

**4TH REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on March 14, 2012, commencing at 5:33 p.m.

PRESENT: J. O'Neil (Acting Chair), C. Carrothers, J. Cushing, M. Kerr, J. Lutman and J. Peters and H. Lysynski (Secretary).

ALSO PRESENT: R. Armistead, D. Menard and C. Parker.

REGRETS: D. Brock, D. Dudek, G. Goodlet, J. Manness and N. Van Sas.

I YOUR COMMITTEE RECOMMENDS:

Stewardship
Sub-Committee

1. (iii) That the following actions be taken with respect to the Stewardship Sub-Committee meeting that was held on February 29, 2012:

- a) the Heritage Planner **BE ASKED** to forward the attached Statement of Significance, for the property located at 498 Dufferin Avenue, to the owner for signature;
- b) a London Built Heritage Resources Evaluation **BE COMPLETED** for the application submitted by Romlex International Inc. for the property located behind 203 Sherwood Avenue; and,
- c) the listed property located at 1451 Wharncliffe Road South **BE EXAMINED** as it is in a state of significant deterioration.

Heritage
Alteration Permit
Application – D.
Russell – 531
Colborne Street

2. (20) 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 D. Russell, requesting permission for alterations to the exterior doors and windows to the designated heritage property located at 531 Colborne Street **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed changes and has advised that the impact of such alteration on the heritage features of the property, identified in the Reasons for Designation is negligible.

Heritage
Alteration Permit
Application – A.
Mitchell & A.
Schneider – 845
Dufferin Avenue

3. (24) 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 A. Mitchell & A. Schneider, requesting permission for a roof alteration to the designated heritage property located at 845 Dufferin Avenue **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed changes and has advised that the impact of such alteration on the heritage features of the property identified in the Reasons for Designation is negligible; it being also noted that the London Advisory Committee on Heritage heard verbal presentations from A. Mitchell and A. Schneider, with respect to this matter.

Downtown
Heritage
Conservation
District Plan

4. That the Civic Administration **BE ADVISED** that the London Advisory Committee on Heritage (LACH) supports the Downtown Heritage Conservation District Plan; it being noted that the LACH received the Downtown London Heritage Conservation District Plan, March 2012, and heard a verbal presentation from C. Parker, Senior Planner, with respect to this matter.

1576 Richmond
Street North

5. (Add) That the residence located at 1576 Richmond Street North **BE ADDED** to the *Inventory of Heritage Resources*, as a Priority 1 listing.

II YOUR COMMITTEE REPORTS:

Heritage Property
Monitoring Sub-
Committee

6. (iv) That the London Advisory Committee on Heritage (LACH) was advised by J. O'Neil, on behalf of the Heritage Property Monitoring Sub-Committee.

- Environmentally Significant Areas / Natural Heritage Sub-Committee
7. (vi) That the London Advisory Committee on Heritage was advised by J. Cushing, on behalf of the Environmentally Significant Areas/ Natural Heritage Sub-Committee, that the ad-hoc committee is working with B. Bergsma, Ecologist Planner, on environmentally significant areas and trails related to the encroachments on environmentally significant areas and parkland near the Thames River.
- Tempo VII Sub-Committee
8. (vii) That the London Advisory Committee on Heritage was advised by D. Menard, on behalf of the Tempo VII Sub-Committee, that the Tempo VII hydroplane boat and the Miss Supertest III were displayed at the London Boat Show.
- Heritage Conservation District Representative
9. (viii) That the London Advisory Committee on Heritage was advised by D. Menard, Heritage Planner, that Phase 2 of the Wortley Village/Old South Heritage Conservation District was temporarily delayed, but is now proceeding.
- Cultural Plan and Mapping
10. That the London Advisory Committee on Heritage held a brainstorming session and received the attached Cultural Prosperity Plan Discussion Guide from R. Armistead, Manager of Culture and Municipal Policy.
- Heritage Planners Report
11. (2-5) That the London Advisory Committee on Heritage received the attached report from the Heritage Planner.
- Western Fair Association – 412-424 Rectory Street and 814 – 822 King Street
12. (11) That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice, dated February 27, 2012, from A. Riley, Planner II, with respect to an application submitted by the Western Fair Association, relating to the properties located at 412-424 Rectory Street and 814 – 822 King Street. The LACH expressed the following concerns:
- a) the wording of the Notice is not clear that the properties will be demolished to install a parking lot;
 - b) the parking lot will be installed in a residential neighbourhood; and,
 - c) the homes proposed to be demolished are part of a heritage streetscape that dates back to the 1880's.
- City of London – Lands on the North Side of Horton Street Generally Between Wellington Street and Colborne Street
13. (14) That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice, dated March 2, 2012, from M. Tomazincic, Planner II, with respect to an application submitted by the City of London, relating to lands on the north side of Horton Street, generally between Wellington Street and Colborne Street, comprising 290, 296, 316, 318, 320, 326, 328, 330, 358, 378 (southern portion), 400 Horton Street, the southern portion of 300 Wellington Street and 240 (southern portion), 251, 263 and 265 Waterloo Street. The LACH supports the rezoning and noted that it concurs with the SoHo Area Plan.
- 2012 Ontario Heritage Conference
14. (22) That the London Advisory Committee on Heritage (LACH) received a communication from the Ontario Heritage Conference Committee with respect to the 2012 Ontario Heritage Conference to be held in Kingston from May 31, to June 3, 2012. The LACH was advised by its Committee Secretary that G. Goodlet expressed an interest in attending the Conference. The LACH was also advised that J. Peters may wish to attend the Conference.
15. That the London Advisory Committee on Heritage received and noted the following:
- 3rd Report of the LACH
- a) (1) the 3rd Report of the London Advisory Committee on Heritage from its meeting held on February 8, 2012; it being noted that, in clause 11, the spelling of the word "Sterling" was corrected to read "Stirling";
- London Hunt and Country Club, Limited – 1431 – 1439 Oxford Street West
- b) (6) a Notice, dated February 17, 2012, from B. Debbert, Senior Planner, with respect to an application submitted by London Hunt and Country Club, Limited, relating to the properties located at 1431-1439 Oxford Street West;

