

**9TH REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on August 9, 2017, commencing at 5:30 PM, in Committee Rooms #1 & 2, Second Floor, London City Hall.

**PRESENT:** D. Dudek (Chair), S. Adamsson, D. Brock, H. Elmslie, S. Gibson, T. Jenkins, J. Manness, B. Vazquez and M. Whalley and J. Martin (Acting Secretary).

**ABSENT:** J. Cushing, H. Garrett and K. Waud.

**ALSO PRESENT:** M. Campbell, L. Dent, J. DeVito, K. Gonyou and B. O'Hagan.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. SCHEDULED ITEMS**

None.

**III. CONSENT ITEMS**

2. 8th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 8th Report of the London Advisory Committee on Heritage, from its meeting held on July 12, 2017, was received.

3. Municipal Council Resolution - 7th and 8th Reports of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on July 25, 2017 with respect to the 7th and 8th Reports of the London Advisory Committee on Heritage, was received.

4. Notice of Application - 32, 36 and 40 York Street and 330 Thames Street – The Tricar Group

That it BE NOTED that the Notice dated July 12, 2017, from M. Campbell, Planner II, with respect to an application by the Tricar Group related to the properties located at 32, 36 and 40 York Street, was received; it being noted that the attached presentation from L. Jones, Cultural Heritage Specialist and C. Hendriksen, Project Manager, Community Development, Stantec with respect to this matter, was received.

5. Notice of Application - 150 Dundas Street and 153 Carling Street - Rygar Corporation Inc.

That it BE NOTED that the Notice dated July 12, 2017, from S. Wise, Planner II, with respect to an application by Rygar Corporation Inc. related to the property located at 150 Dundas Street and 153 Carling Street, was received.

**IV. SUB-COMMITTEES & WORKING GROUPS**

6. Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee report, from its meeting held on July 26, 2017, was received.

**V. ITEMS FOR DISCUSSION**

7. STAFF REPORT - Request for Demolition of Heritage Designated Properties at 36 and 40 York Street by The Tricar Group

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that Municipal Council permits the demolition of the buildings at 36 & 40 York Street in the Downtown Heritage Conservation District pursuant to Section 42(1) of the Ontario Heritage Act subject to the following terms and conditions:

- a) the proposed development concept outlined in the Urban Design Brief dated July 18, 2017 (as subsequently revised) BE ENDORSED in principle, and details be refined and BE SUBMITTED as part of a complete Heritage Alteration Permit application with approval authority delegated to the City Planner;
- b) the applicant BE REQUIRED to post a bond or provide a certificate of insurance as a guarantee that adjacent buildings will be protected during demolition and construction;
- c) the applicant BE REQUESTED to acknowledge the historic associations of 36 York Street in the proposed development of the site through interpretive signage or some other manner, at a location(s) visible and accessible to the public; and,
- d) prior to any demolition, photo documentation of the exterior details of the existing buildings BE COMPLETED by the applicant and submitted to Planning Services;

it being noted that the London Advisory Committee on Heritage does not oppose the demolition of the buildings located at 36 and 40 York Street, but noted the following with respect to the proposed development at the site:

- i) the colours and materials of the proposed cladding should be more compatible with the Downtown Heritage Conservation District;
- ii) concern related to the unmitigated impacts on adjacent and nearby heritage designated properties;
- iii) the developer should be encouraged to incorporate naming of the building to recognize the history of the site and/or the downtown area;
- iv) the demolition of the building should be conditional to the issuance of a building permit; and,
- v) more emphasis should be placed on the crown of the building;

it being further noted that the London Advisory Committee on Heritage received the attached presentation from L. Dent, Heritage Planner, with respect to this matter.

8. STAFF REPORT - Request for Demolition of Heritage Listed Property at 440 Grey Street by Tarlok Lail

That the following actions be taken with respect to the request for demolition of heritage listed property at 440 Grey Street:

- a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage does not support the proposed demolition of the property located at 440 Grey Street; and,
- b) designation of the property at 440 Grey Street to be of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act* based on its contextual values and its design or physical values, BE CONSIDERED;

it being noted that the London Advisory Committee on Heritage received the attached presentation from L. Dent, Heritage Planner, with respect to this matter.

9. STAFF REPORT - Request for Designation of 329 Victoria Street by Kelley McKeating and Bruce Jones

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, notice BE GIVEN under the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intent to designate the property located at 329 Victoria Street to be of cultural heritage value or interest, as outlined in Appendix 'D' of the attached staff report dated August 9, 2017; it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received.

10. STAFF REPORT - Request for Demolition of Heritage Designated Property at 723 Lorne Avenue ( Lorne Avenue Public School) by the City of London

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of a heritage designated property at 723 Lorne Avenue:

- a) the demolition BE PERMITTED; and,
- b) the following items identified in Appendix 'C' of the staff report dated August 9, 2017 BE REMOVED from the building prior to its demolition and BE INCORPORATED into a future park space at the site with appropriate commemoration and/or interpretation:
  - i) the school bell; and,
  - ii) the aluminum lettering currently affixed to the north façade of the building;

it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received.

11. Heritage Planners' Report

That it BE NOTED that the attached Heritage Planners' Report, was received.

## VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

12. (ADDED) Community Heritage Ontario News

That it BE NOTED that the Committee Secretary provided the Chair and members of the London Advisory Committee on Heritage with copies of the Summer 2017 Community Heritage Ontario Newsletter.

13. (ADDED) Notice of Application - Downtown (Business Improvement Area) including the lands east of the Thames River, north of the CN Rail lines, west of Colborne Street and meandering north to Oxford Street

That it BE NOTED that the Notice dated July 12, 2017, from A. Watson, Planner II, with respect to an application by the City of London related to the Downtown (Business Improvement Area) including the lands east of the Thames River, north of the CN Rail lines, west of Colborne Street and meandering north to Oxford Street, was received.

## VII. ADJOURNMENT

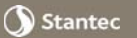
The meeting adjourned at 8:07 PM.

**NEXT MEETING DATE: September 13, 2017**



## Overview

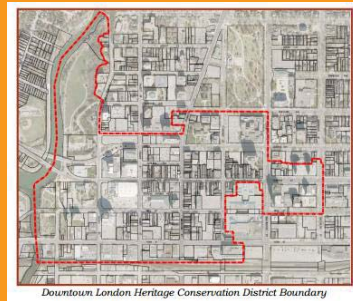
Tricar Group retained Stantec in 2016 to prepare a Heritage Impact Statement (HIS) for a proposed development along York Street, in the City of London.



## Overview

The Study Area is situated within the Downtown Heritage Conservation District (HCD) designated under Part V of the Ontario Heritage Act in 2013

- 36 and 40 York Street are ranked as a category B properties in the HCD Plan
- 330 Thames Street is identified as a "heritage property" but not given a ranking in the HCD Plan



## Study Area



**32 York Street**  
Asphalt parking lot no structures



**36 York Street**  
Two and a half storey structure - 1897



**40 York Street**  
Two storey structure - 1957

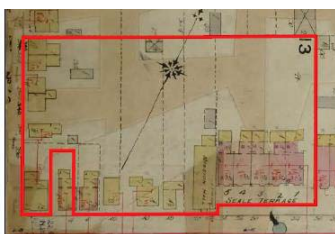


**330 Thames Street**  
Portion of Ivey Park



## Historical Development

- Houses were constructed in the mid-to-late 19<sup>th</sup> century in the Study Area and were integrated into an industrial and manufacturing area of the City near the railway line situated to the south
- **36 York Street:** Methodist Mission Church in 1897, House of Power in the 1930s, Church of Nazarene in the 1940s, York Street Hall by 1955
- **40 York Street:** site of Seale's Terrace, row houses constructed in the early 1880s by James Seale, demolished in 1955 and replaced in 1957 with current structure



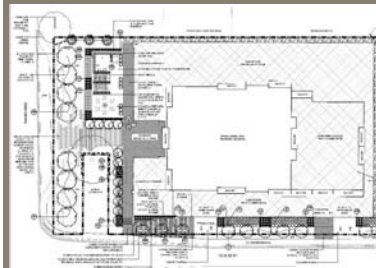
City of London Fire Insurance Plan 1892 (Revised 1907)



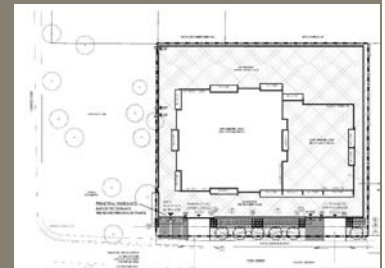
York Street Mission Church 1914



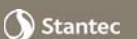
## Development Plans



Option 1: Includes 330 Thames



Option 2: Excludes 330 Thames



## Impacts and Mitigation Measures

### Direct Impacts

- 36 York Street: impacts include demolition and change in land use from commercial to high density use
- Downtown London HCD heritage attributes: demolition of existing building materials and alteration of existing streetscape along Thames Street

### Indirect Impacts

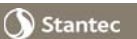
- Potential for vibrations during construction in buildings adjacent to the study area

### Mitigation Measures

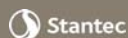
- 36 York Street: Documentation, salvage where feasible and commemoration
- Adjacent properties: Vibration monitoring
- Attributes of the Downtown HCD: incorporate human scale tower base, appropriate setbacks, traditional architectural materials, landscape plans



## Design Modifications (1)

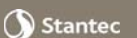


## Design Modifications (2)



## Design Modifications: Architect's Vision

- Reflect heritage in a contemporary way: traditional material (brick) in contemporary colour, and contemporary material (etched glass panel) in historic colours
- Mullions moved to reference a more vertical rhythm of typical main street



Questions?





London  
CANADA



# Request for Demolition Heritage Designated Property 36 & 40 York Street

London Advisory Committee on Heritage  
Wednesday August 9, 2017

[london.ca](http://london.ca)



London  
CANADA

## Property Location Subject of demolition request



London  
CANADA

## Property Location Site of redevelopment



London  
CANADA

## Street View – northwest view (on York Street)



London  
CANADA

## Street View – northeast view (on York Street)



London  
CANADA

## Street View – southeast view (on York Street)





## Surrounding Context (on York Street)



7-15 York Street



View towards Ivey Park near 24/32 York Street



24 York Street



## Heritage Status 36 York Street

- c1890
- prominent front gable
- stylistic influences of Arts & Crafts/Tudor Revival
- unsympathetic alterations have diminished the heritage significance of this property



## Heritage Status 36 York Street



36 York Street, 1914 (London Free Press)

Seale Terrace Fire Insurance Plan



## Heritage Status 40 York Street

- c1957
- two storey brick and concrete block structure with a flat roof
- HIS – building does not demonstrate cultural heritage value or interest



## Heritage Overview 36 & 40 York Street

- Unsympathetic alterations to 36 York Street have diminished the heritage significance of this property and neither building – at 36 or 40 York Street – define, maintain or support the historic character of the HCD.
- While located in a commercial streetscape, the building forms and setback are not consistent with the regular commercial forms identified in other parts of the HCD.



## Demolition Request

The *Ontario Heritage Act* directs that no owner of property within a designated Heritage Conservation District is permitted to demolish the property unless a permit is obtained from the municipality to do so.

s.42(4), *Ontario Heritage Act*: within 90 days after the notice of receipt is served on the applicant, Municipal Council may give the applicant:

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

Request was received on June 29, 2017.



# Provincial Policy Statement (2014)

Section 2.6.1 of the Provincial Policy Statement (PPS-2014) directs that: “**significant** built heritage resources and significant cultural heritage landscapes shall be conserved.”

“**To conserve**” may be achieved through mitigative measures and/or alternative development approaches.

**Mitigative** methods are identified in the Ontario Heritage Tool Kit as:

- alternative development approaches
- design that harmonize mass, setback, setting and materials
- compatible infill and additions



# Downtown HCD

- Downtown HCD Plan establishes in Policy 4.6 that “The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term.”
- Demolition of buildings within a heritage district is strongly discouraged...
- ...however, it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and **occasionally when redevelopment is in keeping with appropriate City policies**”.



# Official Plan + London Plan

- Within Heritage Conservation Districts, “the design of new development, should complement the prevailing character of the area.” (OP 13.3.6 ii)
- “Encourage[s] new development to be sensitive to, and in harmony with, the City’s heritage resources.” (OP 13.1iii)
- The London Plan requires the owner to undertake mitigation measures. (LP, 600)
- Objective the plan is “[t]o ensure that new development and public works are undertaken to enhance and be sensitive to cultural heritage resources.” (554\_3)



# City Policies

## Strategic Plan for the City of London 2015-2019

- Urban Regeneration is a pillar of “Growing our Economy”; strategy supports investment in London’s downtown as the heart of our city and investing more in heritage restoration

## London’s Community Economic Road Map

- Creating a vibrant, attractive, and competitive core is important in supporting an exceptional downtown and a vibrant urban environment

## Our Move Forward: London’s Downtown Plan

- Ensure new buildings are consistent with the Design Manual and the HCD Guidelines and reviewed by the Urban Design Peer Review Panel
- Design tall buildings to function as landmarks to create a distinctive downtown skyline.



