tree roots and buttresses interfere with sidewalks and public walkways that have been identified by the City for repair, it is recommended that where right of way limits permit, the reparations include the redirection of the sidewalk to avoid conflicting with the tree;
- Any road-works or general construction including infrastructure improvements that will impact the root zones or otherwise have the potential to seriously affect the health, growth and survival of the street trees must have an approved Tree Management Plan that was developed by a Certified Arborist or Registered Professional Forester. Engineering drawings, inclusive of road works, lighting, and underground services must be reviewed and approved by heritage planning staff;
- Communication must be provided by either the outside consultant or municipal department when construction is about to commence to ensure establishment of tree protection/root zone measures are in place. Trees should be inspected during and after construction to ensure tree protection measures are in place and maintained in working condition, and that post construction conditions within the root protection zone have been restored to equal or better conditions;

- Where the municipal staff prepares an assessment of existing trees and recommendations for replacements, the consulting engineer shall include this information within their construction package/tender and include suitable tree preservation/mitigation measures and specifications; and.. .
- Where construction and/or construction activities on private property may impact publicly owned trees, submissions for site plan approvals/permits shall be accompanied by a tree preservation plan clearly indicating measures to preserve the municipally owned tree and approved by the Forestry Group. The tree preservation plan shall be prepared by a Certified Arborist or Registered Professional Forester.

Figure 10: Mature street trees create a sense of enclosure along the street, create a rhythm that supports the consistent set-back and massing of houses, and frame a long view that terminates with mature vegetation along the Thames River dyke system.

11.3.3 Landscaped and/or Grassed Boulevards

Boulevards are typically defined as the area between the edge of pavement or curb if present, and the sidewalk or property line if no sidewalk exists. In the Blackfriars-Petersville district there are many grassed boulevards, which serve to break up what can sometimes be an expansive sea of pavement within a streetscape. Boulevards can offer opportunity for street tree growth, when they afford adequate space and are not dominated by hydro lines. While boulevards fall within the public realm, they are most often maintained by private landowners, which can leave them susceptible to varying levels of treatment and care. Maintaining the visual appeal and functional characteristics of boulevards can be enhanced if the following guidelines are followed:

- Where boulevards are grassed, landowners should maintain the boulevards as part of overall lawn care responsibilities (i.e. watering, fertilizing, mowing, etc. as required).
- If plant materials other than turf grass are being considered within the boulevard, that they do so within any boundaries set out and defined within existing or future City By-Laws, and that they ensure that the areas are maintained so as to avoid becoming a nuisance or danger to vehicular or pedestrian street users.
- When road reconstruction occurs, and where health and safety issues are not of concern, boulevards should be maintained as green space, serving as an important buffer between vehicular and pedestrian space within the streetscape.

Figure 11: Grassed and landscaped boulevards provide a sense of safety for pedestrians and create a comfortably proportioned streetscape for walkers, drivers, and residents.

11.4 Parks and Open Space

The most prominent green spaces within the district are the chain of linear green ways and pocket parks on or adjacent to the dyke system along the Thames River. The dyke is a contributing resource to the district because of its historical significance in the shaping of the community and the flood protection it provided, the provision of mature vegetation along this corridor which anchors the narrow residential streets of the district and terminates long viewsheds down east-west running streets, and the connectivity it provides to residents and visitors of the district to other parts of the City. The greenway along the dyke provides views into the district and could serve as a prominent location to locate district-identifying elements such as banners, street furnishings, and interpretive panels to further pronounce the role of the dyke in the history of the community it protects.

The Blackfriars Community Garden, located adjacent to the dyke at the south-east corner of Blackfriars Street and Napier Street, is an example of a node or stopping point along the linear dyke system. This particular space emphasizes the soil fertility that was important in the early settlement of the area and would be a good opportunity for interpretation. These parks and green nodes should continue to be used as public open space, with the mature vegetation being managed per International Society for Arboriculture standards and practices for tree preservation and care.

- The original layout and design of the greenway and associated features on the dyke and the green nodes along the dyke should be respected, and in the event of a loss of vegetation, the feature should be replaced with a specimen of the same species.
- The original spatial organization should be regarded, and the organization of elements, pathway and site circulation, views and topography should be preserved.

Figure 12: Greenway and mature vegetation along the Thames River enhance the walkability of the district and serves as a distinguishable feature signifying the boundary of the district.