- 1830150 Ontario Limited – 580 Fanshawe Park Road East
- c) (7) a Notice, dated February 22, 2012, from N. McKee, Senior Planner, with respect to an application submitted by S. Eden, on behalf of 1830150 Ontario Limited, relating to the property located at 580 Fanshawe Park Road East;
- The Shrew Sports Corporation – 2310, 2330 and 2350 Dundas Street
- d) (8) a Notice, dated February 29, 2012, from N. McKee, Senior Planner, with respect to an application submitted by The Shrew Sports Corporation, relating to the properties located at 2310, 2330 and 2350 Dundas Street;
- Southside Group of Companies – 3535 Settlement Trail
- e) (9) a Notice, dated March 2, 2012, from N. Musicco, Planner, with respect to an application submitted by the Southside Group of Companies, relating to the property located at 3535 Settlement Trail;
- 115287 Ontario Ltd. and City of London – 783, 779 and 781 Richmond Street
- f) (10) a Notice, dated February 22, 2012, from A. Riley, Planner II, with respect to an application submitted by 115287 Ontario Ltd. and the City of London, relating to the properties located at 783, 779 and 781 Richmond Street;
- Competition Toyota – 19-21 Wistow Street
- g) (12) a Notice, dated February 21, 2012, from C. Smith, Planner II, with respect to an application submitted by Competition Toyota, relating to the properties located at 19-21 Wistow Street;
- Brescia University College – 1285 Western Road
- h) (13) a Notice, dated March 1, 2012, from M. Tomazincic, Planner II, with respect to an application submitted by Brescia University College, relating to the property located at 1285 Western Road;
- Brescia University College – 1285 Western Road
- i) (15) a Notice, dated March 6, 2012, from M. Tomazincic, Planner II, with respect to an application submitted by Brescia University College, relating to the property located at 1285 Western Road;
- Decommissioning of the South Street Hospital
- j) (16) a Municipal Council resolution adopted at its meeting held on January 31, 2012, with respect to the decommissioning of the South Street Hospital;
- 2nd Report of the LACH
- k) (17) a Municipal Council resolution adopted at its meeting held on February 21 and 22, 2012, with respect to the 2nd Report of the London Advisory Committee on Heritage;
- Demolition - 86 Cartwright Street
- l) (18) a Municipal Council resolution adopted at its meeting held on February 21 and 22, 2012, with respect to the demolition of the property located at 86 Cartwright Street;
- Heritage Tree Programme
- l) (19) a communication, dated February 22, 2012, from B. Mercier, Committee Secretary, with respect to the Heritage Tree Programme; it being noted that the LACH was advised by D. Menard, Heritage Planner, that S. Rowland, Urban Forestry Planner, will provide an update to future meetings of the LACH and the Trees and Forests Advisory Committee, with respect to this matter;
- Historic Sites Committee - Minutes
- m) (21) the Historic Sites Committee Minutes from its meetings held on June 8 and December 7, 2011; and,
- Heritage Matters
- n) (23) the Ontario Heritage Trust publication, dated February, 2012, entitled "Heritage Matters".
- Disclosure of Pecuniary Interest – J. Peters
16. That J. Peters disclosed a pecuniary interest in clause 15 g) of this Report having to do with the Notice, dated February 21, 2012, from C. Smith, Planner II, with respect to an application submitted by Competition Toyota, relating to the properties located at 19-21 Wistow Street, by indicating that he is employed by Highbury Ford.