# City Policies

## Cultural Prosperity Plan

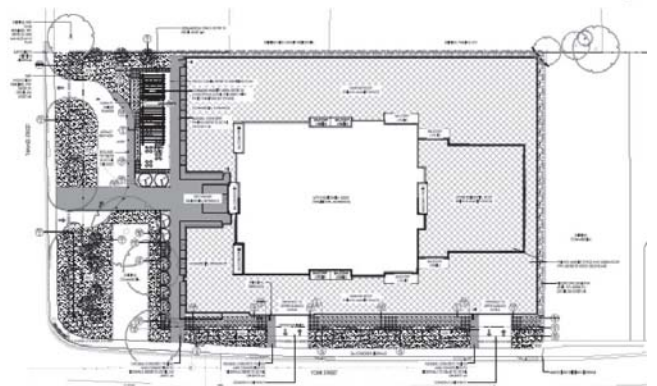
- leverage cultural assets in supporting economic growth
- advancing heritage conservation and promotion of London’s natural heritage

## Thames Valley Corridor Plan (TVC)

- Thames River recognized as a Canadian Heritage River
- Emphasis on design excellence through building and site design to create legacy buildings;
- creation of gateways accentuating physical landmarks – high quality and iconic building forms
- green development and overall environmental enhancement through the application of green technologies (e.g. LEED certification)



# Proposed Project – Select Images, Urban Design July 18<sup>th</sup>



Landscape Plan





## Proposed Project – Select Images, Urban Design July 18<sup>th</sup>



Roof Plan (showing green roofs and amenity areas on the 3rd floor podium and 11th floor roof)



## Proposed Project – Select Images, Urban Design July 18<sup>th</sup>



Tower View (from Thames and York Street corner facing west)



## Proposed Project – Select Images, Urban Design July 18<sup>th</sup>



Podium View (along York Street)



## Analysis – Heritage Impact Assessment

- HIS limited assessed impacts of the proposed demolition and the potential impacts of the **proposed development type** without **reference to a specific design and its attributes**
- General recommendations include:
  - Protection of adjacent cultural heritage resources during construction activities through buffering and monitoring of impacts (i.e. vibration impacts et al.);
  - Retention, relocation or commemoration of 36 York Street
  - Architectural and urban design responses in the proposed development that respond to the HCD Plan
  - Protection of naturalized character of area



## Analysis – Consultation

- Urban Design Review Panel
- Stewardship Sub-Committee of LACH
  - Does not oppose the demolition of the buildings located at 36 & 40 York Street, but expressed regret for the loss of the former Mission Hall (built 1892).
  - Concerns with: Loss of parkland; Colours and materials of the proposed cladding (be more compatible with the Downtown HCD); Non-compatible proposed façade along York Street; Unmitigated impacts on adjacent and nearby heritage designated properties; and, Cohesive massing of the building between the podium and tower component of the building, particularly in the use of materials and design details.
- Recommends that the former Mission Hall be commemorated through a cultural heritage interpretive sign at the site



## Analysis – Demo Request

- Demolition of buildings within a heritage district is strongly discouraged however, each demolition request within any of London's HCDs is considered on a case-by-case basis.
- In some situations, may be justified if, for instance, redevelopment is appropriate and is in keeping with City policies (e.g. Our Move Forward: London's Downtown Plan, London's Strategic Plan, Community Economic Road Map etc...)
- Unsympathetic alterations to 36 York Street have diminished the heritage significance of this property and neither building – at 36 or 40 York Street – define, maintain or support the historic character of the HCD.
  - The removal of the buildings on these properties provides the opportunity for economic development through added investment in the downtown; a direction that City plans and policies promote.



## Analysis – HCD Plan

- Base of building clearly massed to address pedestrian scale (w/ 5m+ setback at podium) lessening the perceived impact of building height at street level
- New dev. (at podium) is not compatible with regards to façade articulating the smaller scale rhythm of heritage facades typical w/in the District
- Colour palette of new dev. does not reflect the predominance of heritage materials/colours (buff brick)
- Demolition of buildings within a heritage district is strongly discouraged however, each demolition request within any of London's HCDs is considered on a case-by-case basis
- Base of building is not adequately articulated particularly along York Street with minimal commercial activity planned
- Entrance and egress to parking garage is from York Street; impacts design of façade causing it to become utilitarian; safety issues with pedestrianization of street level



## Analysis – Overall

- Conclusions of the Heritage Impact Statement indicate that the impacts to neighbouring heritage designated properties — and to the fabric of the Downtown District — will be mitigated by approaches to high quality urban design that align with principles and policies for new development found in the HCD Plan (6.1.4).
- However, based on the above analysis, the proposed development is not consistent with the principles and guidelines found in the HCD Plan as well as other City policies.
- The present design for the proposed development does not fully mitigate the loss of the demolished buildings at 36 & 40 York Street.
- Planning staff awaits a development concept that enhances the streetscape and pedestrian realm along York Street and will add to the skyline of Downtown London with a prominent landmark building supporting a high quality of design and construction.



## Conclusions

- Based on the analysis, the removal of buildings at 36 & 40 York Street is supportable due to diminishment of heritage significance and lack of demonstrable cultural heritage value or interest.
- However, the impacts of demolition of the subject properties on adjacent heritage resources have not been adequately addressed through mitigative measures targeted at enhanced design and ensuring compatibility of development with the heritage character of the area.
- Planning staff awaits a development concept that enhances the streetscape and pedestrian realm along York Street and will add to the skyline of Downtown London with a prominent landmark building supporting a high quality of design and construction.



## Staff Recommendation

...the following terms and conditions:

- a) The proposed development concept outlined in the Urban Design Brief dated July 18, 2017 (as subsequently revised) **BE ENDORSED** in principle, and details be refined and **BE SUBMITTED** as part of a complete Heritage Alteration Permit application with approval authority delegated to the City Planner;
- b) The applicant **BE REQUIRED** to post a bond or provide a certificate of insurance as a guarantee that adjacent buildings will be protected during demolition and construction;
- c) That the applicant **BE REQUESTED** to acknowledge the historic associations of 36 York Street in the proposed development of the site through interpretive signage or some other manner, at a location(s) visible and accessible to the public; and,
- d) Prior to any demolition, photo documentation of the exterior details of the existing buildings **BE COMPLETED** by the applicant and submitted to Planning Services.



London CANADA



# Request for Demolition Heritage Listed Property 440 Grey Street

London Advisory Committee on Heritage  
Wednesday – August 9, 2017

london.ca



London CANADA

## Property Location-plan 440 Grey Street



Beth Emanuel Church (and site of the relocated Fugitive Slave Chapel)



London CANADA

## Aerial View 440 Grey Street



440 Grey Street



London CANADA

## Street Views



south-west view



west view, towards Colborne and Grey Intersection

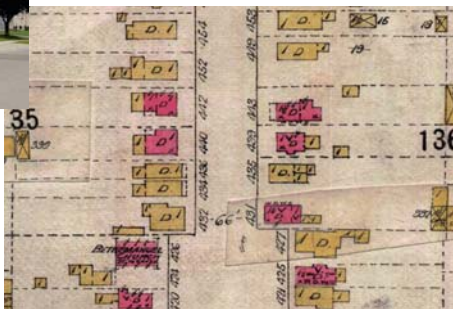


London CANADA

## Context



north-east view



1912 Rev. 1915 Insurance Plan of the City of London, Ontario



London CANADA

## Front View





## Details



## Details



## Demolition Request

- Request for the demolition – July 10, 2017; complete – July 24, 2017
- Request for the demolition of a heritage listed property
  - must be resolved by Municipal Council within a 60-day period (by September 22, 2017 or deemed permitted)
  - consultation with the London Advisory Committee on Heritage
  - must provide for a public participation meeting before the Planning and Environment Committee
- LISTED properties are not designated, but are considered to have potential cultural heritage value or interest; further research required to determine cultural heritage value or interest



## Evaluation – OHA 9/06

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>• This modest, vernacular labourer's Ontario Cottage is a common style or type in London, with many examples found throughout the City.</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 (as noted by what appears to be a Mason's mark), but it 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 – OHA 9/06

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>• Other than its relationship as part of the broader SoHo Neighbourhood and early development in London, the building is not known to have any significant historical associations.</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>• In and of itself, 440 Grey Street is 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 440 Grey Street is vernacular and not attributed to a particular builder or architect.</li> </ul>



## Evaluation – OHA 9/06

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>• 440 Grey Street is located in the SoHo Neighbourhood (identified as a future HCD study area) and contributes to the common vernacular of modest "workingman's" cottages in the area</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>



## Consultation

- **Public notification**
  - 112 property owners
  - August 9, 2017 – no replies received
- **Stewardship Sub-Committee of LACH**
  - meeting on Wednesday July 26, 2017
  - did not make a comment on the demolition request
  - noted that this property is within the SoHo area which is a future Heritage Conservation District Study Area



## 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.



## Conclusion

- The property did not meet the criteria for designation using mandated criteria of the Ontario Heritage Act Regulation 9/06
- Designation of this property under the *Ontario Heritage Act* is not recommended.
- Municipal Council should consent to the demolition of this property and advise the Chief Building Official accordingly.



## Staff Recommendations

...the following actions **BE TAKEN**:

- a) 440 Grey Street **BE REMOVED** from the Inventory of Heritage Resources (the Register);
- b) Chief Building Official **BE ADVISED** that Municipal Council consents to the requested demolition on this property;
- c) Heritage Planning Staff **BE ALLOWED** to photo-document the interior of the building as well as the rear outbuilding on the property; and,
- d) property owner **BE REQUESTED** to salvage the buff brick masonry for retention and/or donation to restore/reuse centres in the City.

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K. Gonyou

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY AUGUST 9, 2017</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>REQUEST FOR DESIGNATION OF 329 VICTORIA STREET BY: KELLEY MCKEATING &amp; BRUCE JONES</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, this report **BE RECEIVED** and that notice **BE GIVEN** under the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intent to designate the property located at 329 Victoria Street to be of cultural heritage value or interest as outlined in Appendix D of this report.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The effect of the recommended action is to designate 329 Victoria Street to be of cultural heritage value or interest under the Section 29 of the *Ontario Heritage Act*.

<b>BACKGROUND</b>
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**Location**

The property at 329 Victoria Street is located on the south side of Victoria Street between Renwick Avenue and Waterloo Street (Appendix A).

**Property**

The property has been included on the *Inventory of Heritage Resources* since 1991. The *Inventory of Heritage Resources* was adopted as the Register in 2007. The property is identified as a Priority 3 resource.

**Description**

The building located at 329 Victoria Street is a one-and-a-half storey rug brick clad structure (Appendix B). The building has an L-shaped plan, with a garage at its east end. The building prominently features a stone chimney at the centre of its main façade, with an entrance umbrage to the east bay and a prominent gable in the west bay.

The property was built for Burton Manning in 1928-1930, who was the Bank Manager of the Dominion Bank of London. Following his death in 1933, his widow, Maud, sold the property in 1934 to Herbert B. and Agnes Winnifred Beal. H. B. Beal was an influential educator who brought modern technical and vocational educational training to London.

**Request to Designate**

The property owners, Kelley McKeating and Bruce Jones, requested that their property at 329 Victoria Street be considered for designation under Section 29 of the *Ontario Heritage Act*. The Cultural Heritage Evaluation Report (CHER) 329 Victoria Street

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K. Gonyou

(Appendix C) was submitted to support their request for designation.

**POLICY REVIEW**

**Provincial Policy Statement**

The *Provincial Policy Statement* (2014), issued pursuant to Section 3 of the *Planning Act*, provides policy direction of matters of provincial interest related to land use planning and development. Section 2(d) of the *Planning Act* identifies “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” as matters of provincial interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the *Provincial Policy Statement*.

Section 2.6.1 of the *Provincial Policy Statement* states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement* as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.”

**Official Plan**

Chapter 13 of the *Official Plan* (1989, as amended) includes the objective to “protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City.” Policies support the designation of properties under the *Ontario Heritage Act*.

The protection of our cultural heritage resources is one of the strategic directions (Direction #7-5) of *The London Plan* (2016, draft). Policies of the Cultural Heritage section of the City Building Policies support the identification and conservation of cultural heritage resources using the policy tools of *The London Plan* and the *Ontario Heritage Act*.

**Strategic Plan**

The *Strategic Plan for the City of London 2015-2019* identifies heritage conservation as an integral part of Building a Sustainable City. The recommended action supports the following strategic area of focus:

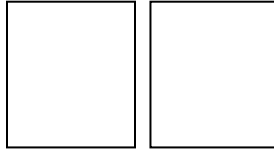
- Building a Sustainable City
  - Heritage conservation – Protect and celebrate London’s heritage for current and future generations (6.B)

**Ontario Heritage Act**

Following consultation with its municipal heritage committee (the London Advisory Committee on Heritage) and the application of the prescribed criteria (Regulation 9/06), Municipal Council may cause its notice of intention to designate a property to be of cultural heritage value or interest pursuant to Section 29 of the *Ontario Heritage Act*. Should no appeals be received within the 30 day appeal period, the property is designated. Appeals to the notice of intent to designate are referred to the Conservation Review Board (CRB); however, the final decision regarding designation is made by Municipal Council.

**Register**

Municipal Council may include properties on the *Inventory of Heritage Resources* (Register) that it “believes to be of cultural heritage value or interest” pursuant to Section 27(3) of the *Ontario Heritage Act*. These properties are not designated, but are considered to have potential cultural heritage value or interest. The property at 329 Victoria Street is considered to have potential cultural heritage value or interest as a heritage listed property.



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Priority levels were assigned to properties included in the *Inventory of Heritage Resources* (Register) as an indication of their potential cultural heritage value. Priority 3 properties are:

“Buildings may merit designation as part of a group of buildings under Part IV of the *Ontario Heritage Act* or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority” (*Inventory of Heritage Resource*, 2005).

The *Inventory of Heritage Resources* (Register) clearly states that further research is required to determine the cultural heritage value or interest of heritage listed properties, particularly as not all relevant information may be known at the time of listing.

**CULTURAL HERITAGE EVALUATION**

Research and evaluation was undertaken to determine if 329 Victoria Street merits protection under Section 29 of the *Ontario Heritage Act*. The criteria of Regulation 9/06 were used in the evaluation, which establishes criteria for determining cultural heritage value or interest of individual properties. These criteria are:

- i. Physical or design value;
- ii. Historical or associative value; and/or,
- iii. Contextual value.

A property must meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

A Cultural Heritage Evaluation Report (CHER) for 329 Victoria Street was prepared and submitted as part of the request for designation by the property owner (Appendix C). The CHER found that the property met all three criteria for designation pursuant to Regulation 9/06, therefore meriting designation under Section 29 of the *Ontario Heritage Act*. The Heritage Planner reviewed the research and evaluation within the CHER and supports its conclusion. A Statement of Cultural Heritage Value or Interest articulating the significance and heritage attributes of 329 Victoria Street was prepared (Appendix D). Heritage attributes were visually identified on the property (Appendix E).

**Comparative Analysis**

There are a number of other heritage listed properties within the Old North area (Oxford Street East, Adelaide Street, Thames River), as well as some significant heritage designated properties including St. Peter’s Seminary (1040 Waterloo Street), Thornwood (329 St. George Street), and the Bishop Hellmuth Heritage Conservation District.

