

Agenda Item #	Page #

D. Menard:

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY, JUNE 11, 2014</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION APPLICATION BY: G. SWART 314 GROSVENOR STREET</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of Greta Ton Swart requesting permission for changes to the windows of the designated heritage property located at 314 Grosvenor Street **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed window alteration and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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Approval of the recommended action would authorize the changes as described to the designated property in accordance with the provisions of Section 34 (1) of the *Ontario Heritage Act*.

<b>BACKGROUND</b>
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The property is located on the north side of Grosvenor Street, near Waterloo Street. (Appendix 1) It is a two storey brick home designated under Part IV of the Ontario Heritage Act and is within the Bishop Hellmuth Heritage Conservation District. (Appendix 2)

The Application

The majority of the windows on the property, reflecting the Arts and Crafts style influence, have transoms with frosted and patterned clear glass. At the present time, the windows are protected with exterior storm windows framed with aluminium screwed into the window frame. (Appendix 3) The non-heritage aluminium is weathered and exhibits signs of deterioration of efficiency in terms of drafts. The owner seeks approval to remove all the leaded glass windows throughout the house and to replace them with permanent, non-opening, double pane windows. The leaded glass windows will then be mounted on the interior, behind the new windows secured by wood moulding. Where the window leading needs repairs, those repairs will be done as needed. A similar technique has been used in a (later) rear addition done by the owner where the original transom windows were treated in this manner.

Analysis

The Statement of Significance (Reasons for Designation) clearly identifies the transom windows

Agenda Item #	Page #

**D. Menard:**

and notes, specifically, the five window bay on the front. What this application proposes is a new placement of the heritage glass in these windows. As has been observed by the use of this treatment on the rear addition, the appearance from both the exterior and the interior will not be noticeable to a casual observer. Further, the replacement of the aluminium storms will enhance the heritage character of the exterior façade by removing a non-heritage element. The relocated windows, behind a double pane of glass, will be better protected than they are at present and the owner will be able to achieve greater energy efficiency in terms of the functionality of the new windows.

Recommendation

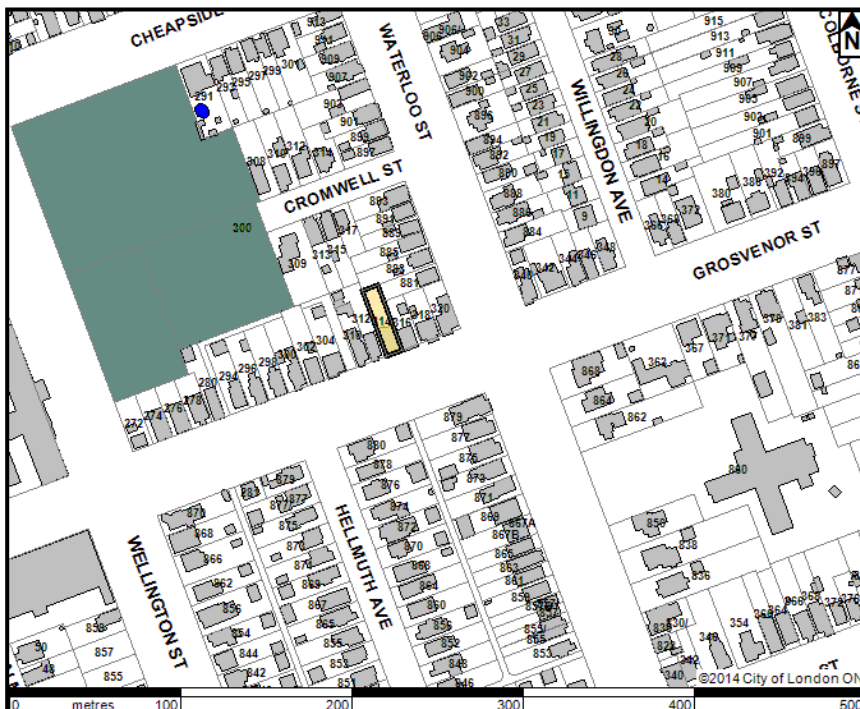
It is recommended that this application be approved.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>DON MENARD HERITAGE PLANNER URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

July 11, 2014  
dm/

Attach: Appendix 1- Location Map; Appendix 2- Statement of Significance; Appendix 2- Photos Document1

**Appendix 1- Location Map- 314 Grosvenor Street**



Agenda Item #	Page #

**D. Menard:**

**Appendix 2: Statement of Significance**

Schedule “B”  
To by-law No. L.S.P.-3240-547

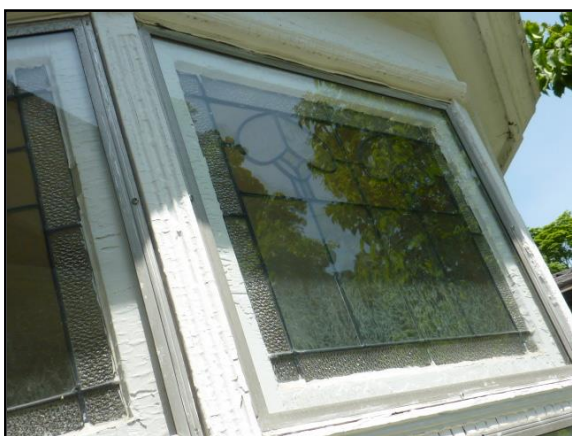
Historical Reasons

314 Grosvenor Street was the home of Dr. Hardy Geddes, a London physician and for whom the Hardy Geddes Home for Boys is named. His daughter Nancy Geddes Poole has been the director of the London Regional Art and Historical Museums for many years.

Architectural Reasons

Built in 1909, this two storey Edwardian house has references to Arts and Crafts architecture of the turn of the century. The design reflects the work of British architects such as James McLaren, William Leathaby, and C.F.A. Voysey who borrowed from English vernacular tradition. The use of stucco, red brick, and rounded front bay window encompassing five windows reflect this influence. The transoms of most of the windows in the house have frosted and patterned clear glass leaded windows. The house has rusticated concrete block foundation and the original roof material was wood shingles.

**Appendix 3- Photos**



Existing windows - front bay showing aluminium frames



Dining Room transom windows showing relocated leaded glass panels attached inside