III MATTERS REFERRED TO SUB-COMMITTEES:

- Meadowlily Bridge Statement of Significance
17. (25) That the London Advisory Committee on Heritage (LACH) received the attached Statement of Significance for Meadowlily Bridge. The LACH referred the Statement of Significance to the Stewardship Sub-Committee for its consideration.

Next Meeting

18. That the London Advisory Committee on Heritage will hold its next meeting on April 11, 2012.

The meeting adjourned at 7:40 p.m.

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Statement of Significance of 498 Dufferin Avenue

Legal Description of Property

498 Dufferin Avenue is a two and one half story buff brick residence on Plan 177, Part Lot 17 E/S Prospect. The residence is located on the northeast corner of Dufferin Avenue and Prospect Street in the City of London, County of Middlesex.

Statement of Cultural Significance

The single family, two and one half story residence located at 498 Dufferin Avenue is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural significance.

498 Dufferin Avenue is one of the more outstanding residences found in the East Woodfield Heritage District. To quote Michael Baker in *Woodfield to the Core*, (London, 2007), "Woodfield is the best preserved part of a large [mainly high income] residential area that once surrounded the downtown to the north and east, stretching from the north branch of the Thames, east to Adelaide Street, and south to the CNR tracks." The neighbourhood began to change after World War II and "the old homes were subdivided or converted to offices and other commercial uses...Fortunately for Woodfield..., however, the neighbourhood was rediscovered in the 1970s, new residents and the neighbourhood association they formed began to rebuild the cohesive community that the area had once known." 498 Dufferin is one example of this favourable trend. The attic story of the house was converted into an apartment in the early 1980s. Later in the same decade, the then owners returned the occupancy to a single family house retaining the attic story as a guest suite.

498 Dufferin Avenue was built in 1907 for James D. Smith, a commercial traveler, who moved from 500 Queens Avenue next door. Before the house was erected, the lot was formerly part of the lawn and gardens of its neighbor; this may explain why such a large house is accommodated on a narrow lot. The verandah and garage are later additions -- the veranda in the early 1920s, the garage probably in the early 1930s.