The adjacent property at 325 Victoria Street is designated under Part IV of the *Ontario Heritage Act* by By-law No. LSP-3147-192 (see Appendix B, Image7). It was designated in 1992 because of its architectural value as an example of a Tudor Revival home built in the 1930s. While no architectural style is identified for the property at 329 Victoria Street, it fits within its streetscape of period revival type homes that dominate Old North. Additionally, the nearby properties at 292 Victoria Street, 330 Victoria Street, 321 Victoria Street, and 340 Victoria Street are also listed on the Register (*Inventory of Heritage Resources*). The property at 329 Victoria Street is unique because of its combination of architectural features and design elements not found elsewhere.

Prior to moving to 329 Victoria Street, H. B. and Agnes Beal lived at 549 Waterloo Street (Apartment 1) (City Directory, 1924; 1934) (see Appendix B, Image 10). The



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property at 549 Waterloo Street (“Waterloo Apartments”) is individually designated by By-law No. LSP-3356-164 and as part of the West Woodfield Heritage Conservation District; these designations did not acknowledge the historical association with H. B. Beal.

**Consultation**

The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH) recommended that 329 Victoria Street be designated under Section 29 of the *Ontario Heritage Act* at its meeting held on July 26, 2017.

<b>CONCLUSION</b>
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329 Victoria Street is a significant cultural heritage resource in the City of London and should be protected under Section 29 of the *Ontario Heritage Act*. The Statement of Cultural Heritage Value or Interest, found in Appendix D, articulates the significance of this property. Heritage attributes are visually articulated in Appendix E.

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

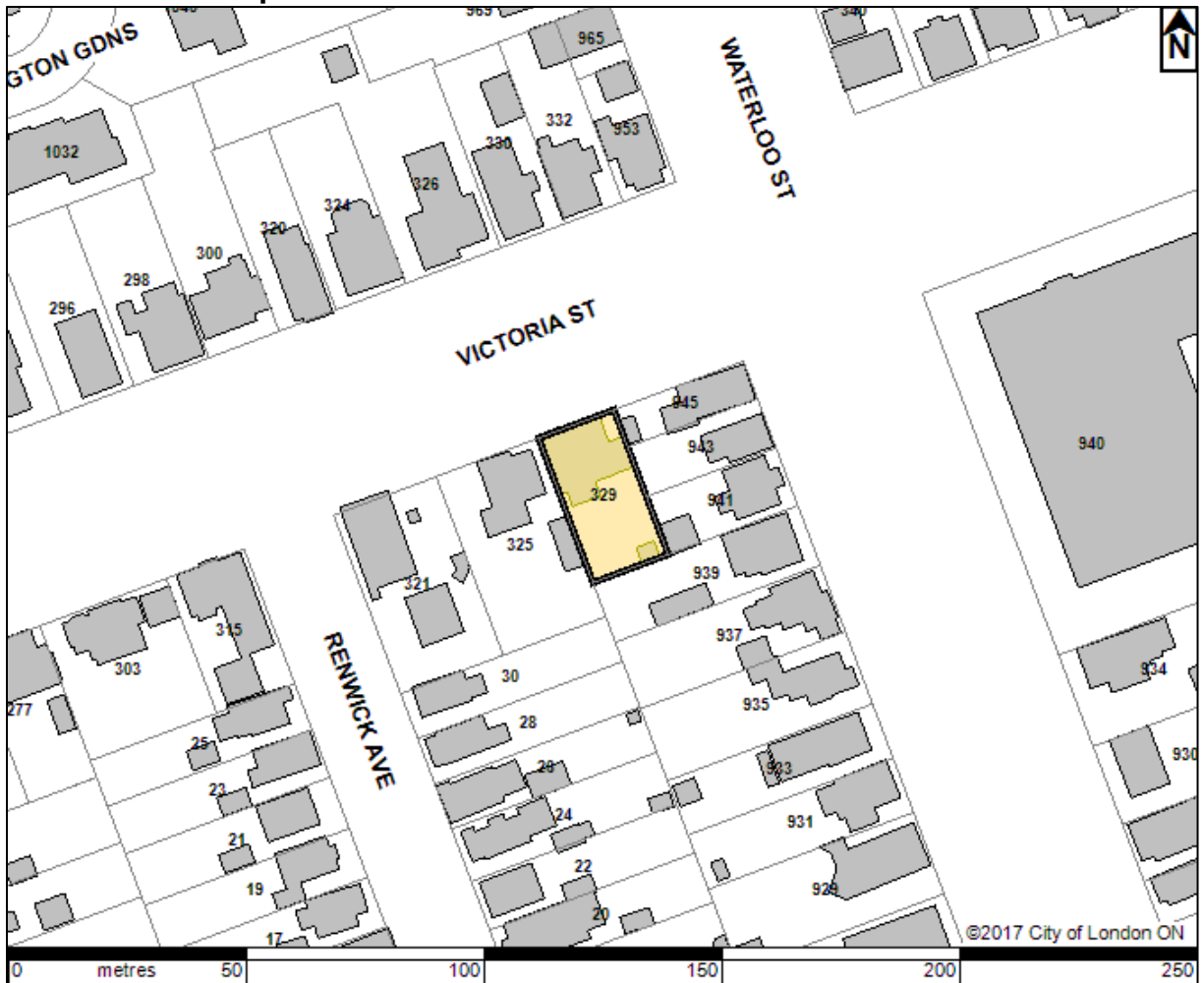
Attach:

- Appendix A: Maps
- Appendix B: Images
- Appendix C: Cultural Heritage Evaluation Report – 329 Victoria Street (Amy Barnes Consulting)
- Appendix D: Statement of Cultural Heritage Value or Interest – 329 Victoria Street
- Appendix E: Heritage Attributes – 329 Victoria Street

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**APPENDIX A – Maps**



Map 1: Property location of 329 Victoria Street.



Map 2: Aerial image of 329 Victoria Street (2015).

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**APPENDIX B – Images**



Image 1: Main (north) façade of the property at 329 Victoria Street.



Image 2: View looking southwest of the property at 329 Victoria Street.



Image 3: View looking southeast of the property at 329 Victoria Street.



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Image 5: Detail of the front stoop, with wrought iron railing, terra cotta tile, and brick pier.



Image 6: Detail of the west end of the main façade showing the shutters, 4-over-1 wood windows, half round window, awning with wood soffit and modillions.

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Image 7: Adjacent heritage designated property at 325 Victoria Street.



Image 8: Streetscape looking west of the property at 329 Victoria Street.



Image 9: View showing streetscape and heritage listed property at 330 Victoria Street.



Image 10: Heritage designated property at 549 Waterloo Street (2005).

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**APPENDIX C: Cultural Heritage Evaluation Report – 329 Victoria Street**



**Cultural Heritage Evaluation Report  
329 Victoria Street  
London Ontario**

July 2017

Prepared For: Kelley McKeating and Bruce Jones and The City of London

Prepared By: Amy Barnes Consulting, Cambridge, Ontario

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K. Gonyou

### Executive Summary

Kelley McKeating and Bruce Jones, present owners of 329 Victoria Street, retained Amy Barnes of Amy Barnes Consulting to prepare a Cultural Heritage Evaluation Report (CHER). This CHER is intended to support an application for designation under Part IV of the Ontario Heritage Act.

329 Victoria Street is currently a *listed* property on the City of London *Inventory of Heritage Resources* (the Register). According to The City of London's Official Plan and 2.6.3. of the Provincial Policy Statement a Cultural Heritage Evaluation Report (CHER) is used to help identify, evaluate and understand potential built heritage resources.

The purpose of this CHER is to determine if the property, known as 329 Victoria Street, is a candidate for a Part IV designation under the Ontario Heritage Act. This report will not include an analysis of relevant heritage policies.

The property was evaluated against Ontario Regulation 9/06 of the Ontario Heritage Act. The property at 329 Victoria Street was evaluated using the criteria of O. Reg. 9/06 which found the property to be a significant cultural heritage resource that merits designation under Part IV of the *Ontario Heritage Act*.

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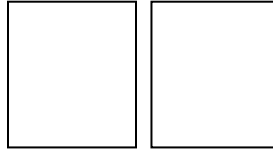


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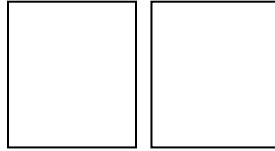
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CHER: 329 Victoria Street, London, ON

## 1. Introduction

### 1.1. Purpose of Report

At the request of the current property owners, and in consultation with the City of London Planning Service, Amy Barnes of Amy Barnes Consulting has been retained to prepare a Cultural Heritage Evaluation Report (CHER). The purpose of the CHER is to determine if the property, known as 329 Victoria Street, is a candidate for a Part IV designation under the Ontario Heritage Act.

### 1.2. Limitations of Report

The CHER's primary focus is to examine the built heritage resource located on the property. No consideration was given to any potential archeological resources. Additionally, no analysis of legal policies have been included as part of this CHER.

The recommendations of this report are based predominantly on historical information that was gathered by the current property owners and provided to the consultant. Every effort was made to ensure the accuracy of this research.

### 1.3 Priority Levels on the *Inventory of Heritage Resources*

The City of London currently uses a priority rating system for heritage resource included on the *Inventory of Heritage Resources*. According to the *Inventory of Heritage Resources* the priority levels are outlined as follows:

*Priority 1 - buildings are London's most important heritage structures and merit designation under Part IV (Section 29) of the Ontario Heritage Act. This group includes not only landmark buildings and buildings in pristine condition, but also lesser known structures with major architectural/historical significance.*

*Priority 2 - buildings merit evaluation for designation under Part IV of the Ontario Heritage Act. They have significant architectural and/or historic value.*

*Priority 3 - buildings may merit designation as part of a group of buildings designated under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District, even though these buildings are not often worthy of designation individually.*

The property associated with 329 Victoria Street is currently listed as *Priority 3*. The *Inventory of Heritage Resources* states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

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CHER: 329 Victoria Street, London, ON

## 2. Context Methodology

### 2.1. Location and Property Description

329 Victoria Street is located in a residential neighbourhood on the south side of the street. Waterloo Street is located to the east, Renwick Avenue to the west and Cheapside Street runs parallel to Victoria Street on the most southern end of the block. Contextually the residential block works to forms part of a larger areas of London, known as Old North; Old North is the name given to the area between Oxford Street East, Richmond Street, Thames River and Adelaide Street North.

Victoria Street is a wide, two-way street, which runs in an east-west direction from the Thames River to Boulee Street (Victoria Drive continues east of Boulee Street and terminates at Cheapside Street); curbs and sidewalks are found on both the north and south side. Mature trees are present throughout the streetscape. The property has a rectangular lot and is evenly set back from the neighbouring houses. A paved driveway is located on the east edge of the property line.



Figure 1: Aerial street map of 329 Victoria Street (Google Maps, 2017).

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CHER: 329 Victoria Street, London, ON



Figure 2: Aerial overview of property and surrounding, showing mature trees and wide roads (Google Maps, 2017).

### 2.2. Present Owners' Contact

The present owners are Kelley McKeating and Bruce Jones; the couple has owned the property since 1996.

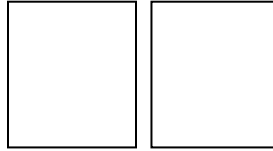
### 2.3. Cultural Heritage Evaluation Report (CHER)

This CHER will touch on the following sections:

- A general history of the property, as well as a detailed historical summary of property ownership and building development
- A written description of the existing built resource
- Photographic documentation of the existing built resource and potential heritage attributes
- A cultural heritage resource evaluation using Ontario Regulation 9/06 of the Ontario Heritage Act.
- Historical mapping, photographs; and
- A location map

### 2.4 Ontario Heritage Act and Evaluation

The Ontario Heritage Act (OHA) is one of the primary pieces of legislation used by municipalities to conserve cultural heritage resources. Properties that are proposed for designation under Section 29, Part IV of the OHA, are evaluated against O. Reg



CHER: 329 Victoria Street, London, ON

9/06. In order to be eligible for designation under Part IV of the OHA, the property must meet at least one of the nine criteria. The criteria of O. Reg 9/06 are as follows:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement
  
2. The property has historic value or associative value because it,
  - i. has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
  
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area.
  - ii. is physically, functionally, visually, historically linked to its surroundings, or
  - iii. is a landmark

### 3. Historical Context

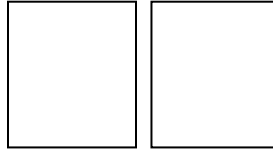
The following section is **not** an exhaustive history of the area and begins with Colonial/Euro-Canadian settlement. For more information about Indigenous history, including the rich Ojibwa heritage associated with the London area, please refer to the following online resource: <http://diggingontario.uwo.ca/Historic.html>.

#### 3.1 General History of Area

With the formation of Upper Canada in 1791, John Graves Simcoe was appointed Lieutenant-Governor. Simcoe had the intention of making London the province's capital and arranged to have 3,850 acres set aside as Crown Land; Simcoe named the area New London and the river known then as Askunessippi/La Tranche was remained the Thames River<sup>1</sup>. The vision of London as the province's capital would never be realized as Simcoe returned to England due to illness in 1796.

Colonel Thomas Talbot, a member of the entourage who accompanied Simcoe in 1793, remained an important figure in the development of the area. Talbot returned

<sup>1</sup> Museum of Ontario Archeology. Accessed online from, <http://diggingontario.uwo.ca/Historic.html>



CHER: 329 Victoria Street, London, ON

to Canada in 1801 and would eventually bring a group of Irish settlers to the area in 1817 and 1818<sup>2</sup>. By 1818 the Crown reserve had been reduced to 2,370 acres<sup>3</sup>. At this time Vittoria, a small community in Norfolk County, served as the administrative seat for the district. In 1825, a fire at the Vittoria legislature building prompted the relocation of the court house to a more convenient location. London Township now had a population of over 1,100 persons and was selected by Colonel Mahlon Burwell (Col. Talbot's right hand man) as the new administrative centre<sup>4</sup>. With the growth in settlement, the Upper Canada legislature passed an Act which would allow for:

"the survey of a town plot, with four acres to be reserved for a courthouse and jail, appointing commissioners to be responsible for the erection of a courthouse and jail; and authorizing the commission to borrow £4,000 to cover the expenses of the new building"<sup>5</sup>.

