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**HAP: 1040 Waterloo Street
K. Gonyou**

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE WEDNESDAY MARCH 9, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION: ALLAN AVIS ARCHITECTS INC., 1040 WATERLOO STREET (ST. PETER'S SEMINARY)

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, Municipal Council **CONSENT TO** the following proposed alterations to 1040 Waterloo Street with the following terms and conditions:

- a. Driveway and Parking Lot:
 - i. No development or site alteration for the driveway and parking lot until archaeological issues have been mitigated to the satisfaction of the Approval Authority; and,
 - ii. To conserve what remains of the “park-like atmosphere,” a Landscape Plan is to be developed and implemented as part of the Phase 2 work.
- b. Display of the Heritage Alteration Permit in a location visible from the street until the work is completed; and,
- c. Photographic documentation of the alteration and addition be submitted to the Heritage Planner upon completion of the work;

PREVIOUS REPORTS PERTINENT TO THIS MATTER

November 13, 2013 Report to the London Advisory Committee on Heritage – Heritage Alteration Permit application by Roman Catholic Diocese of London 1070/1040 Waterloo Street – This report recommended the revision of the designating by-law for St. Peter’s Seminary to satisfy the conditions of consent to sever a portion of the land, now known as 266 Epworth Avenue, to King’s University College.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is for Municipal Council to consent the alteration of an individually designated heritage property, in accordance with Section 33(1) of the *Ontario Heritage Act*.

BACKGROUND

Originally located in the old Bishops Palace, next to St. Peter’s Basilica, St. Peter’s Seminary was founded in 1912 by His Excellency Michael Francis Fallon, O.M.I., D.D., LL.D. St. Peter’s Seminary moved to its present location at 1040 Waterloo Street in 1926 following the construction of the Collegiate Gothic Seminary building, designed by Pennington and Boyde of Windsor with J. W. Leighton, associate. It was built by Piggott Construction Company of Hamilton. The property was acquired by Sir Philip Pocock in 1919 and donated to the Church.

1040 Waterloo Street, St. Peter’s Seminary, was designated under Part IV of the *Ontario Heritage Act* in 2000. Refer to Appendices A and B for illustrations of the property location and site views. The designating by-law identifies the historic and architectural features of St. Peter’s

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Seminary, including its location in Sunshine Park and its “25-acre campus with a park-like atmosphere on the banks of the Thames River.” The front entrance and Rotunda, as well as the Chapel of St. Thomas Aquinas, are included within the designating by-law.

A portion of the property, now known as 266 Epworth Avenue, was severed and conveyed to King’s University College in 2014. The LACH was consulted on this request in 2013.

St. Peter’s Seminary has been working for several years on an extensive restoration program to ensure the longevity of the building.

HERITAGE ALTERATION PERMIT APPLICATION

The Heritage Planners met with representatives of the property owner and their agents several times during 2015. The proposed alterations were discussed, as well as a potential future consent. A Heritage Alteration Permit application was received on January 29, 2016 with further information received on February 8, 2016. The applicant has applied for a Heritage Alteration Permit with the following details (see drawings dated January 28, 2016, Appendix C):

- New elevator hoistway:
 - 4.88m (16’) by 7.62m (25’) on the ground floor, rising four storeys with a footprint of 4.88m (16’) by 3.05m (10’);
 - Requiring the removal of twelve windows and two doorways;
 - Clad in Credit Valley and Tyndall stone, to match existing; and,
 - Parapet and flat roof, not extending above the ridgeline of the existing roof.
- New gravel driveway and parking lot at the west end of St. Peter’s Seminary with new municipal servicing underground (electrical, natural gas, data/communications, municipal water, storm and sanitary sewers).

The on-going window replacement program and restoration of the exterior masonry, including stone clad dormers, and slate and copper roofing in accordance with *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 20110) does not require Heritage Alteration Permit approval. Internal alterations (excluding the Rotunda and Chapel of St. Thomas Aquinas) do not require Heritage Alteration Permit approval.

Future works are anticipated to include a new public entrance at the west end of St. Peter’s Seminary and a new private entrance at the east end of St. Peter’s Seminary. These works will require future Heritage Alteration Permit approval.

ANALYSIS

For an individual heritage designated property, a Heritage Alteration Permit is required if “the alteration is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes” (Section 33(1), *Ontario Heritage Act*).