Description of Heritage Attributes

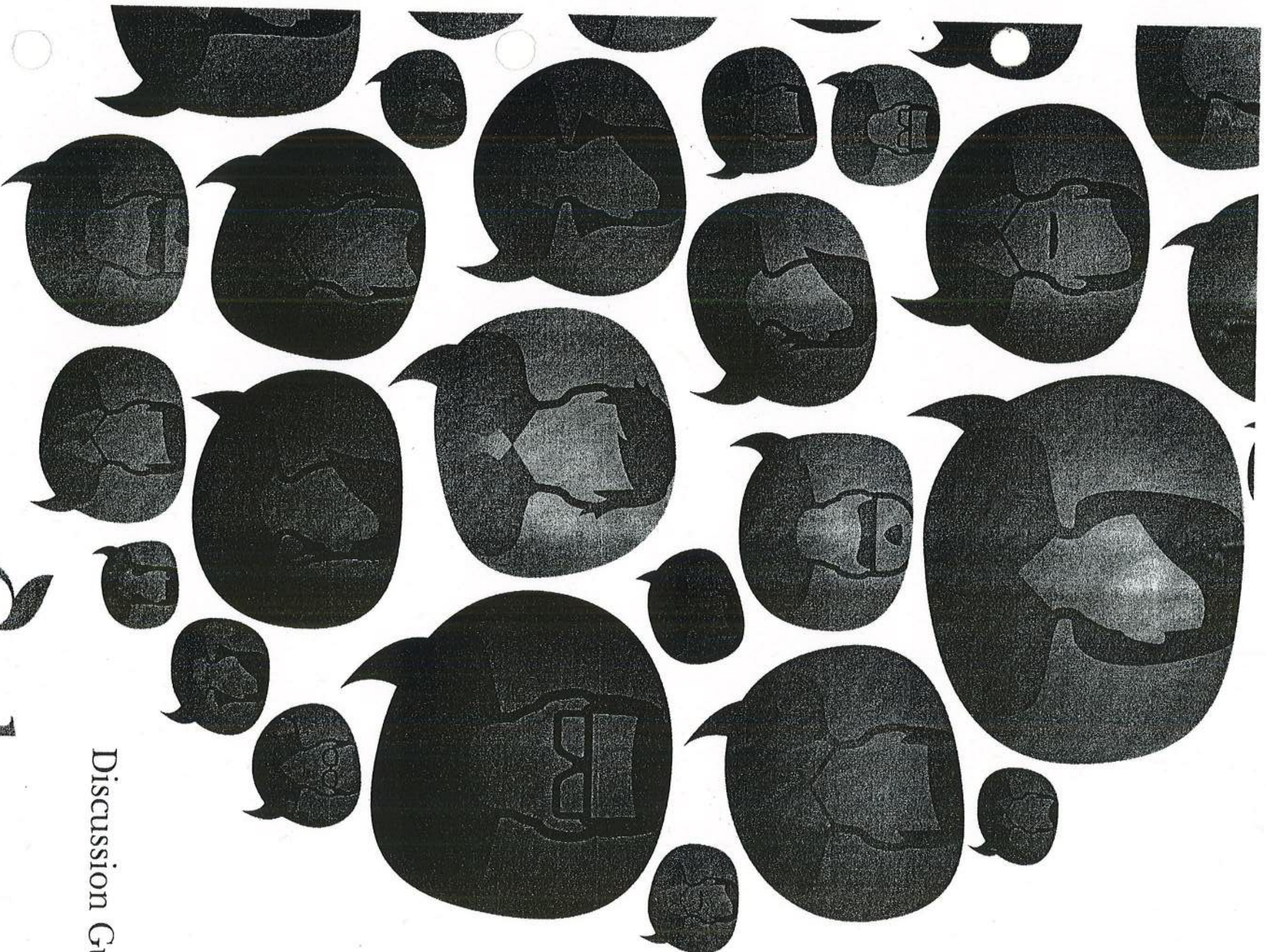
This two and one half story residence was designed in the late Queen Anne style, sometimes described as Edwardian. Queen Anne style houses of the first two decades of the 20th century exhibit far less detail than their architectural predecessors of the last two decades of the 19th century and feature numerous allusions to classical architecture (columns, etc.). The important architectural features on this structure comprise:

- A high pitched gable roof on the front elevation and, unusually, a hip roof on the rear elevation, which accommodates a large hip roof dormer. Both the roof and dormer are clad in the original decorative slate. The gable end frames a double pair of square headed windows in Tudor half timbering.

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- A prominent cornice unifies the house on all elevations; the undecorated frieze is bordered by a string course of dentils above and classically inspired cove like coursing below. Two sets of widely space eaves brackets punctuate both ends of the front elevation cornice.
- Buff brick construction including the tall heavily corbelled chimney stack on the west side elevation, which extends downward to the ground and slightly projects from the wall surface; the cornice raps around the chimney and immediately below the cornice, expands step- wise with each of the three steps capped by a triangular rough cut stone block.
- With one exception, all of the window heads and sills of the house are cast in rough cut stone as are the doors of the front and east side elevations. On the east side elevation, an art nouveau inspired stained glass window lights the front hall of the house. The front door encompasses a particularly large single glass pane. The transoms over the front door and front window shaded by the veranda are of clear glass.
- The house rests on a foundation of large rough cut stone blocks, which also provide support for the veranda.
- The most distinguishing feature of the house is the massive dutch gable protruding upward through the cornice of the west side elevation; it encompasses a round headed window with a radiating brick vouissour, which springs from two rough cut stone blocks terminated at the apex by a rough cut stone keystone.
- Classical architectural elements dominate the veranda and include the columns and a gable encompassing a central sunburst design over the steps. Paired, widely spaced eaves brackets mimic the similar eaves brackets of the front elevation cornice.
- Although built later, the garage is constructed of the same buff bricks as the house. The parapet is topped by clay tiles.

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Discussion Guide // 2012

Cultural Prosperity

CITY OF LONDON

At a basic level, 'culture' and 'place' are inseparable - if we want one to flourish, we must also engage the other."

- JENNIFER KEESMAAT, DIALOG



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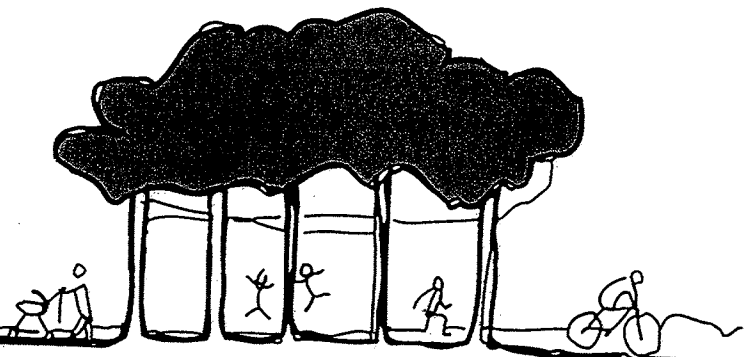
Continue to be involved!

