

# LOCUST MOUNT



Locust Mount, destroyed by fire in 2000, was another such Talbot St. mansion.



I'd like to call your attention to one final mansion of note, on Kent Street near Talbot. This is the Carling House and is associated with the Carling family who built the Carling brewery shown earlier. You can tell that it's the Carling House because of this round architectural detail. Let's look more closely.



A beer cap! And in the centre of it — the Carling logo.

	Heritage Place	Location	Predominant Land Use	Character Statement	
1	<del>Richmond Streetscape</del>	<del>Downtown</del>	<del>Commercial</del>	<del>Victorian Wholesale Houses</del>	2013
2	<del>Ridout Restoration</del>	<del>Downtown</del>	<del>Commercial</del>	<del>Georgian Streetscape / Early Financial District</del>	2013
3	Talbot North	Talbot	Residential	Mid-Victorian Neighbourhood	2021?
4	<del>East Woodfield</del>	<del>Woodfield</del>	<del>Residential</del>	<del>Victorian Suburb</del>	1993
5	<del>West Woodfield</del>	<del>Woodfield</del>	<del>Office/Residential</del>	<del>Victorian Suburb/Urban Park</del>	2009
6	<del>Lorne Avenue</del>	<del>Old East</del>	<del>Residential</del>	<del>Late Victorian Streetscape</del>	2006
7	<del>Wortley Village</del>	<del>Old South</del>	<del>Commercial</del>	<del>Commercial Area/village ambience</del>	2015
8	<del>Marley Place</del>	<del>Old South</del>	<del>Residential</del>	<del>Old Normal School/Common</del>	2015
9	<del>Elmwood Avenue</del>	<del>Old South</del>	<del>Residential</del>	<del>Late Victorian Streetscape</del>	2015
10	Stanley-Becher	Old South	Residential	Mid-Victorian Housing	
11	<del>Helmuth St. James</del>	<del>North London</del>	<del>Residential</del>	<del>Late Victorian Streetscape</del>	2003
12	<del>Grosvenor St. George</del>	<del>North London</del>	<del>Residential</del>	<del>Early Twentieth Century Housing</del>	2017?
13	<del>Petersville</del>	<del>West London</del>	<del>Residential</del>	<del>Working class village annexed to city</del>	2015
14	Pond Mills	Glen Cairn	Natural/Residential	Kettle Lakes/Rural architecture	
+	SOHO (added and moved up in 2013)				2019?
+	Orchard Park/Sherwood Forest (added in 2012)				

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City of London Planning and Development

Talbot North was identified as a prospective Heritage Conservation District in Heritage Places in 1992. At that time, it was placed third in priority order. Since that time a number of other Heritage Conservation Districts have been completed. Currently SOHO, which was added in 2013, is scheduled to be studied next.

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City of London Planning and Development

If Talbot North were prioritized, with SOHO being studied after Talbot North, the completion dates might change to look something like this.



# Request for Demolition Heritage Listed Property 220 Greenwood Avenue

London Advisory Committee on Heritage  
Wednesday June 14, 2017

london.ca



## Property Location



## 220 Greenwood Avenue



Front (west) façade



## 220 Greenwood Avenue



View of front (west) façade



## 220 Greenwood Avenue



North façade



## 220 Greenwood Avenue



West façade of detached garage



## 220 Greenwood Avenue



View of south façade showing additions



## 220 Greenwood Avenue



View of east (rear) facades, showing alterations



## 220 Greenwood Avenue



Detail of east (rear) facades



## Eyre Map (1839)



## Tremaine Map (1862)



## Sketch of Country (1867)





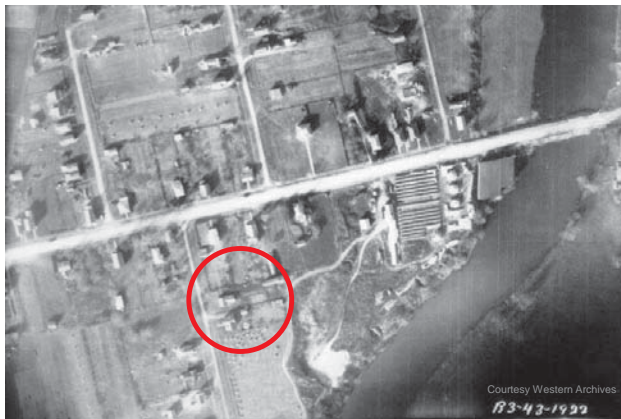
# Illustrated Historical Atlas (1878)



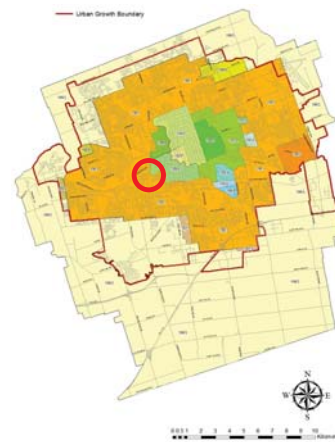
# Map of Kensal Park (1879)