There were five commissioners who unanimously elected Col. Talbot as their president on March 6<sup>th</sup>, 1826<sup>6</sup>.

By 1830, there were 40 to 50 houses clustered around the fork in the river and many more would be built after completion of the courthouse in 1831<sup>7</sup>. The arrival of a British garrison, as a result of the 1837 Rebellion, brought with it a certain level of prestige and aristocratic character to the community; the courthouse would be filled with over 200 prisoners as a result of the Rebellion. The injection of military personnel into London spurred on many social and community activities, as well as the infrastructure and economic opportunities<sup>8</sup>. By 1840, the population had climbed to over 1,700 which resulted in the designation of London as a Town.

Fifteen years later, the population of London had climbed to 12,000 and in 1855 London gained City status. Part of the rise in population was a result of many land speculators subdividing their property to the north and selling smaller lots for residential use at a great profit; by 1855 most of the properties on the east side of the Thames river had been sold<sup>9</sup>. Additionally, key civic and institutional development had transpired in the previous decades. This included the increase in manufacturing goods (such as Leonard and McClary agricultural tools, the Carling

<sup>2</sup> Tausky, N., & L. DiStefano. 1986. Pg. 10

<sup>3</sup> Tausky, N., & L. DiStefano. 1986. Pg. 10

<sup>4</sup> City of London Website. *Founding of the Forest City*. Accessed May 2017, from, <https://www.london.ca/About-London/london-history/Pages/Overview.aspx>

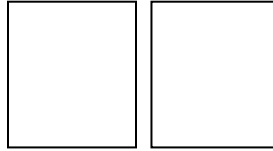
<sup>5</sup> Tausky, N., & L. DiStefano. 1986. Pg. 10

<sup>6</sup> Minutes of meeting held by the London Court House commissioner. Part of the Regional collection as cited in, Tausky, N., & L. DiStefano, 1986. Pg. 10

<sup>7</sup> St. George-Grosvenor Heritage Conservation District Plan, Vol. II Appendix A- History. Dated Nov 24<sup>th</sup>, 2016. Pg. 10.

<sup>8</sup> St. George-Grosvenor Heritage Conservation District Plan, Vol. II Appendix A- History. Dated Nov 24<sup>th</sup>, 2016. Pg. 10.

<sup>9</sup> Abstracts and Registered Plans, Middlesex County Registry Office. As cited in St. George-Grosvenor Heritage Conservation District Plan, Vol. II Appendix A- History. Dated Nov 24<sup>th</sup>, 2016. Pg. 29.



CHER: 329 Victoria Street, London, ON

Brewery and the Labatt Brewery), the establishment of Public Works in 1841 and associated road and transportation improvements, the arrival of the railway from Hamilton (1853), and the development of large civic and residential buildings throughout the city centre<sup>10</sup>.

The first provider of transportation was the London Street Railway Company which were incorporated by Ontario Legislature on March 29<sup>th</sup>, 1873<sup>11</sup>. By 1925, both bus companies and streetcars provided services to north London connecting the residential community to the commercial centres of London<sup>12</sup>. As a result of this connection to the commercial and manufacturing centres, many residential homes were built in the north end.

In the last half of the 19<sup>th</sup> c. and early 20<sup>th</sup> c., more large scale manufacturing, civic, academic institutions and their associated buildings were erected<sup>13</sup>. Many of these early social, political, economic and institutional pillars of London continue to be present today.

With the continued growth of London's population came the ongoing expansion of boundaries and annexation of surrounding lands. One major annexation occurred in 1961 as a result of increased growth since the end of WWII. Today London is a diverse and bustling city centre in southwestern Ontario. While the northern boundary of London has grown over time, North London has retained its predominately residential character.

### 3.2 History of the Property

The property is located outside of the original 1826 survey of the town site of London. As London grew, so too did the boundaries. In 1840, a large area of land, known as London North, was annexed; the annexation extended north to Huron Street, east to Adelaide St. North, and westward to Thames River<sup>14</sup>. This was the first expansion from the original town site and many additional expansions occurred throughout the late 19<sup>th</sup> century and entire 20<sup>th</sup> century; the most recent one occurred in 1993.

<sup>10</sup> Tausky, N., & L. DiStefano. 1986 and St. George-Grosvenor Heritage Conservation District Plan, Vol. II Appendix A- History. Dated Nov 24<sup>th</sup>, 2016. Pg. 10

<sup>11</sup> C.K. Morningstar, *From Dobbin to Diesel, London Transportation Commission*, 1973, p. 7

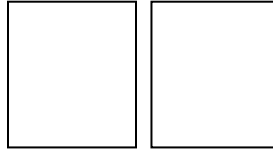
<sup>12</sup> St. George-Grosvenor Heritage Conservation District Plan, Vol. II Appendix A- History. Dated Nov 24<sup>th</sup>, 2016. Pg. 101

<sup>13</sup> City of London Website. *Founding of the Forest City*. Accessed May 2017, from,

<https://www.london.ca/About-London/london-history/Pages/Overview.aspx>

and St. George-Grosvenor Heritage Conservation District Plan, Vol. II Appendix A- History. Dated Nov 24<sup>th</sup>, 2016.

<sup>14</sup> City of London. 2012. Annexations: City of London. 1826-1993.



## CHER: 329 Victoria Street, London, ON

The property is located in London North (known as Old North London), which was part of Simcoe's original Crown Reserves. The area was surveyed between 1838 and 1840 which was referred to as the "New Survey". In the mid to late 19<sup>th</sup> century, Old North, became a desirable residential community as many mansions and prominent Londoners built their homes along Oxford Street<sup>15</sup>. When the London Street Railway extended as far north as St. James Street in 1875, London North became a sought after residential community for middle class merchants, government employees and local businessmen<sup>16</sup>.

Unlike London East, which is generally uniformed residential workers housing mixed with commercial and industrial structures<sup>17</sup>, the development of London North became almost entirely residential in nature. Subdivisions were laid out in typical grid pattern and varied in scale in response to the meandering river. The neighbourhood became characterized by a wide variety of architectural styles and building sizes which reflected the intermixture of socio-economic levels of residence

The 1872 Bird's Eye View map shows the entire land parcel- bounded by present day Victoria Street (north), Waterloo Street (east), Cheapside Street (south) and Wellington Street (west) - as cleared but completely undeveloped; the areas surrounding the block have sporadic areas of development (Figure 3).

In 1891 Provincial Land Surveyor, J.M. Moore, surveyed the block of land noted above, and laid out a plan of subdivision. The plan involved dividing the large parcel into two and creating Renwick Avenue. The plan indicates the land at the time was owned by Helen Elizabeth Conolly and Catherine Sarah Pigott; each block had five existing lots (Lot 33-37) at the time of the survey. The survey established 20 new uniform lots per block measuring 66.6 ft x 150.6 ft<sup>18</sup>, and organized in a grid like pattern. This plan would become Registered Plan 245 (E) in 1897 (Figure 4).

The 1893 map by Toronto Lithograph Inc., shows some new development along Waterloo Street, Cheapside Street and Wellington Street (Figure 5). The author of this map may have taken some liberties with the scale and placement of buildings on this map as later Fire Insurance plans suggest only two small houses were present on Waterloo Street. Nevertheless it does provide insight into the development of this area of north London. The map shows only one building on the north side of Victoria Street.

The 1912 (Revised 1915) Fire Insurance Plan shows one house, labelled as 320 Victoria Street, on the north side of Victoria Street between Wellington Street and Waterloo Street. The remainder of the block parcel shows a few brick houses have been built, however development was minimal (Figure 6).

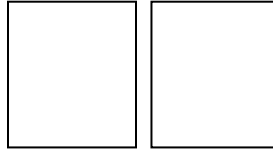
<sup>15</sup> The Architectural Conservancy of Ontario Inc. 1989.

<sup>16</sup> Ibid.

<sup>17</sup> Lutman, J. & C. Hives. 201

<sup>18</sup> The eastern half of the lots measured 150.8 ft.





CHER: 329 Victoria Street, London, ON

The 1922 Fire Insurance Plan and 1922 Aerial Photograph shows four new houses in the vicinity of 329 Victoria Street. The house on the corner of Victoria Street and Waterloo Street remains extant as does the outbuilding; the outbuilding is found directly abutting the garage on the eastern edge of the property line (Figure 7). The greatest period of growth for this area of London appears to be from WWI to WWII, and with the growth comes the increasing prestige and architectural uniqueness of the residences being built.

The 1940 Fire Insurance Plan shows that Victoria Street has been filled in with residential housing aside from one small land parcel on the corner south of Victoria Street and west of Renwick Avenue (Figure 9). Similarly, Cheapside Street, both east and west of Renwick Avenue, and the majority of Waterloo Street are now filled with residential housing. The increase of residential infill from the 1922 Fire Insurance Plan coincides with the growth of commercial and manufacturing development concentrated in the central and southern areas of London, as well as the introduction of transportation systems (bus) servicing the area.

Presently in 2017, the three properties between Waterloo Street and Renwick Avenue which front onto the south side of Victoria Street remain from the 1940 Fire Insurance Plan. All three structures have a similar set back, varying heights and architectural styles.

The first indication of a separate parcel of land for 329 Victoria is noted in the Land registry records; in 1925 the property located at 329 Victoria was sold by brothers Bernard, Henry, and David Wolf –owners of Lot 40, Reg. Plan 245 E- to Sarah Thompson.

**3.3. Property Owner History**

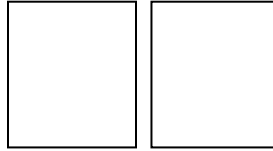
Sarah Thompson purchased the property from brothers Bernard Wolf (and wife), Henry Wolf (and wife) and David Wolf on October 25<sup>th</sup>, 1925 for \$1,500<sup>19</sup> <sup>20</sup>. At the time of purchase there was no building on the property; the 1927 assessment roll notes value the vacant lot at \$935<sup>21</sup>. Sarah Thomson sold the property to Burton Manning on October 20<sup>th</sup>, 1928. The 1930 City Directory has 329 Victoria Street listed as a “new house”<sup>22</sup>

<sup>19</sup> Land Registry Office No. 33: London. *Abstracts Index for Lot No. 39, Plan No. 245 Folio 56*. Microfilm Reel E33-C4-018

<sup>20</sup> The Land Title Abstract page is illegible in many places. Given a later property value of \$935 in the 1927 Assessment roll, it is unclear the extent of land she purchased.

<sup>21</sup> 1927. Real Property Assessment Roll of the City of London, Pg. 149.

<sup>22</sup> Vernon City of London Street Alphabetical Business and Miscellaneous Directory. Published by Vernon & Son’s Publishing, Hamilton, ON, 1930. Pg. 763.



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Burton Beynon Manning was born in Brampton to parents John and Annie Manning and spent his life working as a banker<sup>23</sup>. Burton married Emma 'Maude'<sup>24</sup> (nee Domville) on October 15<sup>th</sup>, 1913; both were 26 years old when they were wed<sup>25</sup>. Given that the couple owned the lot two years prior to a residence being built, it is likely that they were responsible for, or had some form of influence on, the design of the existing structure. Burton was well known in London as Bank Manager of the Dominion Bank of London, but was also very active in the community. Burton was a member of the Kiwanis Club, the London Club, the London Hunt and Country Club and widely known for "his interest in any welfare movement that needed his service"<sup>26</sup>. Unfortunately, Burton only lived at 329 Victoria Street for a few years; he passed away in 1933 at the age of 47 while attending service at St. John Evangelist Church (280 St. James Street)<sup>27</sup>. Maud continued to live there before selling the property to Herbert B. Beal in 1934<sup>28</sup>.

Herbert Beal was the son of Charles John Beal and Martha Shaff; Herbert was born February 4<sup>th</sup>, 1875 in London, Middlesex County, Ontario<sup>29</sup>.

Herbert Beal was known as a pioneer in the field of education; he was an advocate for modern technical and vocational educational training<sup>30</sup>. By the early twentieth century Technical training was firmly established in Europe, but had not taken root in this province until 1911 when the Ontario Legislature passed the Industrial Education Act; the act allowed for a broader scope of youth training and education<sup>31</sup>. Mr. Beal received his professional training at the Ontario Normal College in Hamilton and Columbia University, New York and in 1911 visited Vocational schools in Great Britain and United States to learn more about how they were organized<sup>32</sup>. Upon his return he was appointed by the London Board of Education to establish vocational education in London. Mr. Beal was the key figure in the opening of *The London Industrial and Art School* in 1912; the school began with evening classes only and 137 men and women were part of the initial cohort<sup>33</sup>. Noting his accomplishments, Mr. Beal's funeral card provides insight into his legacy (Figure 12). It states:

<sup>23</sup> Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Series: MS932; Reel: 252. Pg. 137.

<sup>24</sup> Birth certificate says Maud, however tombstone reads Maude.

<sup>25</sup> Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Series: MS932; Reel: 252. Pg. 137.

<sup>26</sup> St. Thomas Journal. Dec. 11<sup>th</sup>, 1933. *B.B. Manning Dies While Attending Church Service.*

<sup>27</sup> St. Thomas Journal. Dec. 11<sup>th</sup>, 1933. *B.B. Manning Dies While Attending Church Service.*

<sup>28</sup> Land Registry Office No. 33: London. *Abstracts Index for Lot No. 39, Plan No. 245 Folio 56.* Microfilm Reel E33-C4-018.

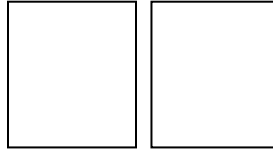
<sup>29</sup> Archives of Ontario; Series: MS929; Reel: 20

<sup>30</sup> London Free Press, Feb 1<sup>st</sup>, 1956.

<sup>31</sup> H.B. Beal Technical and Commercial High School, Fiftieth Anniversary 1912-1962. Booklet prepared by The Reunion Committee. London Room, City of London Library.

<sup>32</sup> Information taken from a scanned copy of his Funeral Card. United Church of Canada.