INTRODUCTION

The City of London is creating a new Culture Plan and our hope is to use your thoughts and ideas about culture in the city to set the stage for the new Plan.

This booklet is a tool for residents, community groups, businesses, and organizations – it is an invitation to participate!

In the first phase of the planning process we are collecting ideas and perspectives from a broad range of people who are passionate about culture in the city. This workbook is designed to feed into the larger process - you present us with ideas, and we will summarize the responses and integrate them.





What is Municipal Cultural Planning?

Municipal Cultural Planning (MCP) is a municipally-led process to identify and leverage cultural resources, strengthen the management of those cultural resources and integrate culture into all aspects of municipal decision making. MCP aims to promote social equality, environmental responsibility, and cultural vitality to consequently enhance quality of life and economic prosperity.



What will be in the Cultural Prosperity Plan?

The Cultural Prosperity Plan will be a strategic document that will leverage London's cultural initiatives to date and seek new innovative ways to align culture/creativity with economic development. The Plan will identify municipal and community priorities for strengthening the cultural sector and will elevate its role in sustainable city-building. Through community engagement, the Plan aims to generate a shared cultural vision in London and provide a set of guiding principles and actions that ensures the city reaches its greatest potential as a culturally vibrant and creative city.

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Why does the Cultural Prosperity Plan matter to the City of London?

This is an exciting and timely project that has the capacity to build upon initiatives currently underway, broaden understanding and collaborations, and enhance London's evolution as a place where culture is integrated into all facets of the city. By building the capacity of the cultural sector, culture has the opportunity for sustained economic prosperity and an increased quality of life for its residents and visitors, both present and future. Culture can also play a strong role to differentiate London from other cities in Ontario and across North America, and enhance the region as an attractive market and destination.



Who is creating the Cultural Prosperity Plan?

The City of London has retained DIALOG, a planning and design firm, to work collaboratively with the Culture Office and the Creative City Committee Working Group to create the Plan. Together, they make up the project team, and this team would like to engage the community throughout the planning process for input and feedback. This Workbook is one tool towards this end.

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Input and Feedback

Your input is important to us!

Please answer the following questions and return your completed workbook either in person to the City of London Culture Office, located on the 11th floor of City Hall (300 Dufferin Avenue), attention to Robin Armistead, Manager of Culture and Municipal Policy, or by email at cultureplan@london.ca. Please provide us with your feedback by **Monday, March 26, 2012**, if you would like it to be used as an input into the April 3rd Cultural Planning Fair. Please begin by providing the names of all group members below.