# Aerial Photograph (1922)



# Annexation Map



# Evaluation

The property has <b>design value or physical value</b> because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	<ul style="list-style-type: none"> <li>The vernacular labourer's cottage is a common style or type in London, with many examples found throughout London (example: Blackfriars/Petersville HCD).</li> </ul>
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> <li>The exterior masonry shows a degree of craftsmanship, but is not outstanding.</li> </ul>
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> <li>No evidence of a high degree of technical or scientific achievement was found.</li> </ul>



# Evaluation

The property has <b>historical value or associative value</b> because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<ul style="list-style-type: none"> <li>Inconclusive. Research undertaken did not identify direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community for this property.</li> </ul>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> <li>Not believed to yield or have the potential to yield information that contributes to an understanding of a community or culture.</li> </ul>
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<ul style="list-style-type: none"> <li>The building at 220 Greenwood Avenue is vernacular and not attributed to a particular builder or architect.</li> </ul>





## Evaluation

The property has <b>contextual value</b> because it,	Is important in defining, maintaining, or supporting the character of an area	<ul style="list-style-type: none"> <li>220 Greenwood Avenue is the most northerly residential property of the area and acts as a transition between the commercial area along Springbank Drive and the residential area to the south.</li> </ul>
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> <li>This property does not display any unique, significant, or outstanding links to its surroundings.</li> </ul>
	Is a landmark	<ul style="list-style-type: none"> <li>This property is not believed to be a landmark.</li> </ul>



## Recommendation Options

### Options under the *Ontario Heritage Act*

1. Recommend designation under Section 29, *Ontario Heritage Act*; or,
2. Remove from Register (Inventory of Heritage Resources) and allow demolition to proceed.



## Staff Recommendations

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 220 Greenwood Avenue, the following actions **BE TAKEN**:

- a) 220 Greenwood Avenue Street **BE REMOVED** from the *Inventory of Heritage Resources* (Register);
- b) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this property; and,
- c) The property owner **BE REQUESTED** to salvage the buff brick masonry for reuse in a new structure on the property.




## Stacked Plank

CULTURE DIVISION PUBLIC ART - MUSEUMS AND HERITAGE - MEADOWVALE THEATRE - FILM - GRANTS - PROGRAMS

### STACKED PLANK CONSTRUCTION

- Stacked plank, or plank-on-plank construction is not common in Ontario
- This building technique uses rough cut planks about 1 1/2 inches to 2 inches thick, by about 8 inches wide, laid one atop the other and slightly offset to produce a rough surface or keys for plaster



- There are 14 known stacked plank houses in the Village
- This is the highest concentration of plank houses known in Ontario – a very distinct fact about the Village and a reflection of its sawmill history and significant heritage

MISSISSAUGA  
Leading history for tomorrow



## Stacked Plank?





# Heritage Alteration Permit 362 & 364 Princess Avenue

London Advisory Committee on Heritage  
Wednesday June 14, 2017

london.ca



## Property Location

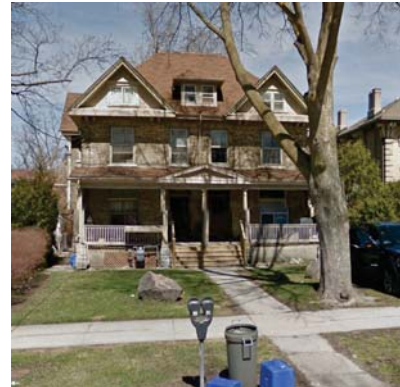


## West Woodfield HCD

- Designated on March 9, 2009
- B-Ranked Properties
- West Woodfield HCD Plan
  - Encourages repair rather than replacement
  - Seeks precedence in alterations
  - Compatibility
  - Section 8.2.1: Alterations
  - Section 10.5: Porches