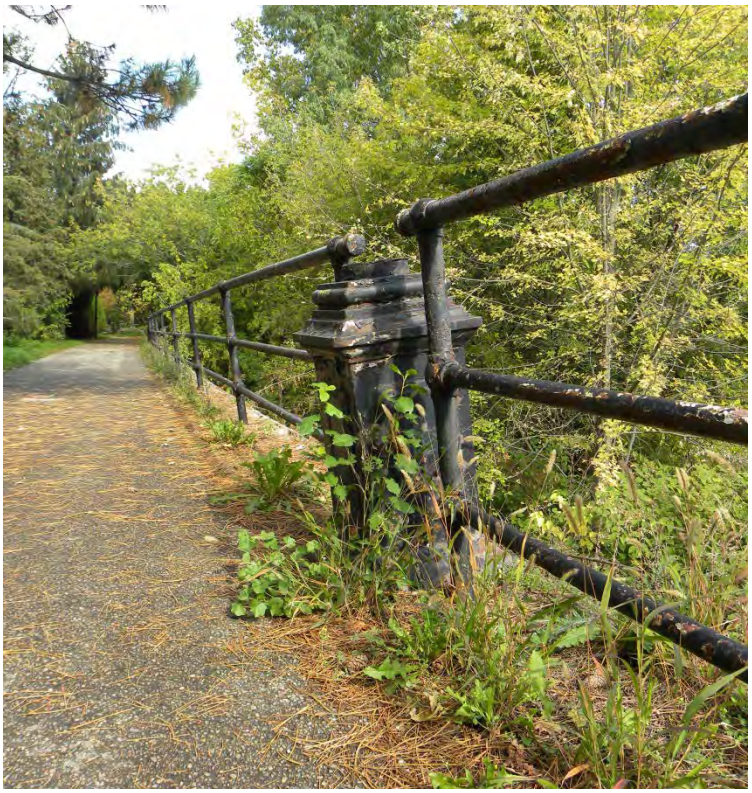


Figure 13: Original hardscape features should be maintained throughout the open spaces in the district.

Figure 14: Blackfriars Community Garden is illustrative of the alluvial soils present in the district and could be used as an interpretive opportunity.

11.5 Elements influencing Identity

11.5.1 Gateways

There are a number of prominent entry points into the Blackfriars-Petersville Heritage Conservation District, most notably the Blackfriars Bridge and the Queens Avenue Bridge. These two gateways are excellent candidates for the incorporation of features or treatments that would enhance the sense of arrival into the district and reinforce the streetscape character of the neighbourhood. Elements such as public art, signage, and landscaping could all be considered for inclusion in these areas.

Gateways also exist where the district's side streets intersect with Wharncliffe Road North. The drastic change in tree cover and street scale creates a distinct gateway experience into an area with a unique character. Consideration should be given to defining these entry points with street signage and hanging banners affixed to utility poles.

- Gateways to the district should be marked with defining elements that are sensitive to the heritage character of the district.

11.5.2 Views and Vistas

Views and vistas serve as the windows to, from, or within the district. Views can take on a number of forms; long or short, open or closed, each of which contribute differently to the look and feel of a place. Views to a landmark feature can provide a sense of unity within the surrounding neighbourhood by providing a central focal point to which the neighbourhood can connect to, and can be a defining feature of a place. Within the Blackfriars-Petersville Heritage Conservation District, the linear green spaces of the dyke system adjacent to the Thames River is a distinct feature which extends along the entire eastern boundary of the district, creating a terminal point for views across the district on east-west running streets. The following recommendations are made relating to the views and viewsheds within the district:

- Preserve and maintain existing views and sightlines to and from significant built heritage and cultural heritage landscape elements, including views to the Thames River, associated dyke system, and Blackfriar's Bridge.
- Protect and maintain features, such as the dyke system and mature street trees that define views and viewsheds.

Figure 15: Many streets in the district terminate with views of a bridge or the dyke system on the Thames River. The mature vegetation framing many of these views is important in maintaining this character defining element of the district.

Figure 16: The consistency of the scale of the streetscape, mature trees, and house set-backs on many streets creates long, enclosed viewsheds through the district.

11.5.3 Interpretive Features

Interpretive signage targeted towards pedestrians within the district is one of the most effective ways of educating the public about the heritage significance of an area. These features can create a unifying visual element within the district, much like street furnishings or lighting, as well as providing an effective way of acquainting people with a neighbourhood or district. Ultimately, this can instill in residents and visitors a sense of value for particular heritage resources. The following recommendations are made with respect to encouraging education and interpretation of the heritage district:

- Interpretive signage and displays could be erected at various points of interest within the Blackfriars-Petersville Heritage Conservation District which would contain educational information regarding the history of the neighbourhood. Locations could include: the Blackfriars Community Garden, public park spaces, and along the dyke greenway.