NAME _____

EMAIL _____

NAME _____

EMAIL _____

NAME _____

EMAIL _____

NAME _____

EMAIL _____

NAME _____

EMAIL _____

NAME _____

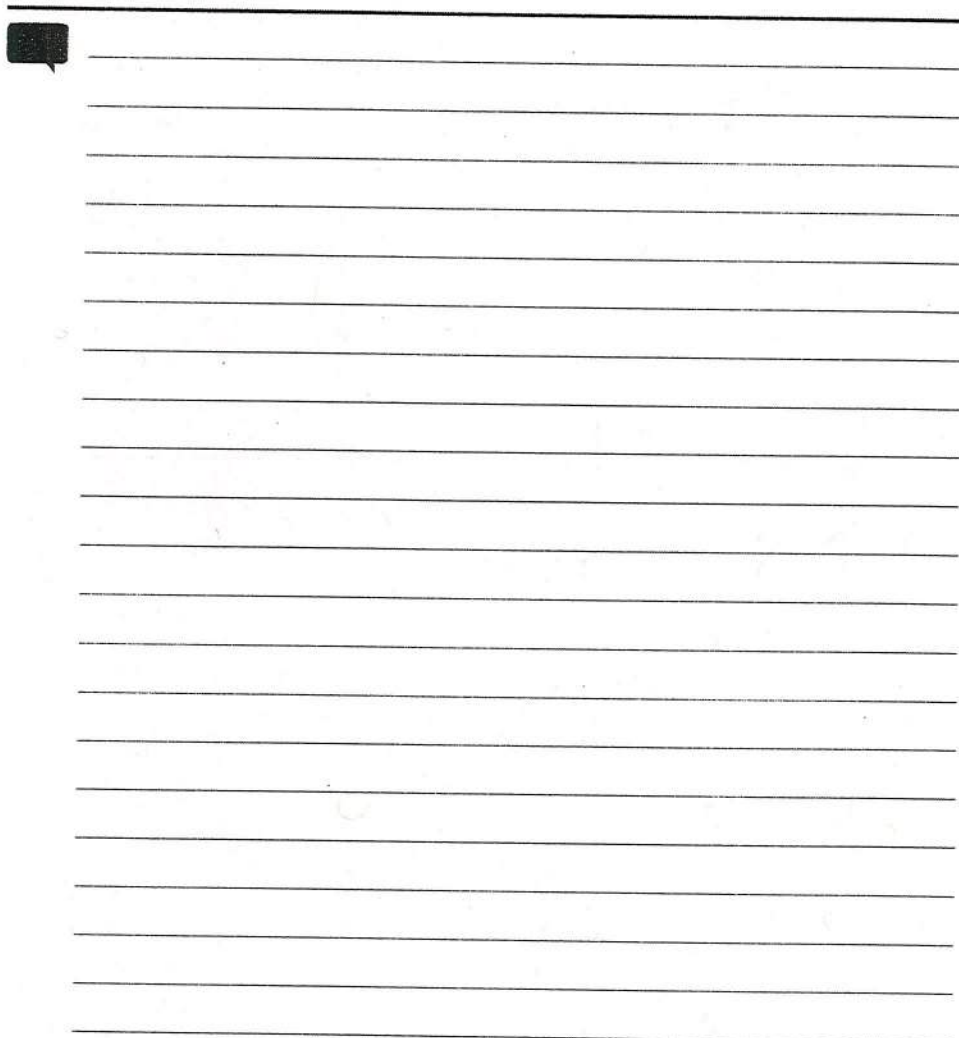
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NAME _____

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What do you feel are the City of London's most important assets that this Plan must build upon?



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Continue to be involved!

There are a variety of ways to continue to be involved in this process. The success of the City of London Cultural Prosperity Plan depends upon your participation and feedback.

- 1// Attend the Cultural Planning Fair on April 3rd, 2012, and bring your friends and colleagues! Details will be available shortly.
- 2// Make a short 5 minute presentation at the Cultural Planning Fair on the outcomes of your discussion group. Please indicate your interest in doing so below.

Yes! I would like to make a five minute presentation on the outcomes of my discussion group at the Cultural Planning Fair on April 3rd, 2012.

- 3// Follow us online:
www.london.ca/cultureplan
 @ldncultureplan
- 4// Email your comments or questions to cultureplan@london.ca.

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AN OPEN DIALOGUE

AS URBANISTS, WE INTEGRATE OUR PASSION FOR URBAN PLANNING, ENGINEERING AND ARCHITECTURE WITH THE SPECIFIC NEEDS AND ASPIRATIONS OF COMMUNITIES THROUGH COLLABORATIVE PROCESSES. OUR GOAL? GREAT, SUSTAINABLE PLACES WHERE PEOPLE WILL THRIVE.

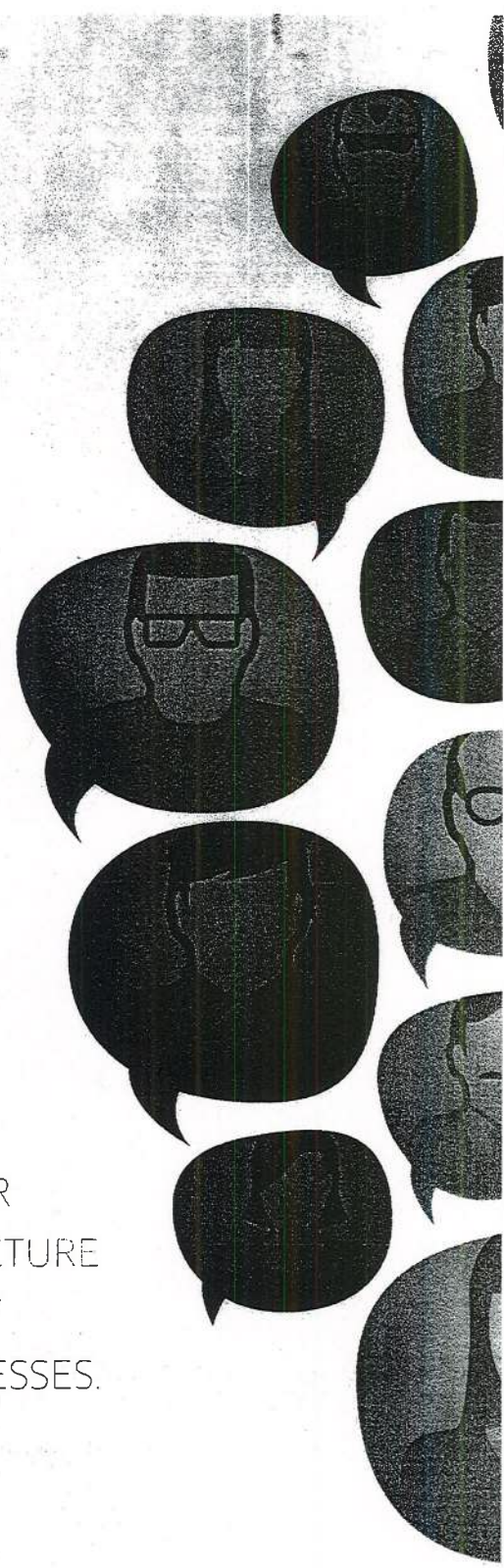
Created for the City of London
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London



