

165 Elmwood Avenue
(London Normal School)

Hi Monika,

I just wanted to thank you for taking the time to meet with me this week. I received the revised drawings you sent and just wanted to follow up with some of the items we discussed during our meeting. I wanted to send you something in advance of your meeting with the Municipal Heritage Advisory Committee but will send a more formal response at a later date.

Adaptive Reuse

The Trust is supportive of the adaptive reuse of this building and believes the conversion of the site to a YMCA daycare/language facility is a suitable new use for the building. The intent of the interior work is to conserve as much historic fabric as possible with most of the alterations focusing on mechanical and electrical upgrades and removing later additions that do not pose heritage value and/or are detracting from the significance of the space. However, the current building does not meet the Ontario Building Code requirements with respect to accessibility and fire safety nor does it meet the City of London's own accessibility requirements (FADS). In order to accommodate these requirements within the existing space extensive alterations to the interior would be required that would not only impact the existing heritage features but greatly minimize the useable floor space required by any group wishing to occupy the building. As such it was determined that a new addition would be the most appropriate way of meeting both the OBC and FADS requirements allowing the building to be reused. It was determined that any new work would be distinguishable from the old but still in keeping with the historic character of the site in terms of massing, scale and size.

Addition

The Trust supports both the location and the massing of the proposed addition. While we had some concerns with respect to the size of the addition it is our understanding that given the City's current accessibility requirements it is not possible to reduce the size and still meet these requirements. The Trust believes the addition and historic building should be understood as two clear and separate volumes and that the addition should not be articulated as a continuation of the existing building. The addition does not exceed the height of the existing building and the use of new materials will allow the new work to be distinguishable from the old. The addition is to be clad in glass and brick with the glass helping to form a clear visual break from the historic building. The modern brick will be different from the historic brick on the London Normal School and while a colour for the brick has not been chosen the Trust feels that something that contrasts but compliments the existing ochre coloured brick would be appropriate.

The drawings indicate brick will be used to clad a portion of the addition on both the west and south sides of the addition. The inclusion of the break has added some visual interest to what was once presented as more of a glass-box addition. It should be noted that given the extensive use of glass on this south-facing addition cooling this space in the summer months could provide costly and difficult. The addition of brick is seen as helping with this issue and while the east portion of the addition currently does not contain any brick it is possible that this may change while the details of the design are being worked out. Overall the Trust feels that the use of both glass and brick for the addition is appropriate.

Landscape

It is my understanding that there will be minimal alterations to the existing landscape. In order for the Trust to grant approval for any changes a landscape plan will need to be submitted to the Trust illustrating the existing condition (plantings, species, etc.) as well as the proposed changes (e.g. removal/planting of new vegetation, new pathways and materials, fences, etc.). You did mention there would be a need for additional lighting to the site for safety and security reasons. With respect to light standards the Trust would be supportive of a fixture that is in more keeping with the heritage character of the site or one that is more modern and simple in design that would not attract a great deal of attention and would be easily recognizable as something new.

Overall I would like to reiterate that the Trust is supportive of the adaptive reuse of the site and the need for an addition to accommodate OBC/FADS requirements. Before the Trust could grant final approval for this work all the details of the design would need to be approved. In other words we would need to approve the final set of working drawings. I understand you are still working out the details of the design but at this point if you could send us a couple of coloured renderings of the addition which include the historic building it would be helpful in understanding how the two structures will relate to one another in terms of massing, scale and materials.

I look forward to continuing to work with you as this project progresses.