For St. Peter’s Seminary, the pre-2005 designating by-law does not precisely define the heritage attributes of the property as would be expected of a designating by-law passed today. The heritage attributes for St. Peter’s Seminary are understood as follows:

- Historical associations with His Excellency Michael Francis Fallon and Sir Philip Pocock;
- Located in Sunshine Park;
- Surrounded by a “25-acre campus with park-like atmosphere on the banks of the Thames River”;
- Four storey wings adjoining a central tower;
- Exterior stone from Credit Valley and Tyndall, Manitoba;
- Collegiate Gothic Style design;
- Copper and “sea green” slate roofs;

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- Roof line punctuated by gabled dormers;
- Front entrance and Rotunda:
 - Rich Gothic inspired carvings in Tyndall stone;
 - Oak, two leaf main door with characteristic Gothic arch;
 - Tracery and carved border of grape clusters highlight the entrance;
 - Carved niches separated by columns, which were intended to hold statues depicting the Twelve Apostles;
 - Three stories in height, of cast travertine with a floor of Verde marble;
 - Statue of St. Michael which commemorates the opening of the Seminary; and,
 - Heavily carved niches which contain statues of saints.
- Chapel of St. Thomas Aquinas:
 - Designed in the late English Gothic Style;
 - Elaborate fan-vaulting;
 - Intricate wood carvings;
 - Carved angels at the end of each pew;
 - Stained glass of English origin.

The “25-acre campus with a park-like atmosphere on the banks of the Thames River” is understood to include the following:

- Lawns;
- Trees and vegetation;
- Gates, including stone posts, at Waterloo Street;
- Fence that surrounds the property;
- Axial driveway perpendicular from the circular driveway at the front entry of St. Peter’s Seminary to the gates at Waterloo Street; and,
- Terminating vista from Waterloo Street and Huron Street to St. Peter’s Seminary, particularly the tower.

Therefore, the on-going restoration program for the exterior masonry, roof, and windows do not require Heritage Alteration Permit approvals. The proposed elevator hoistway and new driveway, however, require Heritage Alteration Permit approval.

Proposed Elevator Hoistway

A new elevator hoistway is proposed on the north side of the west wing (rear façade) of St. Peter’s Seminary, to replace the existing elevator hoistway. The Heritage Alteration Permit application notes the following details for the new elevator hoistway:

“3. A new passenger elevator will be provided in a 26m² (280 sq. ft.) addition at the rear of the building. The thru-car design will allow for grade level access. The elevator will provide barrier-free compliant access to all floor levels. A series of stacked, building service spaces will also be provided in the addition.

“4. The elevator addition will extend above the elevator of the main roof parapet to provide for the elevator car over-ride dimension required by the manufacturer. The hoistway addition will have a flat roof. It is proposed that the exterior of the addition be clad with limestone units to match the existing field of wall. Trim stone units would be of pre-cast concrete.

Efforts have been made to balance the accessibility requirements of St. Peter’s Seminary with cultural heritage conservation. As per the concept drawing (see Appendix C), the elevator hoistway has been designed to blend in with St. Peter’s Building, particularly in the application of Credit Valley and Tyndall masonry to match the existing. While some cultural heritage conservation approaches would encourage an intervention that is clearly distinguishable from historic material, the original exterior cladding material is still available and presents the most suitable choice for the cladding of the elevator hoistway. The form of the intervention, rather than its material, will provide sufficient distinguishing features to articulate a sensitive and compatible intervention.

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Details of the proposed elevator hoistway addition, including the buttresses and Gothic arcade of the porch entrance, refer to architectural details prevalent at St. Peter’s Seminary. The proposed elevator hoistway will have a parapet and flat roof and will not extend above the top ridgeline of the existing roof. A temporary barrier-free access, built over existing concrete stairs, will be required at the southeast corner of St. Peter’s Seminary.

To accommodate the proposed elevator hoistway, twelve windows must be enclosed. While this will have an impact on the symmetry of the rear façade of St. Peter’s Seminary, this is the most appropriate location for such an intervention.

Therefore the elevator hoistway addition to St. Peter’s Seminary should receive Heritage Alteration Permit approval for the alteration as described.

Proposed New Driveway and Parking Lot

A new driveway and parking area has been proposed, with access off of Waterloo Street (see Appendix D). During this phase, it is intended that the new gravel driveway and parking lot will function as contractor access, parking, and material storage. Asphalt and curb installation is proposed for Phase 2 of the project.

A Tree Assessment Report was prepared in January 2016, which identified 359 trees on the property (excluding the riverbank). Approximately 56 trees will be removed to construct the new parking lot and driveway at the west yard. A landscape design/plan has not been prepared by the applicant.