Ontario



Heritage Planner's Report to the LACH: March 14, 2012

Archaeological Update - Bluestone Property

The Heritage Planner has received copies of both a Stage 3 assessment and a Stage 4 Assessment of the Bluestone property located at Lot 20 Concession 3 Westminster Township (an area approximately 80 acres in size) between Exeter Road and Dingman Drive adjacent to White Oak Road. The Stage 4 Assessment focussed on a former homestead of pioneer settler John Archer. Upon completion of both stages the Ministry of Tourism and Culture has reviewed the reports and has indicated it has no further archaeological concerns with this property.

1576 Richmond Street North

The LACH is requested to recommend to PEC/Council that the City's Inventory of Heritage Resources be corrected to list the property at 1576 Richmond Street North, built c. 1940, in the Tudor Revival Style a Priority 1 property, potentially worthy of designation.

The property had appeared on the 1997 edition of the *Inventory* and still appears on the City Map page of heritage sites with this rating. Its omission from the 2005 revision appears to be an oversight or a mistake in transposition. Pursuant to Council policy, upon Council approval of this request, the owner will be notified about the listing.

Municipally Owned Heritage Buildings

Flint Cottage - a report will go to Finance and Administrative Services Committee at its meeting on March 26 requesting approval for the acceptance of a tender to continue with Phase 2 of the rehabilitation of the Flint Cottage. The work proposed includes:

- the completion of the underpinning and stabilization of foundation walls
- re-pointing of all exterior stone walls
- repair and replacement of damaged exterior wood trim
- exterior repainting
- replacement of galvanized plumbing piping with copper piping
- replacement of knob and tube electrical wiring

Eldon House - Finance and Administrative Committee has recommended the approval of a tender to SDI industries for work at Eldon House to commence in the spring: The scope of the proposed work includes:

- repointing the west and east foundation walls and applying a waterproof membrane.
- restoration of east, west and south wood porch.
- installation of footings for the west porch.
- exterior painting of the entire house.

Grosvenor Lodge – Staff is exploring the opportunity to move forward with needed repairs and restoration of the porch and porch deck at Grosvenor Lodge.

Asbestos Management Program

The City has developed an asbestos management program related to all city owned and leased properties. The purposes of the program are to ensure asbestos containing material is managed to protect the health and safety of employees, contractors, building occupants and the public and to ensure compliance with the Designated Substance-Asbestos Regulation 278/05. The heritage planner

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has been named building manager for purposes of the plan for Eldon House, EPW Estate and Grosvenor Lodge. Other heritage properties will be managed by Facilities/Parks Operations staff with respect to this program.

Eldon House Governance Restructuring

The Investment and Economic Prosperity Committee at its March 5 meeting has recommended to Council that the draft Eldon House Municipal Service Board by-law be received and referred to a public participation meeting of the Committee on April 17, 2012. This report recommends that a concept for separate Eldon House Board be approved in principle and that a further report be brought back to establish a new board before the end of 2012. Eldon House would continue to operate as a municipal museum.

Meadowlily Bridge Report

The main agenda contains the staff report to Civic Works Committee on March 5. The report recommends the sympathetic restoration/rehabilitation of the bridge to continue its life as a pedestrian bridge and notes that it merits designation under the Ontario Heritage Act as a structure of cultural heritage significance. The LACH is requested to refer its previously created Statement of Significance for this structure to its Stewardship sub-committee for re-evaluation in light of the information in the Meadowlily Bridge Restoration and Cultural Heritage Evaluation Study Report.