<sup>33</sup> H.B. Beal Technical and Commercial High School, Fiftieth Anniversary 1912-1962. Booklet prepared by The Reunion Committee. London Room, City of London Library



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"To meet this needs, he was entrusted, in 1912, with the organization of a system of Vocational Education for the City of London. He visited the principal vocational school centres in the United States, Great Britain, and selected the Technical High school as the most suited to the Canadian situation. He planned the local Technical school building, to be centrally located on Dundas Street and visualized the completed building extending to King Street. "The London Plan" became a model for many Canadian Vocational Schools. He organized the Vocational School courses of study along combined cultural and Technical lines and inaugurated a Canadian School Guidance and Placement Department. He acted for the Dominion Government as District Director of Vocational Re-Education for returned soldiers of the First [World] War." <sup>34</sup>

His influence in education is reflected in the success and longevity of the H.B. Beal Technical and Commercial School (now H. B. Beal Secondary School, 525 Dundas Street), located in London, Ontario. The concept of vocational teaching and education is now widespread throughout the province.

Herbert married Agnes Winnifred (nee Stewart) in 1922; at the time of their union, Herbert (47 years old) was a principal and Agnes (37) was working as a teacher<sup>35</sup>. The couple were original staff members of the "London Industrial and Art School". Herbert and Agnes Beal moved to 329 Victoria Street upon his retirement and lived there from 1934 until his death in 1956. Agnes continued to reside at the residence until her death in 1962; both Herbert and Agnes are buried at Mount Pleasant Cemetery in London. Executors for Agnes sold the property in 1962 to George E. Lovatt<sup>36</sup>.

Full history of owners associated with the property are found in the table below:

October 25th, 1925	Bernard Wolf, Henry Wolf and David Wolfe sells the vacant lot to Sarah Thompson.
October 20th, 1928	Sarah Thompson sells the property to Burton Manning.
June 1934	Maud Manning, acting as executor to Burton Manning (deceased), sell the property to Herbert Beal.

<sup>34</sup> Information taken from a scanned copy of his Funeral Card, United Church of Canada.

<sup>35</sup> Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928*; Series: MS932; Reel: 612.

<sup>36</sup> Land Registry Office No. 33: London. *Abstracts Index for Lot No. 39, Plan No. 245 Folio 56*. Microfilm Reel E33-C4-018.

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August 23 <sup>rd</sup> , 1956	The Canadian Trust Company & Agnes Beal acting as executer to Herbert Beal (deceased) transfer the property to herself only (Agnes Winnifred Beal).
May 23 <sup>rd</sup> , 1962	Executives for Agnes Beal sells the property to George E. Lovatt
March 23 <sup>rd</sup> , 1971	George E. Lovatt sells the property by Attorney to Elizabeth C. Rogers and Donald R. Fairborn (as joint tenants)
June 30 <sup>th</sup> , 1971	Elizabeth C. Rogers and Donald R. Fairborn alter ownership to just Elizabeth C. Rogers
December 4 <sup>th</sup> 1973	Elizabeth C. Rogers sell's the property to Kenneth Jackson and Dorothy his wife.
July 4 <sup>th</sup> , 1974	Kenneth Jackson and Dorothy his wife sell the property to Douglas W. Reader & Jennie B, his wife, for \$52,500.
March 31 <sup>st</sup> , 1977	Douglas W. Reader & Jennie B. Reader sell the property to Don Shaver Construction Ltd for \$72,000
July 4 <sup>th</sup> , 1977	Don Shaver Construction Ltd sell's the property to Maria Wabersich for \$77,500
August 17 <sup>th</sup> , 1984	Maria Wabersich sell's the property to Sophie Assuras
December 13 <sup>th</sup> , 1994	Sophia Assuras (deceased) with John Nicholas Assuras acting as Executor transfer's the property to Nicholas Assuras
April 9 <sup>th</sup> , 1996	The estate of Nicholas Assuras, through his executor John Nicholas Assuras, sells the property to present owners Kelley McKeating and Bruce Jones

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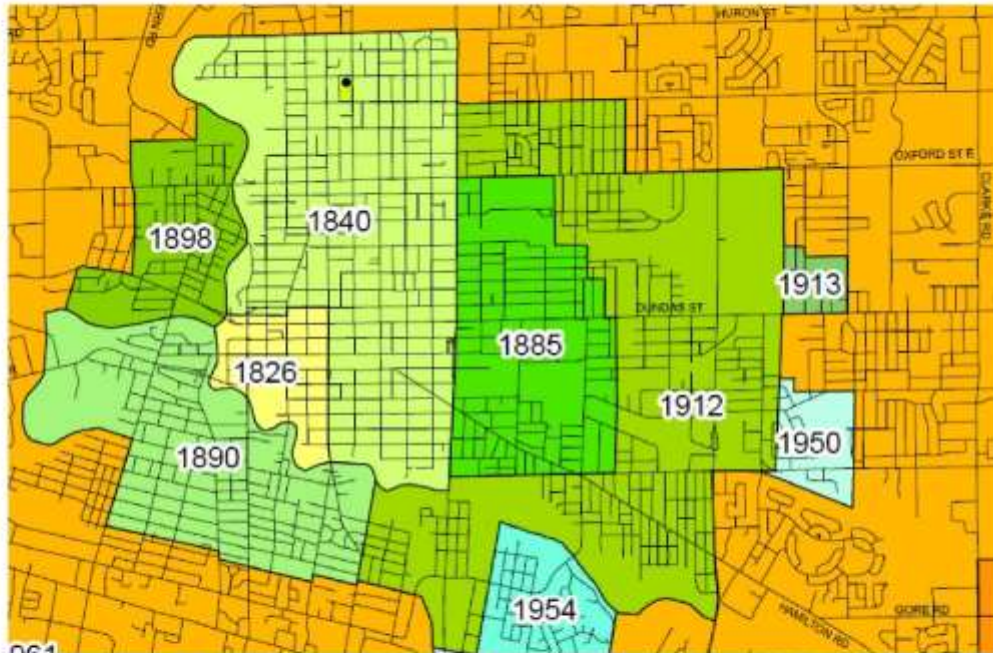


Figure 3: Annexation map of London, showing the property (highlighted yellow and marked with black dot), was part of the 1840 annexation map. The surrounding large area of land (marked with orange) was part of the 1961 annexation. (Source: City of London Development Services, 2012).

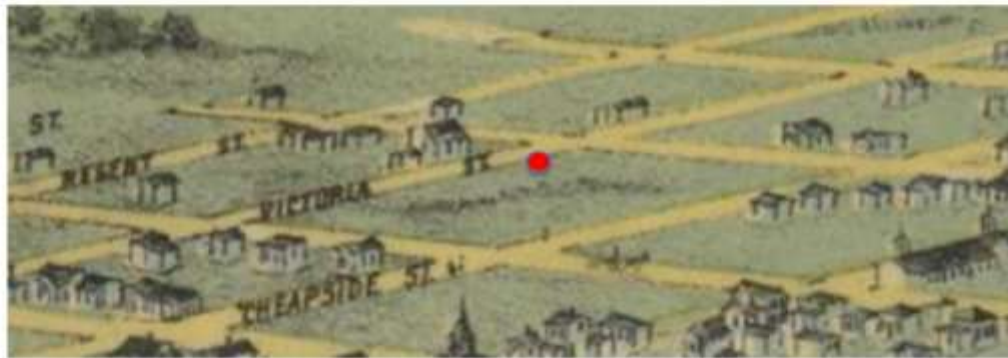
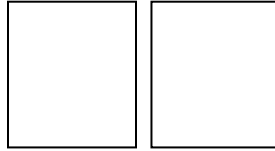
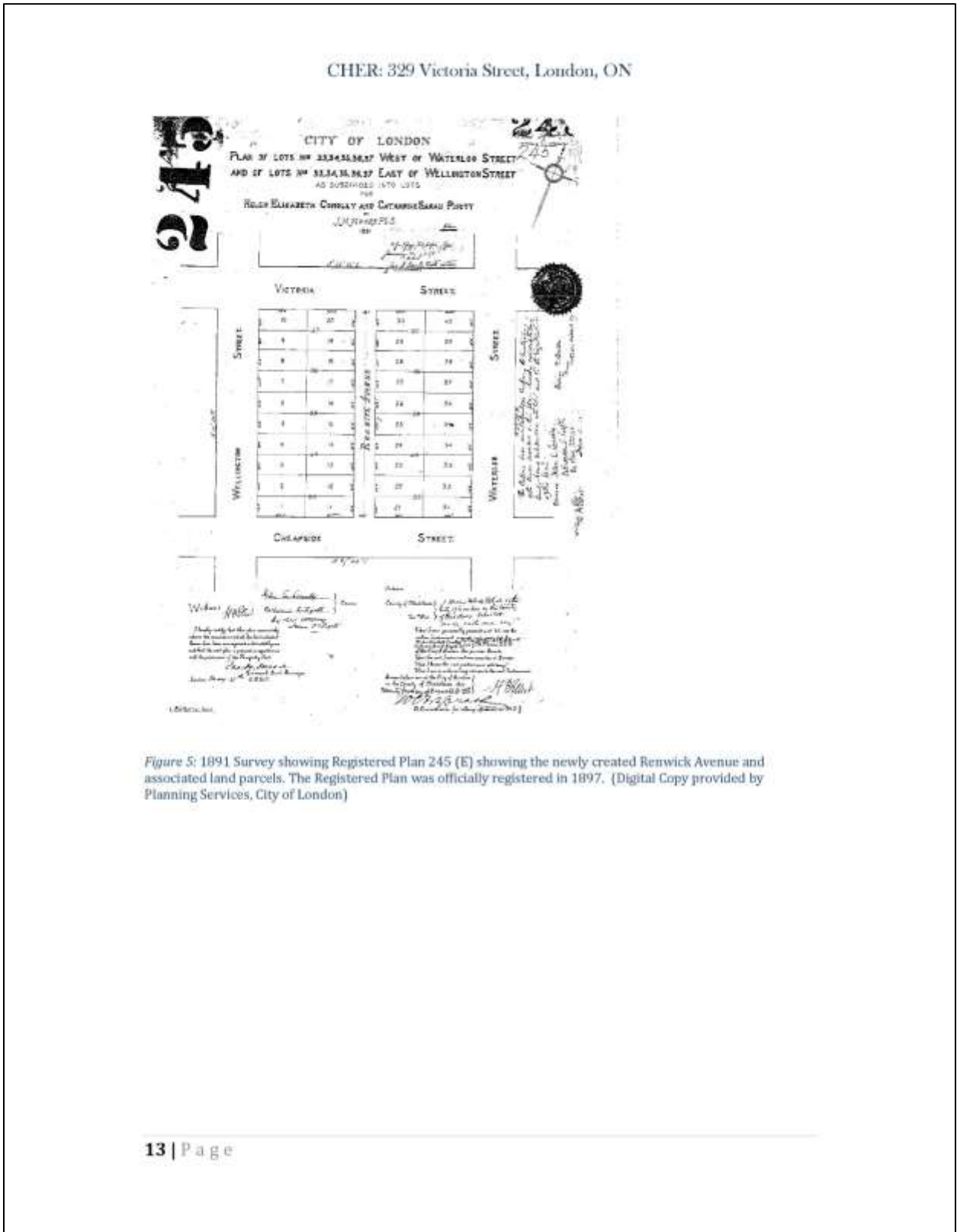


Figure 4: 1872 Bird's Eye view of London, showing the entire block cleared but without any development. The surrounding blocks have some residential buildings present. (Glover, E.S. 1872).



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K. Gonyou

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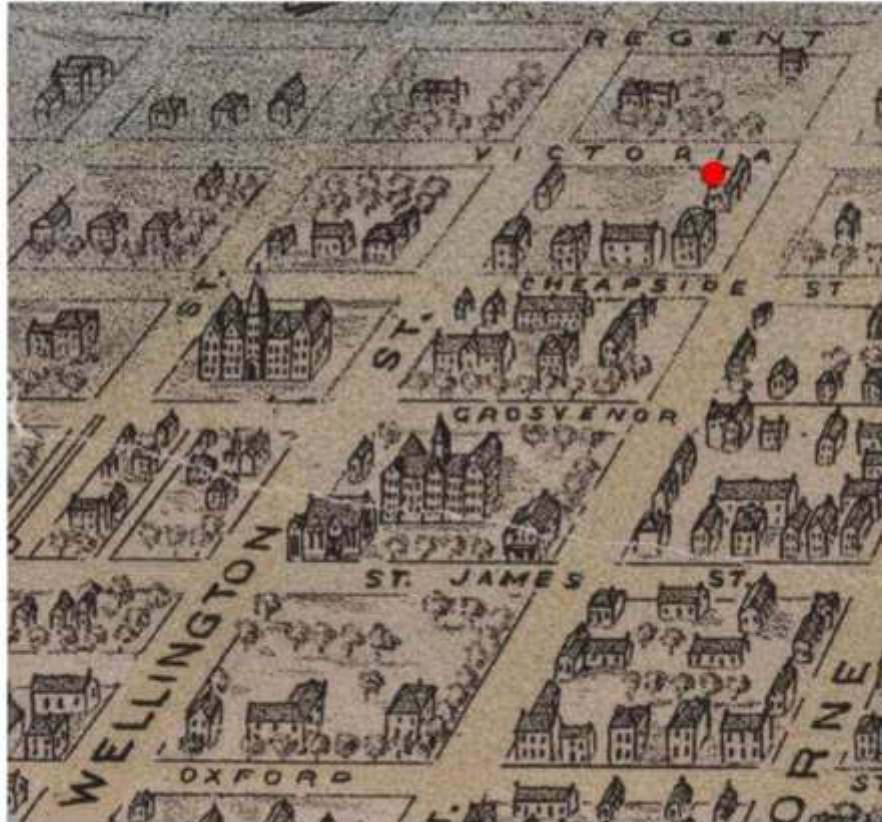


Figure 6: Hand drawn map of London, showing some development along Waterloo Street and Wellington Street and one building on the north side of Victoria- Approximate location of property identified in with red dot. (Toronto Lithographing C. 1893)

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Figure 7: 1912 Fire Insurance Plan, revised in 1915, showing the relatively undeveloped nature of Victoria Street in the early twentieth century. The red dot represents the approximate location of 329 Victoria St. (Goad, 1915)



Figure 8: 1915 Fire Insurance Plan, revised in 1922, showing modest increase in development along Victoria Street. The red dot represents the approximate location of 329 Victoria St. (Goad, 1922)



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Figure 9: Aerial Photograph from 1922, showing the modest development of Victoria Street. The red dot represents the approximate location of 329 Victoria St (Department of Lands and Forest, 1922).