11.6 Public Works and Infrastructure

Public infrastructure aspects of a community's heritage resources are often neglected or overlooked in an Heritage Conservation District's Plan and Guidelines. Often this infrastructure, such as underground utilities, goes unseen and is eventually forgotten. Yet they too have their heritage merit and tell their narrative about the development of the city and the evolution of technology. More complicated structures will have particular interest to industrial archaeologists as well as the historical and heritage community.

These relics may turn up during construction that involves the excavation of public spaces, such as roads, and boulevards. There can also be discoveries of other items, for instance other municipalities have encountered early settlement water wells and old equipment pertaining to tramways such as breakers, switches etc.

It is recommended that should hidden resources that may be of interest to the municipality, historical societies and the community in general, be exposed or unearthed, the following guidelines are followed:

- They City's Heritage Planner should be included in any long range planning discussions for infrastructure upgrades or replacement within and adjacent to the Blackfriars-Petersville HCD.
- In addition to current provincial and municipal legislation and policies which govern development and improvements, that upon the discovery of public domain infrastructure, such as but not limited to: old water lines; structures relating to transportation; electrical infrastructure; mechanical devices; industrial archaeology and other items not easily understood as having archaeological or heritage merit, the City's Planning Department or Heritage Planner should be contacted immediately. This recommendation should be communicated to municipal departments involved with public infrastructure projects and considered as a special condition in municipal contracts or when private development encroaches on public property.
- That in the same spirit of municipal initiatives, residents of Blackfriars-Petersville Heritage Conservation District communicate with the City's Planning Department should they discover or expose elements of municipal infrastructure which may be of historical interest to the community when the construction is on private property.

12.0 GLOSSARY

Adjacent: In terms of evaluation potential impacts of proposed development or site alteration on the heritage attributes of protected heritage resources, adjacent can include real properties or sites that are contiguous; real properties or sites that are directly opposite a protected heritage resource separated by a laneway, easement, right-of-way, or a roadway; and/or real properties or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscape, or views as defined within a statement explaining the cultural heritage value or interest of a protected heritage resource (including but not limited to a Statement Cultural of Heritage Value or Interest, heritage designation by-law, heritage character statements, Heritage Conservation District Plan, and/or statement of significance).

Alteration: to change in any manner and includes to restore, renovate, repair or disturb (*Ontario Heritage Act*).

Authorized Applicant: An individual who is sanctioned by the property owner, in writing, to act on their behalf as an agent.

Bargeboard: Boards or other decorative woodwork fixed to the edges or projecting rafters of a gabled roof. Sometimes called gingerbread.

Cladding: The external, non-structural material that protects the structural wall or frame from the weather.

Conservation: All actions or processes that are aimed at safeguarding the character defining elements of a historic place so that it retains its heritage value and extends its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes (Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada* 2011).

Contributing Resource: 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 Heritage Conservation District. Contributing resources are subject to the polices and guidelines for conservation and alteration; and demolition. A type of protected heritage resource.

Cultural Heritage Resource: A human work or a place that gives evidence of human activity or has spiritual or cultural meaning, and which has been determined to have historic value. Cultural heritage resources include both physical and intangible heritage resources, protected heritage properties, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources, and both documentary and material heritage.

Cultural Heritage Value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Demolition Plan: A plan that outlines how the demolition of a property will occur. It should include (but is not limited to): map showing the subject property; steps taken to ensure the protection of adjacent properties; photographs of all building elevations; the reason for the proposed demolition; steps taken to salvage any heritage attributes; and, a history of the property.

Dormer: A window that projects from a sloping roof, with a small roof of its own.

Gable: The triangular portion of the wall beneath the end of a gabled roof.

Gabled Roof: A roof that slopes on two sides.

Gambrel Roof: A roof that has a double slope, with the lower slope steeper and longer than the upper one, i.e. a Mansard Roof

Guideline: A recommended action that may be taken in a given situation. A guideline arises from a policy and is facilitated by a procedure.

HCD: Heritage Conservation District. Area or grouping of properties collectively designated pursuant to Part V, Section 41 of the *Ontario Heritage Act*.

Heritage Attribute: In relation to real property, and to the building and structure on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; ("attributs patrimoniaux") (*Ontario Heritage Act*).

Heritage Impact Statement: A study undertaken to assess the impacts of a proposed development or alteration against the identified cultural heritage value and heritage attributes of a protected heritage resource or a property located within a Heritage Conservation District. The scope of a Heritage Impact Statement is determined in consultation with the City and must include information and assessment relevant to the circumstances, including alternative development approaches or mitigation measures to address any impacts to a cultural heritage resource and its attributes. A Heritage Impact Statement may be required where construction, alteration, demolition, or additions to a property located within a Heritage Conservation District. Within the City of London, a Heritage Impact Statement may be requested at the discretion of the Heritage Planner.