## 362 & 364 Princess Avenue



## 362 & 364 Princess Avenue



## 362 & 364 Princess Avenue



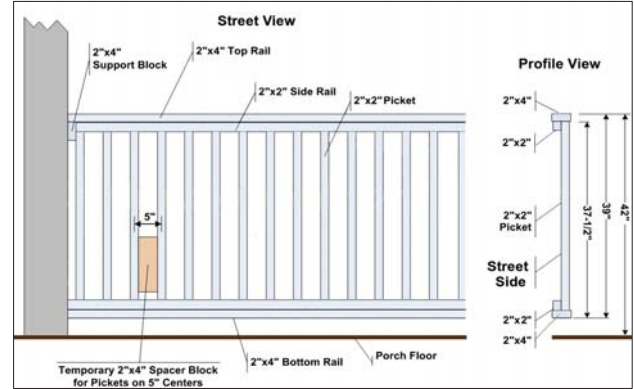


## Heritage Alteration Permit

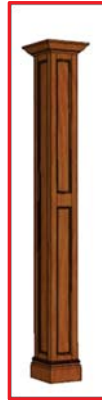
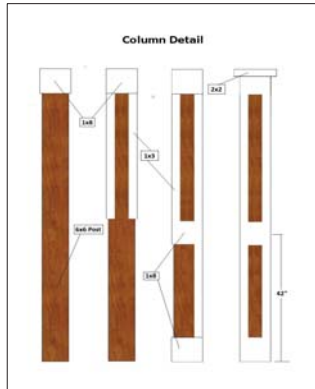
- Retain the existing pressure treated structural posts and railings (installed May 2016) with the following alterations:
  - Reversing the street-facing side of the existing railings and install wood top and bottom rails to achieve a more traditional appearance;
  - Apply wood moulding detail to the existing pressure treated structural posts to achieve a more finished appearance to the columns; and,
  - Paint all exposed wood.



## Proposed Alterations



## Proposed Alterations



## Recommendation Options

### Options under the *Ontario Heritage Act*

Within 90 days after the notice of receipt is served on the applicant... the council may give the applicant,

- The permit applied for;
- Notice that the Council is refusing the application for the permit;
- The permit applied for, with terms and conditions attached



## Staff Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the verandah of the building located at 362 & 364 Princess Avenue, within the West Woodfield Heritage Conservation District, **BE PERMITTED** as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:

- All exposed wood be painted;
- Additional trim detail be added to the capital and base of each column; and,
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

## Heritage Planners' Report to LACH: June 14, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a. 587 Dufferin Avenue (East Woodfield HCD): wood windows, porch alteration, hand rail
  - b. 111 Elmwood Avenue East (Wortley Village-Old South HCD): sign
  - c. 2770 Sheffield Place (Part IV designation): brick alteration for A/C unit
  - d. 302 Grosvenor Street (Bishop Hellmuth HCD): new porch rail and posts
  - e. 201 King Street (Downtown HCD): signage
  - f. 278 Grosvenor Street (Bishop Hellmuth HCD): new porch rail and posts
  - g. 762 Dundas Street (Part IV designation): awnings and signage
  - h. 668 Elias Street (Old East HCD): porch
2. Update: 660 Sunningdale Road East
3. Community Information Meeting and Workshop on City-Initiated Zoning By-law Amendment for the former Lorne Avenue Public School – Tuesday June 27, 2017, 6:30-9:00pm at the Boyle Memorial Community Centre (530 Charlotte Street)
4. Civic Space: SoHo Public Information Centre 2 – Wednesday June 28, 2017, 6:00-8:00pm at the Goodwill Industries (255 Horton Street East)

### Upcoming Heritage Events

- Banting & Friends IX BBQ & Art Auction, Thursday June 15, 2017 at 5:30-8:30pm, reservations required [banting@diabetes.ca](mailto:banting@diabetes.ca)
- A Day on the Farm at Fanshawe Pioneer Village, June 17-18, 2017 [www.londontourism.ca/Events/Heritage/](http://www.londontourism.ca/Events/Heritage/)
- Eldon House [www.eldonhouse.ca](http://www.eldonhouse.ca) (519-661-5169 for reservations)
  - Sunday June 18, 2017: Strawberry Tea
  - Starting June 28: Summer Tea Program
  - Saturday July 1, 2017: Confederation Party
- "Creating a Digital Archive" tutorial by Laurie Kingsmill, Tuesday June 20, 2017 at 7:00pm at the Central Branch, LPL
- *Citizen Jane: Battle for the City* screening at the Wolf Performance Hall (251 Dundas Street), Thursday June 22, 2017 at 7:00pm
- SesquiFest, June 29 – July 2, 2017: <https://www.canada150london.ca/sesquifest>
- Cityscape 150: Art and Photography Contest [www.acolondon.ca/acoLondon](http://www.acolondon.ca/acoLondon)
- Museum London walking tours on Saturdays at 10:30am and 2:30pm. \$5pp. Registration required. [www.museumlondon.ca](http://www.museumlondon.ca)
  - July 15: London 150 (Cottages & Castles)
  - July 22: River of Time (History of Antler/Thames River)
  - August 12: Monuments and Memorials
  - August 26: Forest City Modern
- Check out posts from History Jam [www.historyjam.ca/new-blog/](http://www.historyjam.ca/new-blog/): Say Cheese, Gothic Hall, Lost Buildings, Wellington/Dundas

**FREE**

June 29 - July 3, 2017

# SESQUIFEST

*Canada 150 is here! Don't miss it.*

[canada150london.ca/SESQUIFEST](http://canada150london.ca/SESQUIFEST)