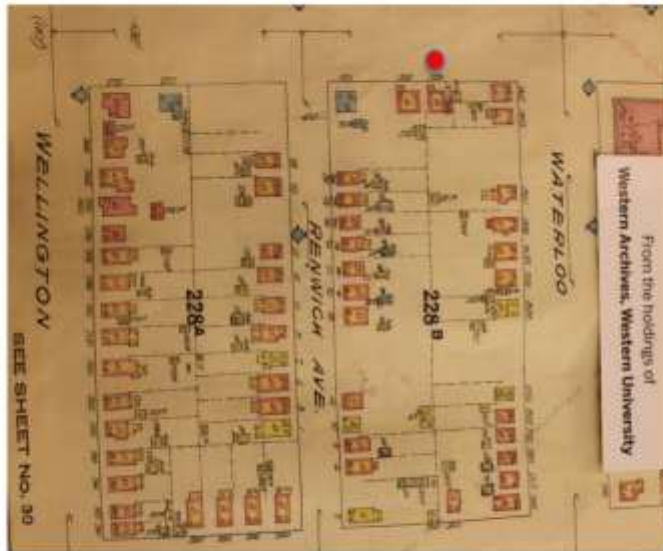


Figure 10: Fire Insurance Plan 1912, Revised 1940 showing a heavily developed residential neighbourhood. The red dot represents the approximate location of 329 Victoria St (Western Archives, Western University)



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Figure 11: Herbert Benson Beal (Image copied from the article in The London Free Press, 2012)



HERBERT BENSON BEAL

Herbert Benson Beal, Principal Director of Technical and Commercial High School, was born in London, Ontario, Canada, on February 4th, 1875.

He received his education in the local schools and his professional training at the Colgate Normal College, Hamilton, and Columbia University, New York.

Early in his teaching career, he recognized the lack in the Canadian school system of courses suited to the needs of the large number of students who were leaving school with little preparation for life. To meet this need, he was entrusted, in 1913, with the organization of a system of Vocational Education for the City of London. He visited the principal vocational school centres in the United States and Great Britain, and selected the Technical High School as most suited to the Canadian situation. He planned the local Technical School building, to be centrally located on Dundas Street and situated on the completed building adjoining to King Street. "The London Plan" became a model for many Canadian Vocational Schools. He organized the Vocational School courses of study along vocational, cultural and Technical lines and incorporated a Canadian School Guidance and Placement Department. He acted for the Dominion Government as District Director of Vocational Education for returned soldiers of the first World War. He retired as Principal Emeritus in 1936, on account of failing health. It was then decided that the school which he organized should bear his name.

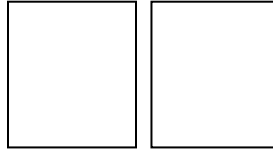
Married: Agnes W. Stewart of Toronto.

Clubs: Honorary Member of Rotary Club; Charter Member of Canadian Club; Life Member of Toronto Lodge, A.F. S.A.M.

Recreations: During his active life he was an avid fisherman, a keen golfer at the London Hunt and Country Club, and was active in local public affairs.

A member of the United Church of Canada.

Figure 12: Scanned copy of Herbert Beal funeral card. (London Room, City of London Library)



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#### 4. Existing Conditions

##### 4.1 Architectural Features- Exterior Description of 329 Victoria Street

The key heritage resource is a detached one-and-a-half storey residential brick structure built between 1928-1930; it was occupied by 1930. There is a one-storey garage attached on the east elevation; the garage appears to be of the same vintage as the key resource. There is a newer one storey detached shed located at the rear of the property which will not be included as part of this report.

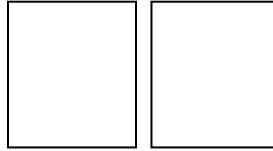
The key resource follows a modest L-shaped plan with long façade. The key resource sits upon a concrete foundation and the exterior is a rug style brick veneer in textured multicolored brick, in a running bond pattern. The basement is approximately 60% crawlspace and 40% full-height basement. The full basement has three windows (one at rear and two at front façade) and is located under the central portion of the structure; the crawlspaces are on the east and west sides.

The key heritage resource has a shingled hipped roof with overhanging eaves, molded soffit and simple decorative frieze. There is a gable peak on the western side of the façade that has return eaves. Inside the gable peak is a decorative half round window with a brick header voussoir, decorative trim with wooden keystone motif and lug sills. Below the gable window a small hipped roof covers the main floor double window; the overhanging roof has a wooden cover soffit and decorative wooden dentils.

The east and west elevations have matching hipped dormers with overhanging eaves, wooden soffits and square window openings. Inside the dormers are paired 6-over-3 windows, which share the window opening and give the illusion of a 12-over-6 windows. The exterior of the dormers are covered with horizontal vinyl siding.

The façade windows are all original double hung, 4-over-1, wooden windows with rectangular openings; they are paired on the western corner of the facade. The current owners added the wooden storm windows c. 2009 which replaced a set of c.1970 aluminum ones. The c. 2009 storm window design was influenced by the original storm windows found on neighbouring properties. Each window has the original wooden shutter, which still open and close with original hardware. The bottom 2/3 of the shutter are a louvered design (they do not move) and the top portion is a solid piece. The windows have molded trim and plain slip sills made with concrete. The molded trim is place over top of the brick.

One of the most prominent features of the façade is the large stone chimney, which is centrally located on the front façade. The exterior chimney is made of broken course stone and follows an asymmetrical vertical line; a pair of chimney vents is found at the top. The stone chimney cuts into the roofline in the center of a small



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gable peak; the brick is cut to sit against the stone. Research carried out by the current owners have led them to believe that the interior fireplace may be approximately 40 to 50 years older than the home as the materials and aesthetic are comparable to fireplaces found at Growing Chef's (460 King Street) which date to 1872<sup>37</sup>. The fireplace is made of marble stone and is topped with a decorative lions head.

The main entrance is recessed in an arched umbrage the eastern corner of the façade. Concrete steps and wrought iron railings lead up to an open porch with arched openings, made from brick. The single front door is made with wood and a stained glass rectangular transom is present; the stain glass is opaque white with modest metal detailing. There is a newer additional clear rectangular transom with decorative wood trim present on the outer layer of the doorway. The northern and eastern arches have decorative brick voussoirs and the arcade is framed with a raised brick motif. The porch has a terra cotta tile floor finish.

The western elevation has two types of windows and a single door. The first window follows the style of the façade. The other window opening is square with a pair of rectangular windows, which are double hung, 4-over-1, and also made from wood. The opening has molded trim and a plain slip sill. There are no shutters on this window. There is a shed style awning over the doorway, however there are no stairs to access the door; the door is no longer functional.

The rear elevation (south) has been modified. A large dormer has been added to the upper level, which has been built out from the large rear gable peak in the roof. The new dormer has a hipped roofline with overhanging eaves and vinyl soffits. There is a large window in the dormer on the south side, and smaller windows on the east and west sides; the exterior is clad in vinyl siding. On the main floor, a bay window has also been added as well as deep-set double door openings, which provide access to the interior. The eavestrough are new galvanized steel (2007). There are three additional windows on the rear elevation. A small square window (with frosted glass) and two large rectangular openings; all three are double hung, 4 over 1, wooden windows with decorative trim and plain slip sill.

There are two windows on the eastern elevation; one has a square opening and the other has a rectangular opening. Both are original double hung wooden, 4 over 1 windows with molded wooden trim and a plain concrete slip sill.

Attached to the eastern elevation is the one storey brick garage. The garage has a flat roof with parapet (appear to be raised two bricks in height). The wooden garage door is mostly original, (some pieces of rotten wood on the lower half were replaced

<sup>37</sup> According to the present owners additional properties which have a comparable marble fireplace include: 610 Princess Street, 784 Richmond Street, 149 Wortley Road (currently the Old South Village Pub, formerly Copperfield's), and 361 Dundas Street (currently the Morrissey House).

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in 2003). It continues to be operated by a weighted pulley system. There are decorative brick flourishes on the corners at the roofline.

### 5. Heritage Evaluation of 329 Victoria Street

In order to be eligible for designation under Part IV of the OHA, the property must meet at least one of the nine criteria of O. Reg. 9/06.

The table below was utilized to evaluate the individual cultural heritage value or interest of 329 Victoria Street.

<b>Evaluation of Cultural Heritage Value or Interest</b>		Prepared By: Amy Barnes	
		Date: May 2017	
Municipal Address:	329 Victoria St.	Resource Name:	
Date of Construction:	c.1930	Original Owner:	Burton Manning
Legal Description:	Plan 245 Pt. Lots 39, 40 W/E Waterloo 020310003000000 55.5' x 106.5'		
Roll:	020310003000000		
Photograph:			
<b>Criteria for Determining Cultural Heritage Value or Interest</b>			
	Yes	No	
Physical/Design Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Historical/Associative Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Contextual Value	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A property may be designated under Section 29 of the <i>Ontario Heritage Act</i> if it meets one or more of the above criteria. <i>Ontario Heritage Act</i> Regulation 9/06.			

<b>Physical/Design Values</b>		
Architecture	Yes	No
Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The key resource is a representative example of an interwar house that reflects the growth and development of north London (Old North). Its style and finishes		

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are reflective of the wide variety of architectural styles found in the community in which it is built. The residential home was built c.1930.

The placement of the large stone chimney at the central portion of the façade is an uncommon physical feature. Additionally the wooden window trim is placed over top of the brick which is not a common.

<b>Craftsmanship/Artistic Merit</b> Does the property display a high degree of craftsmanship or artistic merit?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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The property does not display a high degree of craftsmanship or artistic merit.

<b>Technical/Scientific Merit</b> Does the property demonstrate a high degree of technical or scientific achievement?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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The property does not display a high degree of technical or scientific achievement.

**Historical/Associative Values**

<b>Historical Associations</b> Does the property have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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The property has an association with Herbert Benson Beal who played a significant role in the development of educational programming in London, Ontario. Herbert Beal was the principal at Colborne Street Public School from 1912-1935. It was renamed H.B .Beal Secondary school upon his retirement in 1935. H.B. Beal was an outspoken advocate for the importance of the inclusion of vocational and technical learning, in addition to standard academic teachings. Herbert Beal moved to 329 Victoria Street upon his retirement in 1934, residing there until his death in 1956.

<b>Community History</b> Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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No evidence was discovered to suggest such a potential.

<b>Representative Work</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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K. Gonyou

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Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community?		
The property not known to demonstrate or reflect the work, or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		

Contextual Value		
Community Character Is the property important in defining, maintaining, or supporting the character of the area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The property is important in supporting the variety of architectural styles London North. The remaining refined, but modest, design features and the individuality of the property helps contribute to the residential character of the neighbourhood and is representative of a time period of residential growth in north London (Old North).  The property works to support the visually cohesive nature of the streetscape and reinforces the residential character of the area		
Context Is the property physically, functionally, visually, or historically linked to its surroundings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property is not physically, functionally, visually or historically linked to its surroundings in a significant way.		
Landmark Is the property a landmark?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property is not considered to be a landmark.		

**5.1 Summary of Evaluation**

The property meets the criteria as outlined by Ontario Regulation 9/06 and may be considered for designation under Part IV of the Ontario Heritage Act.

**6. Statement of Cultural Heritage Value or Interest**

**Description of Property**

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329 Victoria Street is located in a residential neighbourhood on the south side of the street. Waterloo Street is located to the east, Renwick Avenue to the west and Cheapside Street runs parallel to Victoria Street on the most southern end of the block. Contextually the residential block works to forms part of a large areas of London, known as Old North.

The property is located outside of the original 1826 survey of the town site of London. As London grew, so too did the boundaries. In 1840, Old London, was annexed; the annexation extended north to Huron Street, east to Adelaide Street, and west to the Thames River.

Victoria Street is a wide, two-way street, which runs in an east-west direction from the Thames River to Boulee Street; lighting, curbs, sidewalks and mature trees are present throughout the streetscape. The property has a rectangular lot and is evenly set back from the neighbouring houses. The property includes a detached one-and-a-half storey brick residential building, with a one storey attached brick garage. The property was built between 1928-1930. A paved driveway is located on the east edge of the property line.

**Statement of Cultural Heritage Value or Interest:**

The property located at 329 Victoria Street, London, Ontario is of significant cultural heritage value because of its physical or design value, its historical value, and its contextual value.

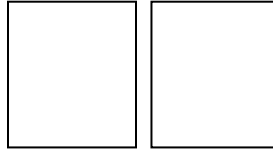
The built features of the property consists of a one-and-half storey, brick residential structure with attached one story brick garage. Built between 1929-1930, the house was originally occupied by local banker Burton Manning. It was subsequently purchased by the prominent educator Herbert B. Beal who played a significant role in the development of vocational educational curriculum within London. H. B. Beal and his wife, Agnes, moved to this property upon his retirement.

The key resource has a combination of architectural features and design elements than make it unique while still contributing to the character of Old North. These are best represented in the prominent stone chimney and arched umbrage front entrance way. The remaining refined, but modest, design features and the individuality of the property helps contribute to the residential character of the neighbourhood and is representative of a time period of residential growth in north London.

**Heritage Attributes**

The heritage attributes which support or contribute to the cultural heritage value or interest of 329 Victoria Street include:





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- The one and half storey residential building with attached one storey brick garage;
- The setback of the house from the street
- The varied roofline and overall massing of the building
- The hipped roof with overhanging eaves, molded wooden soffit and simple decorative frieze;
- The small hipped roof which covers the main floor double window; the overhanging roof has a wooden cover soffit and decorative wooden dentils
- The gable peak and decorative half round wood window with a brick header voussoir found in the gable peak;
- Awning with brackets above the windows in the western bay of the building;
- The large stone chimney located centrally on the façade;
- All original double hung, 4-over-1, wooden windows with rectangular openings, decorative wooden trim on the façade;
- The two original double hung, wooden, 6-over-3, dormer windows found on the east and west elevation;
- The original wooden shutters which are two thirds louvered and solid panel on top and hardware;
- The arched style entrance, with raised brick motif
- The wrought iron railing and terra cotta tile located at entranceway; and
- The single wooden front entrance door with rectangular transom with white decorative stain glass pane.