The proposed new driveway and parking lot will have an adverse impact on the “park-like atmosphere” of St. Peter’s Seminary. This intervention will require the removal of trees and natural ground cover and replace those park-like elements with gravel. While the driveway and parking lot appear small in proportion to the overall property today, it is nonetheless a diminution of the “park-like atmosphere.” To conserve what remains of the “park-like atmosphere” a Landscape Plan to replace lost trees should be developed and implemented as part of the Phase 2 work.

As part of the Phase 2 work, which is proposed to include the paving of the parking lot and the installation of curbs, it is essential that the finishes not diminish or overwhelm the stately proportions of the gates and axial driveway perpendicular to St. Peter’s Seminary. This new driveway and parking lot must remain subservient to the prominence and ceremonial grandeur of the axial driveway from the circular driveway at the front entry of St. Peter’s Seminary to the gates at Waterloo Street.

While underground is the most appropriate location for new servicing to minimize adverse impact, the property has been identified as having archaeological potential. Archaeological issues must be addressed prior to development or site alteration. Existing servicing will be abandoned.

CONCLUSION

It is recommended that Municipal Council should consent to the alteration of St. Peter’s Seminary (1040 Waterloo Street) with the terms and conditions recommended.

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PREPARED BY:	SUBMITTED BY:
KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

2016-01-29

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Attach:

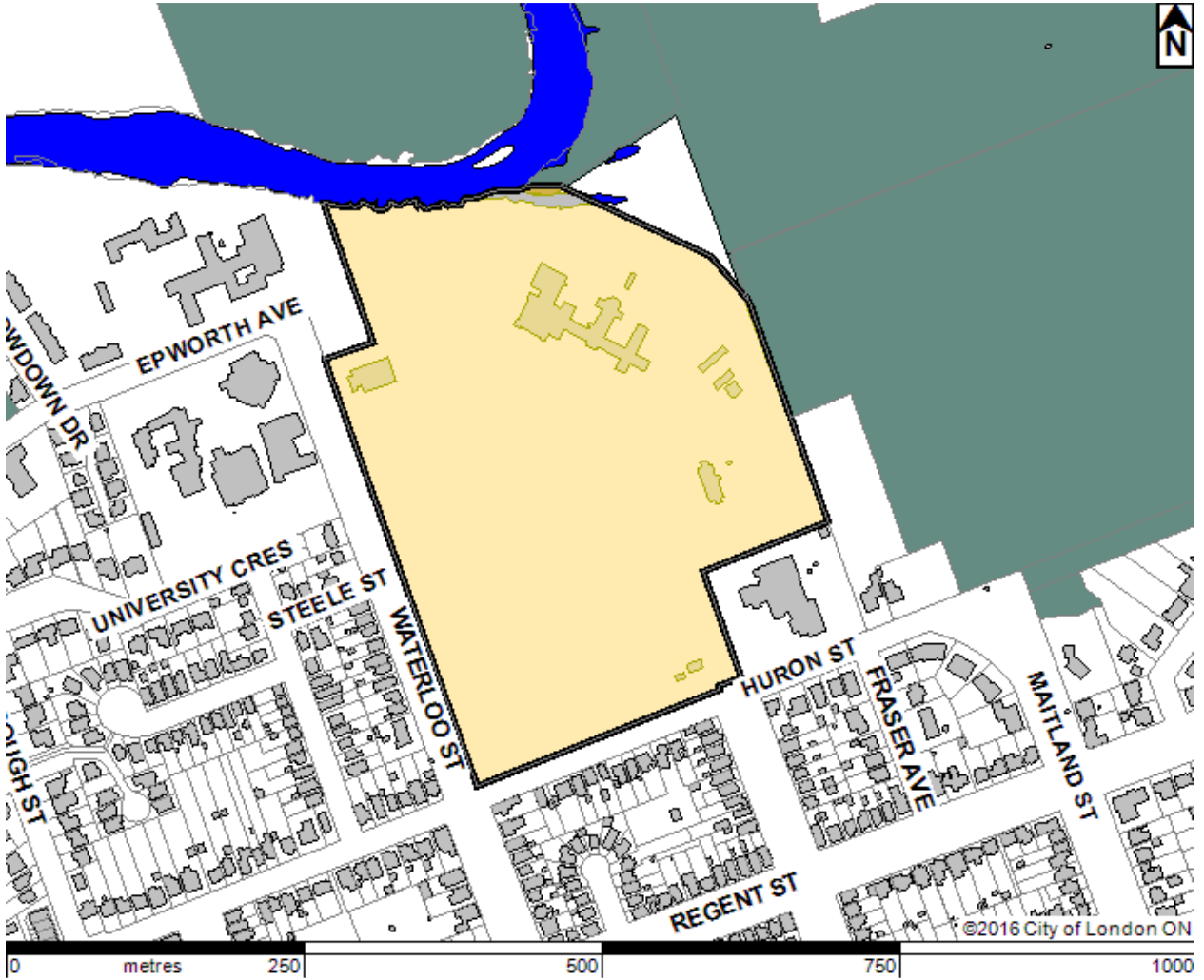
- Appendix A: Location Map
- Appendix B: Property Photographs
- Appendix C: Proposed Elevator Hoistway
- Appendix D: Proposed Driveway and Parking Lot

