

Minutes: Stewardship Sub-Committee Meeting – Wednesday, September 30, 2015

City Hall, Committee Room 3: 6:30 p.m.

Present: J. Cushing (Chair), M. Whalley, A. Beaton, J. Hunten, M. Evens, T. Regnier, M. Tovey, W. Kinghorn (Members); B. Vazquez, G. Smith, R. Sumner, N. Tausky (Guests); K. Gonyou, D. Menard (Staff)

Agenda Items:

1. East London Industrial Heritage

The Stewardship Sub-Committee discussed the referral by the LACH with respect to the 29 properties identified by the East London Historical Society and determined that its review should focus on initially the listing of the properties on the Register (*Inventory of Heritage Resources*). Once this has been resolved, then designation of specific properties can be examined. Finally, the question of whether or not the area should be examined as part of a future Heritage Conservation District will be addressed. It is expected that the process will occur over a period of time. Stewardship Sub-Committee members are tasked with reviewing the list prior to a discussion regarding the potential listing.

2. Update on the Designation of the Plewes Mill (Meadowlily Mill)- G. Smith

G. Smith and R. Sumner updated the Stewardship Sub-Committee on additional findings with respect to the former mill site and requested clarification from the Stewardship Sub-Committee regarding the possible scope of the draft Statement of Cultural Heritage Value or Interest. Stewardship Sub-Committee members supported the expansion of the scope to include the various mill components, such as the mill race, dam, mill pond, whose traces remain. This will mean that the proposed survey will need to be expanded. With respect to the survey, Jim Cushing will follow up with his contact to determine whether or not his contact can provide what is needed.

3. Repeal of Designating By-law Request -70 Elmwood Avenuen

D. Menard provided a verbal update on a request by the owner for repeal of the designating bylaw. The request has been deferred, with the owner's consent, to the November LACH meeting.

4. 78-88 Oxford Street West

The Stewardship Sub-Committee was informed that staff expects the Heritage Impact Statement for these properties to be provided in October, and, should be available for comment at the Stewardship Sub-Committee October meeting. W. Kinghorn advised the Stewardship Sub-Committee that a possible strategy of relocating the buildings on the site may lead to the loss of trees currently there and noted that a tree replacement recommendation should also be considered by Stewardship Sub-Committee and LACH.

5. 326 Maitland Street

M. Evens presented information with respect to the construction of St. Michael's School, circa 1913/14. It was noted that relatively few Roman Catholic schools date to this era. The **Stewardship Sub-Committee moved (M. Whalley), seconded (T. Regnier) that the property at 326 Maitland (St. Michael's School) be listed on the Register (*Inventory of Heritage Resources*) as a property of cultural heritage value or interest. (Approved)**

6. Priorities for Future Designation

K. Gonyou distributed a memo by email identifying current Priority 1 properties listed on the Register (*Inventory of Heritage Resources*). At present, there are 353 listed Priority 1 properties. The Stewardship Sub-Committee will review this at a future meeting.

7. HER Zone- 183 King

K. Gonyou advised the Stewardship Sub-Committee that the City is proceeding with a report to Council regarding the Council direction to establish an HER zone on the property at 183 King Street, noting that a consultant has been engaged to assist with the identification of those elements that should be included within such a zone and further noting that the City's denial of the request for demolition has been appealed to the OMB.

8. 250 Commissioners Road West - Discussion regarding Listing

D. Menard advised that this discussion has not yet happened.

9. The London Plan and Heritage

J. Cushing initiated a conversation with respect to whether or not the Stewardship Sub-Committee should consider requesting the LACH to provide additional comments with respect to heritage conservation in the draft London Plan request for comments. It was noted that recent developments have seen the removal of identified cultural heritage properties and that future intensification and infill may threaten more. It was noted that individual members or organizations may choose to provide comments within the time period remaining for public consultation.

10. Request for Demolition – 759 Elizabeth Street

D. Menard advised the Stewardship Sub-Committee that a request for the demolition of the residence at 759 Elizabeth Street has been submitted and Council must respond within a 60 day period as the property is listed on the Register (*Inventory of Heritage Resources*). The matter will be brought before the Planning and Environment Committee at a public participation meeting on November 2. The Stewardship Sub-Committee was reminded that the property was been listed in 2010 following its listing for sale. This drew attention that the property had not previously been identified on the Register (*Inventory of Heritage Resources*) notwithstanding its apparent age. At that time, a document search had not definitively identified a date for the building but title search research suggested that the building had been identified on the 1861 census.

D. Menard shared information provided by the applicants with respect to establishing the age of the building. The applicants had provided information from the City Directories, the Registry Office and Registered Plans that, to them, suggesting that the building had been erected between 1893 and 1904.

In the discussion, N. Tausky noted several elements that suggested an early, possibly pre-Confederation date of construction. These included the siting of the building, facing towards Adelaide Street on a rise of land, well set back from the street that came later, the Georgian style of the building with its pronounced ridge line with its deep eaves in its shallow hip roof, the front doorway with a transom but no sidelights, the flat line of the voussoirs over the chimneys, the triple brick walls and interior features such as simple moulding in the trim and sawn wood joists.

She noted also the relative rarity of such buildings then and now in and around London and concluded that this likely was the farm house residence occupied by Charles Henry and his family in the 1861 census.

In response to the request for demolition, **Stewardship Sub-Committee moved (Janet Hunten), seconded (Mark Tovey), that the property at 759 Elizabeth Street is worthy of designation under Section 29 of the *Ontario Heritage Act* and recommends that the LACH notify Council. (Approved)**

D. Menard requested that any further comments from Stewardship Sub-Committee members be provided for the development of a draft Statement of Cultural Heritage Value or Interest for presentation to the LACH at its October meeting.

11. Added/ additional Business

a) Draft Statement of Cultural Heritage Value or Interest - King Street Bridge

K. Gonyou shared with the Stewardship Sub-Committee a draft Statement of Cultural Heritage Value or Interest for the King Street Bridge. This has been on the Stewardship Sub-Committee's deferred list for many years.

The Stewardship Sub-Committee was advised that the draft would be forwarded to the Transportation Engineering for review and comment and would be brought back to the Stewardship Sub-Committee for final comment before being presented to the LACH.

b) Draft Statements of Cultural Heritage Value or Interest – Colborne, War Memorial Children's Hospital and Health Services buildings on the former Old Victoria Hospital site.

Draft Statements of Cultural Heritage Value or Interest were prepared for these buildings prior to the issuance of a Request for Proposals for the redevelopment of the site. Stewardship Sub-Committee members were requested to review them and provide any comments to the Heritage Planners. They will be shared with the LACH at its October meeting.

c) **Repeal of Designating By-law - 275 Thames Street (Fugitive Slave Chapel)**

D. Menard advised the Stewardship Sub-Committee that a report would be brought before the October LACH requesting the repeal of the by-law now that the building has been removed.

d) A. Beaton referred to the potential application for the redevelopment of Camden Terrace property and commented that row townhouses were not common in London. It was noted that the row townhouses at **547-555 Colborne** had some age to them and were listed on the Register (*Inventory of Heritage Resources*) but thought should be given to review their status. It was further noted that this row is designated by virtue of being within West Woodfield Heritage Conservation District.

e) M. Tovey queried the heritage status of **442 William Street** (Bishop Cronyn Memorial Church). It was noted that the property has been designated under Section 29 of the *Ontario Heritage Act*.

Adjournment: 10:00 p.m.

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