## 7. Recommendations

The property at 329 Victoria Street was evaluated using the criteria of O. Reg. 9/06 which found the property to be a significant cultural heritage resource that merits designation under Part IV of the *Ontario Heritage Act*.

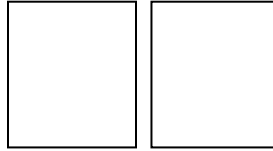
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CHER: 329 Victoria Street, London, ON

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CHER: 329 Victoria Street, London, ON

### Appendix A: Photographic Documentation



*Figure 13: View of Victoria Street facing west. The intersection of Victoria St. and Renwick Ave. is located in the right bottom corner (A. Barnes, 2017).*



*Figure 14: View of Victoria Street facing east. The photo taken from north side of Victoria Street where it meets Waterloo Street (A. Barnes, 2017).*

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CHER: 329 Victoria Street, London, ON



*Figure 15: View of the north side of Victoria Street. Photo taken from 329 Victoria St (A. Barnes, 2017).*



*Figure 16: Western elevation of the property, showing the proximity of the driveway and shed of the adjacent property (white building on the left) (A. Barnes, 2017).*

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K. Gonyou

CHER: 329 Victoria Street, London, ON



Figure 17: Front façade of 329 Victoria Street (A. Barnes, 2017).



Figure 18: Detail of the stone chimney. Note the cut in the roofline (A. Barnes, 2017).

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K. Gonyou

CHER: 329 Victoria Street, London, ON



Figure 19: Details of the double hung, 4 over 1, wooden windows and wooden shutters. The storm windows are newer (A. Barnes, 2017).



Figure 20: Rear of the property (south elevation). Note the upper level addition (A. Barnes, 2017).

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K. Gonyou

CHER: 329 Victoria Street, London, ON



Figure 21: Eastern elevation of the property showing the side dormers and the proximity to the adjacent property (A. Barnes, 2017).



Figure 22: One storey brick garage with wooden door. The garage is attached directly to the western elevation (A. Barnes, 2017).



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CHER: 329 Victoria Street, London, ON



*Figure 23: Western view of the open front porch showing the raised brick motif found along both arcade arches of the porch (A. Barnes, 2017).*



*Figure 24: View of the front entrance arches. Also note the overhanging eaves with molded soffit and plain frieze (A. Barnes, 2017).*

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CHER: 329 Victoria Street, London, ON



Figure 25: View of front doorway showing the original wooden door and rectangular stain glass transom (A. Barnes, 2017).



Figure 26: The marble fireplace with lion's head (A. Barnes, 2017)



CHER: 329 Victoria Street, London, ON

**Appendix B: Authors Qualifications**

**Amy Barnes M.A. CAHP**

**Amy Barnes Consulting**

57 Tannery St. West, Cambridge, ON | amybarnesconsulting@gmail.com |226-338-2339

Amy Barnes is a Heritage Consultant with more than eight years' experience working on heritage and cultural projects all over Ontario. Ms. Barnes obtained her M.A. in Heritage Conservation from the Carleton University School of Canadian Studies in 2011. The focus of her graduate research was on municipal cultural planning, with a focus on heritage related planning and policy issues. The program included both a theoretical knowledge base, practical skill set, and two internships with prominent heritage institutions. Ms. Barnes has undertaken a variety of heritage projects including heritage impact assessments, social and online media communication, heritage inventories, heritage management plans, public engagement and extensive historical research and documentation. Ms. Barnes also has experience working with local councils, city staff, community groups and interested members of the public. Ms. Barnes has knowledge and experience in heritage policies, planning, research, collections management, database creation and management, public engagement and community development. Ms. Barnes is a member of the Canadian Association of Heritage Professionals.

**EDUCATION**

2011 M.A. Canadian Studies: Heritage Conservation, Carleton University  
 2006 B.A. Psychology and Canadian Studies (High Honours), Carleton University

**ADDITIONAL TRAINING**

Window Panes: Heritage Window Workshop by Craig Sims and David J White,  
 Terra Cotta, Stone Repair and Historic Mortars Course, presented by Edison Coatings Inc. & MGC Heritage Masonry Inc.  
 FHBRO Course: Heritage Obligations under the Treasury Board Policy on Management of Real Property

**EMPLOYMENT**

LHC Inc. 2017-ongoing.  
 Amy Barnes Consulting 2012-2016

**INTERSHIPS**

City of Kingston- Heritage Planning Department and Heritage Canada Foundation-  
 Communication Department

**PROJECT EXPERIENCE**

2016: **Various Locations** (Ayr, Toronto, Cambridge, Niagara-on-the-lake, Aurora)  
Heritage Consultant

- Evaluation of property as part of a Cultural Heritage Resource Impact Assessment and/or a Cultural Heritage Evaluation Report

2015: **City of Guelph**  
Heritage Consultant

- Evaluation of property for City of Guelph as part of a Cultural Heritage Resource Impact Assessment.

2016: **Town of Oakville (Ongoing)**  
Heritage Consultant

- Screening Phase I of the Cultural Heritage Landscape Implementation Strategy
- Phase II Cultural Heritage Evaluation

2015: **City of Pickering (Ongoing)**  
Heritage Consultant

- Evaluation of ten properties against Ont. Reg 9/06 located in the Seaton Neighborhood.



CHER: 329 Victoria Street, London, ON

**2015: Coastal Land Development  
Heritage Consultant**

- Evaluation of a property for City of Hamilton as part of a Cultural Heritage Impact Assessment.

**2014/15: City of Ottawa, Museum and  
Heritage Programs  
Heritage Consultant**

- Production of French and English Podcast and accompanying YouTube video about the history of the LeBreton Flats, Ottawa.

**2014: City of Cambridge  
Heritage Consultant**

- Screen and evaluate 75 properties against O. Reg 9/06 as part of a Heritage Registry Project.
- Research, evaluation and preparation of statements of cultural heritage value.

**2014: C@ Partners Inc.  
Heritage Consultant**

- Evaluation of a property for City of Toronto as part of a Heritage Impact Assessment.

**2013: Township of Rideau Lakes  
Heritage Consultant**

- Researched, designed and created a searchable digital database in Microsoft Access to house information on local heritage resources, as well as any associated audio and visual resources.

**2011: Virtual Museums Canada  
Historical Researcher and Content  
Developer**

- Created an online virtual exhibit called *Heritage Passages* currently available on the Virtual Museums Canada website. Responsible for extensive historical research and record management, internal coordination for the Archives and Research Team, creative design, narrative and content development.

**2010: Municipality of North Grenville  
Junior Heritage Planner**

- Responsible for historical research, public consultation planning, public engagement and community development projects. Worked closely with heritage committees, Council and planning staff in accordance to Ontario Heritage Act, Official Plans and other guiding policies.

**PRESENTATIONS AND PUBLICATIONS**

Presenter at the Ontario Heritage Conference, Kingston, Ontario (2012) and Niagara on the Lake (2015)

Author of article on Alice King Sculthorpe for ACORN Newsletter, Ontario (2013)

ICOMOS Canada Design Charette Adaptive Re-use of Building 50, Ottawa, Ontario (2011)

Burritt's Rapids Heritage Conservation District Study, Burritt's Rapids, Ontario (2010).

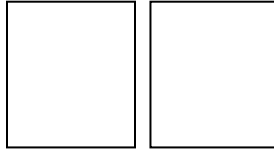
**VOLUNTEER EXPERIENCE**

City of Cambridge Municipal Heritage Advisory Committee Member (2013-ongoing)

Waterloo Region Generations project (2012- ongoing)

Facilitator - ACO workshop at Ontario Heritage Conference (2012)

Planning Coordinator for the Carleton University Heritage Symposium (2010 & 2011)



K. Gonyou

**APPENDIX D: Statement of Cultural Heritage Value or Interest – 329 Victoria Street**

**Legal Description**

**Description of Property**

329 Victoria Street is located in a residential neighbourhood on the south side of the street. Waterloo Street is located to the east, Renwick Avenue to the west and Cheapside Street runs parallel to Victoria Street on the most southern end of the block. Contextually the residential block works to forms part of a large area of London, known as Old North.

The property is located outside of the original 1826 survey of the town site of London. As London grew, so too did the boundaries. In 1840, Old London, was annexed; the annexation extended north to Huron Street, east to Adelaide Street, and west to the Thames River.

Victoria Street is a wide, two-way street, which runs in an east-west direction from the Thames River to Boulee Street; lighting, curbs, sidewalks and mature trees are present throughout the streetscape. The property has a rectangular lot and is evenly set back from the neighbouring houses. The property includes a detached one-and-a-half storey brick residential building, with a one storey attached brick garage. The property was built between 1928-1930. A paved driveway is located on the east edge of the property line.

**Statement of Cultural Heritage Value or Interest**

The property located at 329 Victoria Street, London, Ontario is of significant cultural heritage value because of its physical or design value, its historical value, and its contextual value.

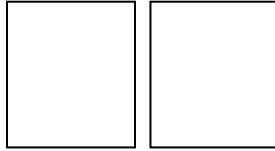
The built features of the property consists of a one-and-half storey, brick residential structure with attached one story brick garage. Built between 1929-1930, the house was originally occupied by local banker Burton Manning. It was subsequently purchased by the prominent educator Herbert B. Beal who played a significant role in the development of vocational educational curriculum within London. H. B. Beal and his wife, Agnes, moved to this property upon his retirement.

The key resource has a combination of architectural features and design elements that make it unique while still contributing to the character of Old North. These are best represented in the prominent stone chimney and arched umbrage front entrance way. The remaining refined, but modest, design features and the individuality of the property helps contribute to the residential character of the neighbourhood and is representative of a time period of residential growth in north London.

**Heritage Attributes**

The heritage attributes which support or contribute to the cultural heritage value or interest of 329 Victoria Street include:

- The one and half storey residential building with attached one storey brick garage;
- The setback of the house from the street
- The varied roofline and overall massing of the building
- The hipped roof with overhanging eaves, molded wooden soffit and simple decorative frieze;
- The small hipped roof which covers the main floor double window; the overhanging roof has a wooden cover soffit and decorative wooden dentils
- The gable peak and decorative half round wood window with a brick header voussoir found in the gable peak;



**K. Gonyou**

- Awning with modillions above the windows in the western bay of the building;
- The large stone chimney located centrally on the façade;
- All original double hung, 4-over-1, wooden windows with rectangular openings, decorative wooden trim on the façade;
- The two original double hung, wooden, 6-over-3, dormer windows found on the east and west elevation;
- The original wooden shutters which are two thirds louvered and solid panel on top and hardware;
- The arched style entrance, with raised brick motif
- The wrought iron railing and terra cotta tile located at entranceway; and
- The single wooden front entrance door with rectangular transom with white decorative stain glass pane.

Two empty rectangular boxes for agenda item and page numbers.

K. Gonyou

APPENDIX E – Heritage Attributes – 329 Victoria Street



One and a half storey residential building with attached garage



Setback from the street



Varied roofline and overall massing



Hipped roof, overhanging eaves, moulded soffit, simple frieze



Small hipped roof over the double window with soffit and modillions



Gable peak and decorative half round window with voussoir



Awning with modillions



Large stone chimney



All original 4-over-1 wood windows and trim



Original 6-over-3 dormer windows



Original wood shutters



Arched side entrance with raised brick motif



Wrought iron railing and terra cotta tile at entranceway



Single wooden front door and transom



# Request for Designation 329 Victoria Street

London Advisory Committee on Heritage  
Wednesday August 9, 2017

london.ca



# Property Location 329 Victoria Street



# Heritage Status 329 Victoria Street



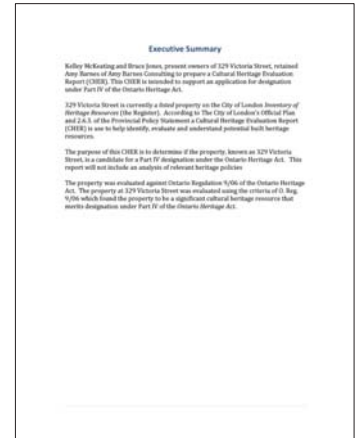
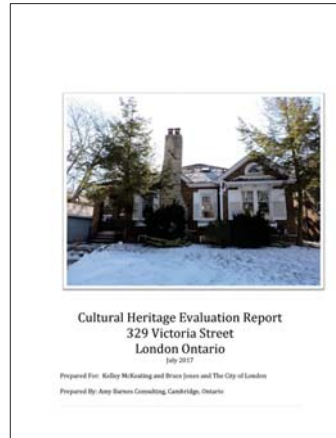
- Built 1928-1930
- Listed since 1991
- Priority 3
- No known architect

### Occupants

- 1930-1934: Burton & Maud Manning
- 1934-1956: Herbert B. & Agnes Beal



# Cultural Heritage Evaluation Report: 329 Victoria Street



# Evaluation 329 Victoria Street

Physical/Design Values		
<b>Architecture</b> Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The key resource is a representative example of an interwar house that reflects the growth and development of north London (Old North). Its style and finishes are reflective of the wide variety of architectural styles found in the community in which it is built. The residential home was built c.1930.		
The placement of the large stone chimney at the central portion of the façade is an uncommon physical feature. Additionally the wooden window trim is placed over top of the brick which is not a common.		
<b>Craftsmanship/Artistic Merit</b> Does the property display a high degree of craftsmanship or artistic merit?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property does not display a high degree of craftsmanship or artistic merit.		
<b>Technical/Scientific Merit</b> Does the property demonstrate a high degree of technical or scientific achievement?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property does not display a high degree of technical or scientific achievement.		