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APPENDIX A: Location Map



1040 Waterloo Street (St. Peter's Seminary)

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APPENDIX B: Property Photographs



Image 1: View of St. Peter's Seminary with gates from Waterloo Street (January 28, 2016).



Image 2: View of St. Peter's Seminary from gates (January 28, 2016).



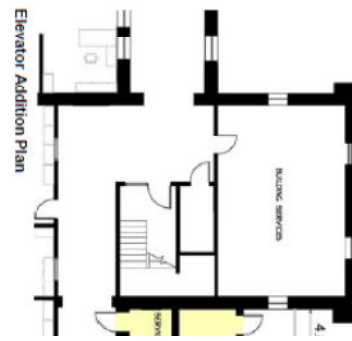
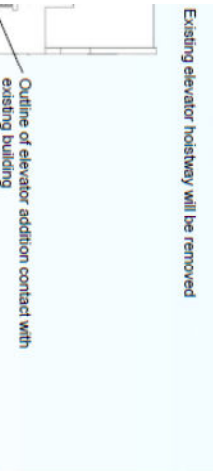
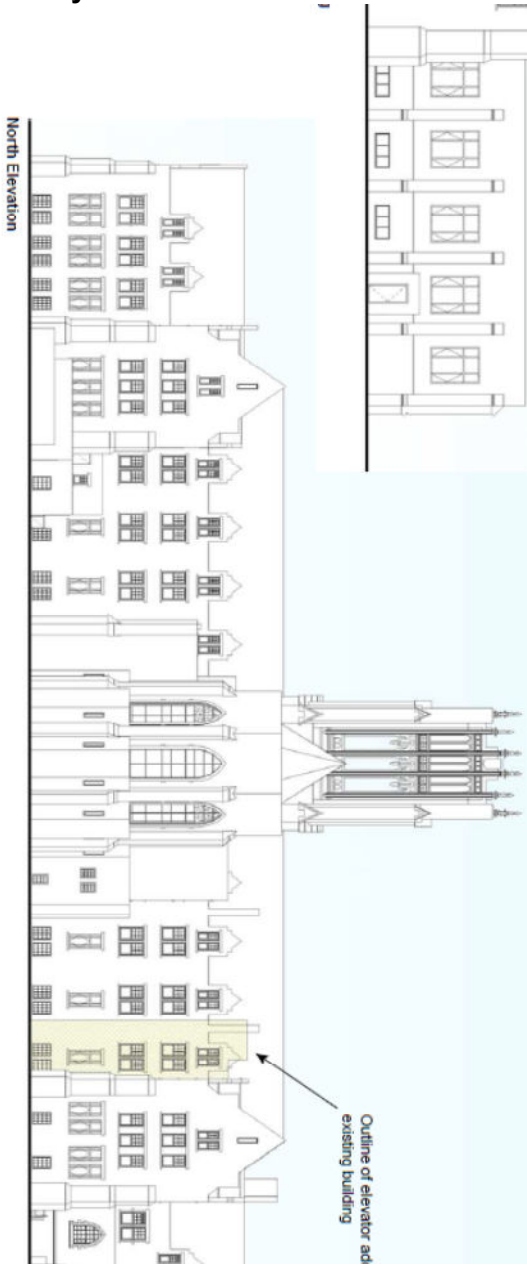
Image 3: View of St. Peter's Seminary from approximate location of proposed new driveway (January 28, 2016).