Regards,

Kiki Aravopoulos | Easements Program Coordinator

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London Doorways in the City of London				
Municipal Address	Circa	Priority/ Rating	Designation/Note	
Talbot Street, 611	1868	1	<i>Inventory of Heritage Resources</i>	
Leslie Street, 2	1868	C.	Blackfriars-Petersville HCD*	
Dufferin Avenue, 434	1869	B	West Woodfield HCD	
Dufferin Avenue, 368	1870	A	West Woodfield HCD	
Commissioners Road West, 218	1871	1	<i>Inventory of Heritage Resources</i>	
Waterloo Street, 484	1871	A	West Woodfield HCD	
Colborne Street, 504	1873	A	West Woodfield HCD	
Dufferin Avenue, 472-474	1873		East Woodfield HCD	
Bruce Street, 50	1874	A	Wortley Village-Old South HCD* By-law No. LSP 2875-85	
Dufferin Avenue, 521	1875		East Woodfield HCD	
Mill Street, 116	1875	2	<i>Inventory of Heritage Resources</i>	
Siricoe Street, 301	1877	2	<i>Inventory of Heritage Resources</i> *SoHo HCD Study Area	
St. Andrew Street, 15	1877	C.	Blackfriars-Petersville HCD*	
Dufferin Avenue, 333	1878	B	West Woodfield HCD	
Princess Avenue, 368	1878	A	West Woodfield HCD	
Commissioners Road East, 245	1879	1	<i>Inventory of Heritage Resources</i>	
Grey Street, 406	1880		SoHo HCD Study Area	
Chester Street, 714	1880	1	<i>Inventory of Heritage Resources</i>	
St. James Street, 25	1880		Not listed or designated	
Clarence Street, 135	1881	3	<i>Inventory of Heritage Resources</i> *SoHo HCD Study Area	
Duchess Avenue, 64	1880	B	Wortley Village-Old South HCD*	
Colborne Street, 443-445	1881	C	West Woodfield HCD	
Piccadilly Street, 290	1881		By-law No. LSP 3215-350	
Hill Street, 267	1881	1	<i>Inventory of Heritage Resources</i> *SoH HCD Study Area	
Oxford Street East, 27a	1881		Not listed or designated	
Princess Avenue, 525	1882		East Woodfield HCD	
Piccadilly Street, 276-278	1883	2	<i>Inventory of Heritage Resources</i>	
Colborne Street, 716	1883		Not listed or designated	
Albion Street, 68	1885	C.	Blackfriars-Petersville HCD*	
Euclid Street, 58	1885	C	Wortley Village-Old South HCD*	
Albion Street, 82	1885	C.	Blackfriars-Petersville HCD* By-law No. LSP 3130-357	
Wortley Road, 205	1885	B	Wortley Village-Old South HCD*	
Albion Street, 85	1886	C.	Blackfriars-Petersville HCD* By-law No. LSP 3185-132	
Hamilton Road, 380	1886	1	<i>Inventory of Heritage Resources</i>	
Grey Street, 221	1886	3	<i>Inventory of Heritage Resources</i> SoHo HCD Study Area	
Bruce Street, 164	1887	C	Wortley Village-Old South HCD*	
Tecumseh Avenue East, 479	1887	2	<i>Inventory of Heritage Resources</i>	
Leslie Street, 11	1890	C.	Blackfriars-Petersville HCD*	
High Street, 125	1891	2	<i>Inventory of Heritage Resources</i>	
Colonel Talbot Road, 4617	1875	2	<i>Inventory of Heritage Resources</i>	

Priority/Rating Not Relevant	
Identified on <i>Inventory</i> only	
No protection	

Heritage Planners' Report to the LACH: December 10, 2014

1. Fugitive Slave Chapel – Status Update

- a. The chapel building has been relocated to 432 Grey Street;
- b. Trillium Grant of approximately \$9,000 has been provided;
- c. The City has prepared a legal agreement to oversee the spending of its \$60,000 grant;
- d. Consideration is being given to the de-designation of 275 Thames Street and the designation of 432 Grey Street.

2. Kilworth Cottage (2526 Oxford Street West) – Status Update

- a. Infrastructure Ontario is preparing interpretive signage – reminder to consult with Kilworth Historian, Beth Moyer

3. Municipal Heritage Properties

- a. Eldon House
 - i. Upgrades to washroom facilities in Interpretive Centre – tender out for construction, expected to take place in January/February 2015
 - ii. Expansion of Eldon House Board from 5 to 9 members
- b. Park Farm
 - i. Major rehabilitation/restoration planned for 2015
- c. Queen's Park Art Building (Western Fair)
 - i. Rehabilitation work underway by Western Fair District as Phase 1 of a project to make the building suitable for reuse, possibly by Western Fair itself but other operations will be considered

4. Wortley Village-Old South Heritage Conservation District

- a. Two appeals have been received regarding the by-law to designate Wortley Village-Old South as a Heritage Conservation District

Upcoming Heritage Events in London

- A Visit with St. Nicholas, Fanshawe Pioneer Village, December 13-14 at 9:00am, 11:00am, or 1:00pm. \$12 – advanced booking required (online)
- Children's Christmas Party at Eldon House, December 14, 1:00-4:00
- Deadline for nomination for joint ACO/HLF Heritage Awards: December 19
- Coordinator Position for 150th Anniversary of Canada application deadline: December 31. Additional information on London Heritage Council website.
- New Year's Day Levee at Eldon House, January 1, 1:00-4:00
- Sir John A. Macdonald Bicentenary Party at the Convention Centre, January 10, 5:30pm. Sponsored by Museum London. Tickets \$150 (Museum London fundraiser). Guest speakers: Christie Blatchford and Bob Rae. Costumes encouraged.