Westminster Ponds – Veterans Complex

Wendy Shearer, landscape consultant and Chris Andreae have been retained by the City (Parks Planning) to produce a concept for recognition of the former Veterans complex at Westminster Ponds-Parkwood Hospital site. As part of her consultation she will be consulting with the LACH as well as other members of the community.

Normal School

Infrastructure Ontario (formerly ORC) is expected to declare in mid-April that the Normal School building and lands are surplus to its needs and to ask if the City of London would be interested in acquiring the building. Staff is reporting out to Council on March 26 to seek further Council direction beyond its previous direction to seek the acquisition of the green to ensure park land for old south. Some councillors and the Mayor have expressed a willingness to seek partners to acquire the building. Staff has been in consultation with OSCO and with Councillor Brown on this matter.

Some Upcoming Heritage Related Events

March 18- 2:00 p.m. Eldon House Lecture – Surviving Infectious Diseases (by donation)

March 21 – ACO AGM – 6:30 pm. Grosvenor Lodge – The Goderich Tornado and its Heritage Impact

April 3 – 5:30-7:00 p.m. Convention Centre – Cultural Planning Fair

April 13/14 –EPW Estate – Craft Sale and Show



Statement of Significance – Meadowlily Bridge

Description of Property:

Meadowlily Bridge was built to carry Meadowlily Road across the Thames River south branch from Lot 8 in Concession A of London Township to between Lots 15 and 16 in the Broken Front Concession of Westminster Township, now, all in the City of London.

Statement of Cultural Heritage Interest:

Meadowlily Bridge was constructed in 1910 replacing a bridge that was built in the same location circa 1885. There are some indications that there was another bridge on the site even before the 1885 version. One of the prime reasons for building a bridge in this location was to allow farmers in Westminster Township on the south side of the river to gain access to the several mill facilities in the area on the north side of the river. The current bridge was designed and built by Isaac Crouse, a London pioneer, farmer, bridge builder, millwright and contractor who is renowned as also building the Blackfriars Bridge and the King Street Bridge in London. Isaac Crouse was quite elderly as he began the Meadowlily Bridge and his health was not good such that the bridge construction was actually completed by Isaac's son, Levi. Isaac Crouse was known for building prototype bridges at a site using stone abutments and timber structures to confirm his final design in iron or steel. It may well have been this "habit" that accounts for the earlier bridges at Meadowlily built in wood. The involvement of the father/son team and various local officials is recorded on the bridge in several areas. The date of completion, 1910, is inscribed in the top of the abutment parapets at each end of the bridge. At the south end, east side there is inscribed 'Meadowlily Bridge, Levi Crouse'. At mid-span, there is inscribed, on one side of the deck, 'R. Piper', the township inspector of bridges at the time who went on to become Reeve of Westminster Township and then Warden of the County. Opposite this, on the west side of the deck, there is the inscription 'T. Warren'. All of these inscriptions are still visible.

Structurally, the bridge is three spans with the longest span of 140 feet (43 metres) at the north end crossing the main river channel and two shorter spans of 85 feet (26 metres) and 63 feet (20 metres) across the flood plain along the south side of the river. The main span is constructed as modified double Warren through trusses while the two southerly spans are pony trusses also in a Warren truss pattern. The lateral bracing between the top chords of the main span forms an 'X' pattern between two pairs of truss diagonals and a diamond pattern at each portal. The span members are built-up sections, riveted together and they are connected by riveted gusset plates at each junction. The abutments and piers appear to be original, constructed in concrete, as is the deck across the entire bridge. While most interest is in the main span, the pony trusses cannot be ignored as they present the contrast and the emphasis on the larger main span. They also show logic in the span distribution wherein the longer span crosses the main flow of the river leaving it relatively clear of the interference generated by a mid-stream pier and as the flow reduces towards the south bank, the spans become shorter without disrupting the flood flows along that side of the river.

Description of Heritage Attributes:

The heritage attributes of Meadowlily Bridge deserve preservation and inclusion in the adaptive re-use for the bridge. These attributes include the following:

- the modified through truss configuration is one of only five remaining crossing the Thames River within the City of London (one is a railway bridge and two are limited to pedestrian traffic)
- this modified double Warren truss design is very rare in the Great Lakes region
- the date inscriptions in the abutment parapets note the age of the bridge and pay homage to the bridge constructors. The full abutments, including the wing wall parapets, and the concrete piers should be preserved as much as possible while maintaining their structural integrity
- the inscribed portions of the concrete deck also memorialize people who were involved in the bridge construction and those portions of the deck should be retained to maintain the link
- the mix of the longer main span and shorter approach spans reflects the significance of the relative portions of the river way beneath the bridge.