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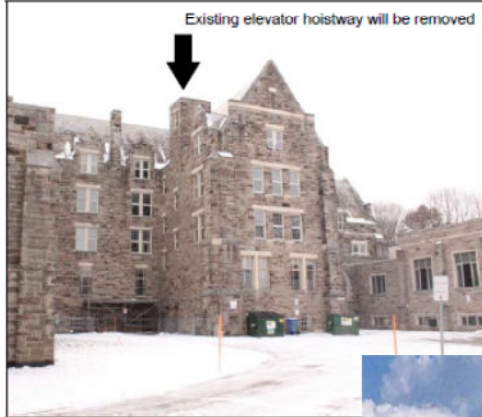
APPENDIX C: Proposed Elevator Hoistway

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Proposed elevator hoistway addition
at north wall of West Wing
(Phase 1)

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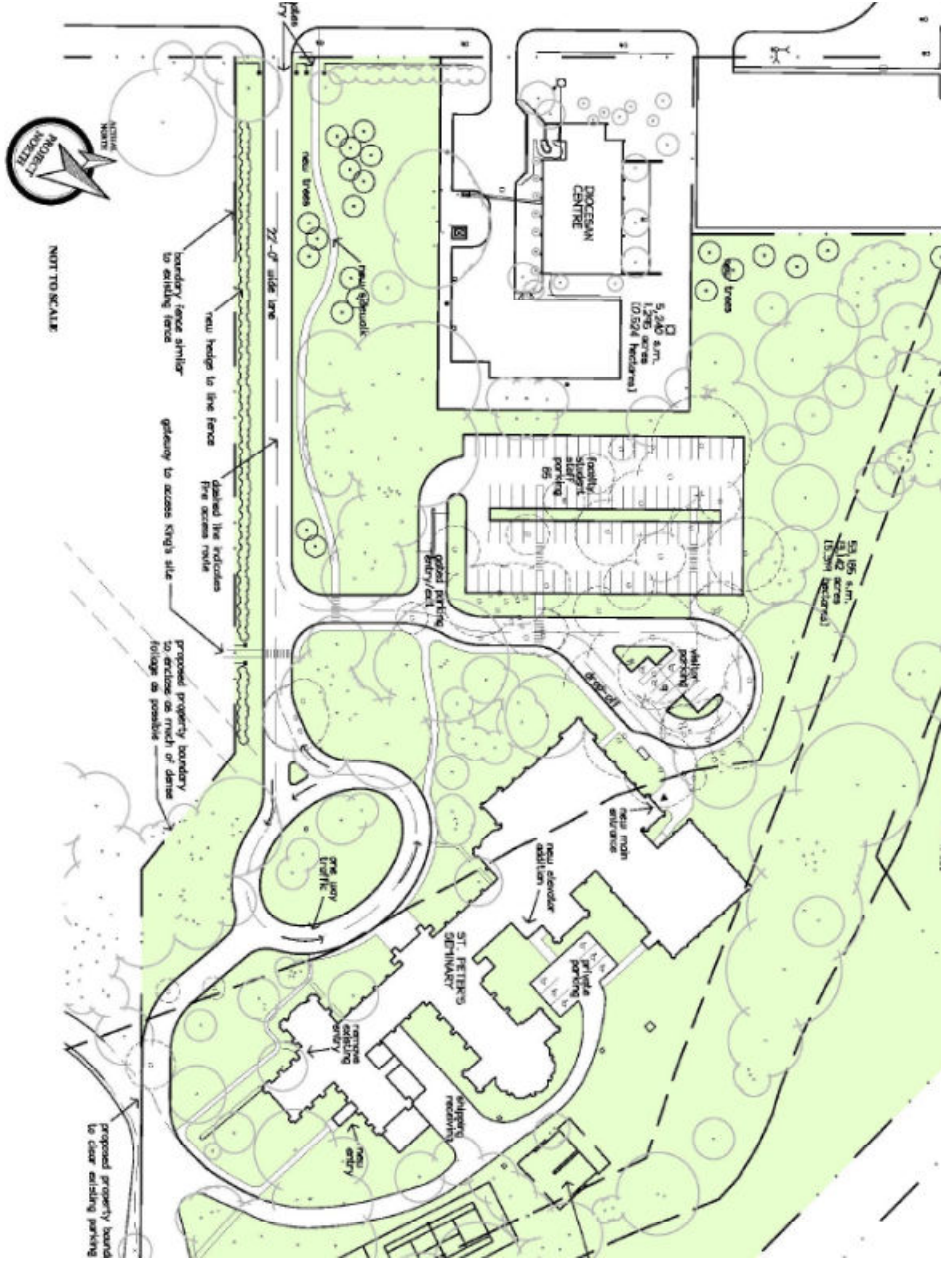
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APPENDIX C: Proposed Driveway and Parking Lot



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