Hipped roof: A roof that slopes on four sides.

Individual Designation: In reference to real property designated under Part IV of the *Ontario Heritage Act* by municipal by-law. The designation by-law for an individual designation should include an adequate description of the property, a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property (Section 29(4) of the *Ontario Heritage Act*).

Intervention: Any action, other than demolition or destruction, that results in a physical change to an heritage attribute of a protected heritage resource.

LACH: London Advisory Committee on Heritage.

Maintenance: Means the routine, cyclical, non-destructive actions necessary to ensure the long-term conservation of a protected heritage resource, and its heritage attributes. Actions undertaken under the scope of maintenance should use the same type of materials to maintain the cultural heritage value and visual integrity of the heritage attribute of a protected heritage resource, in keeping with the design, colour, texture, and any other distinctive feature that is to be maintained. Typical maintenance actions include: periodic inspections; general property cleanup of rubbish and refuse; general gardening; replacement of glass in broken windows with same; replacement of asphalt shingles with same; painting in a same or similar colour; and/or any work defined as maintenance within an Ontario Heritage Act Part IV designation by-law or easement agreement.

Mansard Roof: A roof that has a double slope, with the lower slope steeper and longer than the upper one, named after the seventeenth-century French architect Francois Mansart

Mullion: A thin member within a window or between adjacent windows.

Muntins: A strip of wood or metal separating and holding individual panes of glass in a window. Sometimes called muntin bars, glazing bars, or sash bars.

Non-Contributing Resource: A property, structure, landscape element, or other attribute of a Heritage Conservation District that does not support the overall cultural heritage values, character, and/or integrity of the Heritage Conservation District. Non-contributing resources are subject to policies to alterations and new construction. Guidelines for non-contributing resources are intended to ensure that those properties do not compromise the cultural heritage values of the Heritage Conservation District as a whole by adding further inappropriate changes to a property, structure, landscape element, or other feature. Instead, guidelines emphasize compatibility, sympathy, and respect. A type of protected heritage resource.

Policy: A statement or position that is adopted that provides the framework for a course of action.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value (Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada* 2011).

Procedure: A course of action developed to implement and support a policy. Example: Heritage Alteration Permit Application.

Protected Heritage Resource: Real property protected under the *Ontario Heritage Act (including Part II – Section 22; Part IV- Section 27, 29, 34.5, 37; Part V, or Part VI;* is a registered archaeological site; is subject to a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with the primary goal of preserving, conserving, and maintaining a cultural heritage feature or resource, preventing its destruction, demolition, or loss; is identified as a Provincial Heritage property; as a Federal Heritage Building Review Office (FHBRO) site; a site identified via the Canadian Heritage Rivers System; and/or a National Historic Site of Canada.

Qualified Architect or Built Heritage Specialist: A professional accredited through the Canadian Association of Heritage Professionals (CAHP) with demonstrable experience in the requisite discipline; at the discretion of the Heritage Planner.

Quoin: One of a series of blocks or block-like components at the corner of a wall: in a masonry wall, its function is to reinforce the corner.

Rehabilitation: The actions or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component while protecting its heritage value (Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada* 2011).

Restoration: The action or process of accurately revealing, recovering, or representing the state of a historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada* 2011).

Sidelight: A window beside a door, forming part of the door unit.

Significant: In regards to cultural heritage and archaeology, resources that are valued for the important contributions that they make to our understanding of the history of a people, an event, or a people. Criteria for

determining the significance of heritage resources are recommended by the Province (*Ontario Heritage Act* Regulation 9/06), but municipal approaches that achieve or exceed the same objectives may be used. While some significant resources may already be identified by official sources, the significance of others can only be determined after evaluation (*Provincial Policy Statement*).

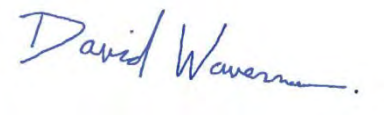
Soffit: The underside of an eave, beam, or other component.

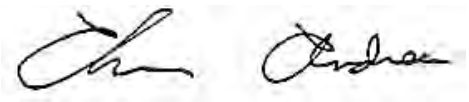
Vernacular: Concerning a structure that was not designed by an architect, but by a craftsman following a local building tradition.

Visual Clutter: Visual Clutter is understood to refer to negative changes that disturb the visual areas of people. It can include an agglomeration of (but is not limited to): billboards, open storage of trash, space debris, telephone towers, electric wires, buildings and automobiles.

Report Signature Page

COMPANY





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