# Evaluation 329 Victoria Street

Historical/Associative Values		
<b>Historical Associations</b> Does the property have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The property has an association with Herbert Benson Beal who played a significant role in the development of educational programming in London, Ontario. Herbert Beal was the principal at Colborne Street Public School from 1912-1935. It was renamed H.B. Beal Secondary school upon his retirement in 1935. H.B. Beal was an outspoken advocate for the importance of the inclusion of vocational and technical learning, in addition to standard academic teachings. Herbert Beal moved to 329 Victoria Street upon his retirement in 1934, residing there until his death in 1956.		
<b>Community History</b> Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
No evidence was discovered to suggest such a potential.		
<b>Representative Work</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community?		
The property not known to demonstrate or reflect the work, or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		





# Historical Associations 329 Victoria Street



Figure 12: Scanned copy of Herbert Beal funeral card. (London Room, City of London Library)



# Evaluation 329 Victoria Street

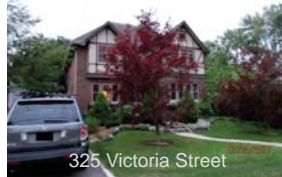
Contextual Value		
<b>Community Character</b> Is the property important in defining, maintaining, or supporting the character of the area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The property is important in supporting the variety of architectural styles London North. The remaining refined, but modest, design features and the individuality of the property helps contribute to the residential character of the neighbourhood and is representative of a time period of residential growth in north London (Old North).		
The property works to support the visually cohesive nature of the streetscape and reinforces the residential character of the area		
<b>Context</b> Is the property physically, functionally, visually, or historically linked to its surroundings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property is not physically, functionally, visually or historically linked to its surroundings in a significant way.		
<b>Landmark</b> Is the property a landmark?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property is not considered to be a landmark.		



# Comparative Analysis Old North

## Nearby Heritage Properties

- **Designated:** 325 Victoria Street
- **Listed:** 292 Victoria Street, 330 Victoria Street, 321 Victoria Street, 340 Victoria Street



# Comparative Analysis H. B. Beal

## Other homes of H. B. Beal

- 549 Waterloo Street, Waterloo Apartments, By-law No. LSP-3356-164 & West Woodfield HCD



# Conclusions 329 Victoria Street

- Property evaluated using O. Reg. 9/06
- Met criteria to merit designation
- Significant cultural heritage resource
- Statement of Cultural Heritage Value or Interest + Heritage Attributes



# Heritage Attributes 329 Victoria Street





## Staff Recommendation

“That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, this report **BE RECEIVED** and that notice **BE GIVEN** under the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council’s intent to designate the property located at 329 Victoria Street to be of cultural heritage value or interest as outlined in Appendix D of this report.”



# Request for Demolition Heritage Designated Property 723 Lorne Avenue Former Lorne Avenue PS

London Advisory Committee on Heritage  
Wednesday August 9, 2017

london.ca



# Property Location 723 Lorne Avenue

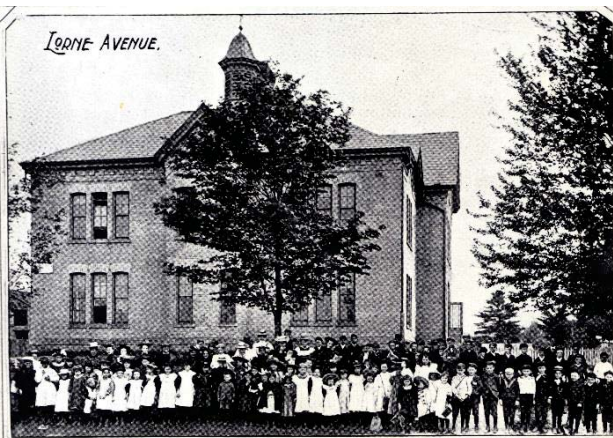
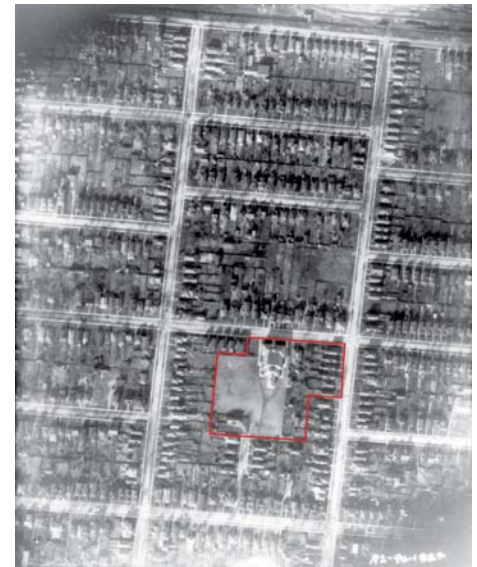


# Heritage Status 723 Lorne Avenue

- Old East HCD (2008)
- D-Rated Property
- Built 1961/1969
- Architect: Robert D. Schoales
- Previous school building on site
- Lorne Avenue PS 1875-2016



- 1922 Aerial Photograph**
- 1875: Original School (Samuel Peters, architect)
  - 1879: Two-room addition
  - 1890: Four-room addition
  - 1896: Two-room addition (Herbert E. Matthews, architect)
  - 1906-1908: Four classroom with façade alteration (William G. Murray, architect)

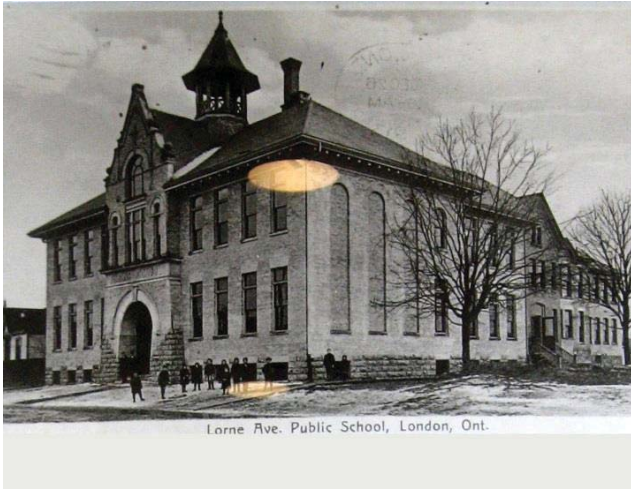


Lorne Avenue Public School in *City of London: The Pioneer Period & The London of To-Day* (1900, p.196).



- 1945 Aerial Photograph**
- 1875: Original School (Samuel Peters, architect)
  - 1879: Two-room addition
  - 1890: Four-room addition
  - 1896: Two-room addition (Herbert E. Matthews, architect)
  - 1906-1908: Four classroom with façade alteration (William G. Murray, architect)





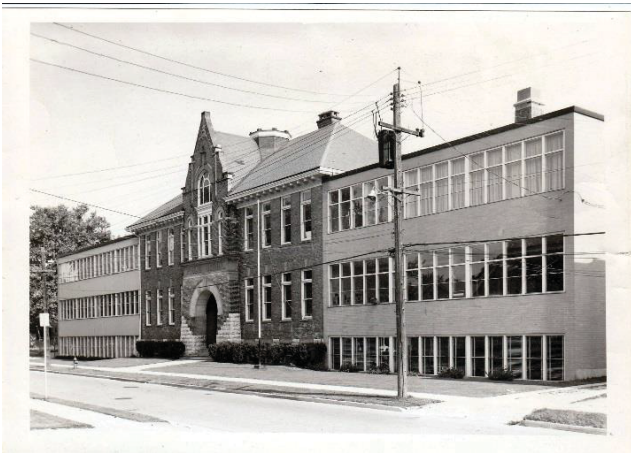
Lorne Ave. Public School, London, Ont.

Lorne Avenue Public School, circa 1930 (Courtesy Tom Baasner, via Vintage London).



### 1965 Aerial Photograph

- 1875: Original School (Samuel Peters, architect)
- 1879: Two-room addition
- 1890: Four-room addition
- 1896: Two-room addition (Herbert E. Matthews, architect)
- 1906-1908: Four classroom with façade alteration (William G. Murray, architect)
- 1952: Fifteenth classroom added
- 1956: Three-floor wing to west
- 1961: Nine-room wing to east (Robert D. Schoales, architect)



Lorne Avenue Public School (1967, attributed to Victor Aziz).

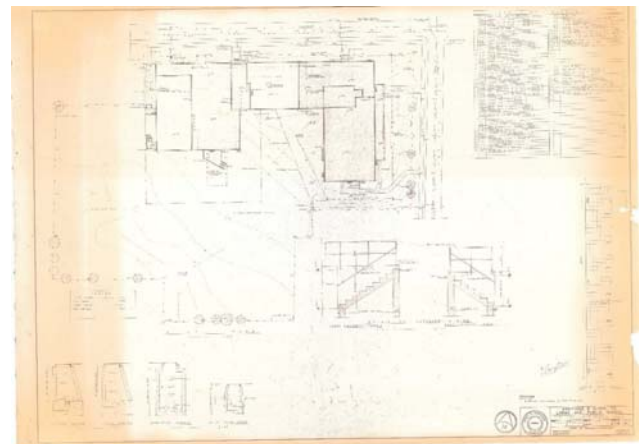


### 1969 Aerial Photograph

- 1875: Original School (Samuel Peters, architect)
- 1879: Two-room addition
- 1890: Four-room addition
- 1896: Two-room addition (Herbert E. Matthews, architect)
- 1906-1908: Four classroom with façade alteration (William G. Murray, architect)
- 1952: Fifteenth classroom added
- 1956: Three-floor wing to west
- 1961: Nine-room wing to east (Robert D. Schoales, architect)
- 1968: Houses on English Street demolished



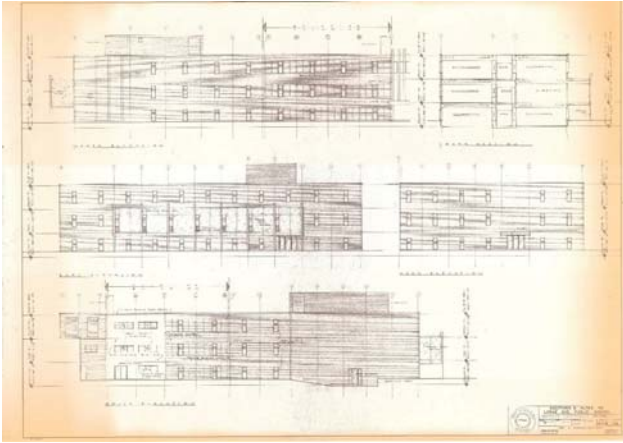
A farewell "open house" at the city's oldest public school, Lorne Avenue, was attended Thursday night by Miss Annie Nicols, 90, of 820 Queens Ave. who still lives in the same house on Queens Avenue built by her father; Victor Riddell, right, of Windsor, who also attended the school, and Lynn Riddell, Grade 7, a grandson, who says he will be sorry to see it go. Lynn's father, D. L. Riddell, 823 Dufferin Ave., was the fourth generation present for the occasion.



Sheet A1: Plot Plan, List of Drawings, Details, Additions & Alter. To Lorne Ave. Public School (February 7, 1969).



London  
CANADA



Sheet A6: Exterior Alterations Phase 1, Additions & Alter. to Lorne Ave. Public School (February 7, 1969).



London  
CANADA

### 1969 Aerial Photograph

- 1961: Nine-room wing to east (Robert D. Schoales, architect)
- 1969: New school (Robert D. Schoales, architect)



London  
CANADA

## Ontario Heritage Act

s.42(4), *Ontario Heritage Act*: within 90 days after the notice of receipt is served on the applicant, Municipal Council may give the applicant:

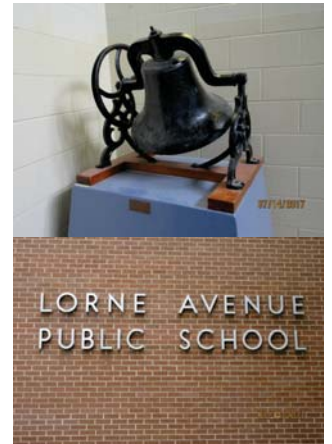
- The Permit applied for;
- Notice that Council is refusing the application for the permit; or,
- The permit applied for, with terms and conditions attached.



London  
CANADA

## Analysis

- D-Ranked Property
- Historical associations
  - Salvage:
    - School Bell
    - Aluminum Lettering
- Archaeological assessment
- Future Development
  - Old East HCD



London  
CANADA

## Staff Recommendation

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 designated property at 723 Lorne Avenue School the following actions **BE TAKEN**:

- The demolition **BE PERMITTED**; and,
- The following items identified in Appendix C of this report **BE REMOVED** from the building prior to its demolition and **BE INCORPORATED** into a future park space at the site with appropriate commemoration/interpretation:
  - The school bell; and
  - Aluminium lettering currently affixed to the north façade of the building.

## Heritage Planners' Report to LACH: August 9, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a. 234 Dundas Street (Downtown HCD): storefront
2. Updated CityMap
3. Archaeological Assessment underway at Ivey Park
4. Article: *Sarnia Observer*, "The yellow-paved history of Lambton County's butter brick buildings" [www.theobserver.ca/2017/08/04/the-yellow-paved-history-of-lambton-countys-butter-brick-buildings](http://www.theobserver.ca/2017/08/04/the-yellow-paved-history-of-lambton-countys-butter-brick-buildings)

### Upcoming Heritage Events

- Eldon House [www.eldonhouse.ca](http://www.eldonhouse.ca) (519-661-5169 for reservations)
  - Starting June 27-August 27: Summer Tea Program
- Cityscape 150: Art and Photography Contest  
[www.acolondon.ca/acoLondon/News\\_Events.html](http://www.acolondon.ca/acoLondon/News_Events.html)
- Fanshawe Agricultural Fair, August 19-20, 2017  
[www.fanshawepioneervillage.ca/events/fanshawe-agricultural-fair-3](http://www.fanshawepioneervillage.ca/events/fanshawe-agricultural-fair-3)
- Museum London walking tours on Saturdays at 10:30am and 1:00pm. \$5pp. Registration required. [www.museumlondon.ca](http://www.museumlondon.ca)
  - August 12: Monuments and Memorials
  - August 19: Canada 150
  - August 26: Forest City Modern
- Doors Open London: Saturday September 16 – Sunday September 17, 2017  
[www.londonheritage.ca/doorsopenlondon/](http://www.londonheritage.ca/doorsopenlondon/)
- Culture Days: Friday September 29 – Sunday October 1, 2017:  
[www.culturedays.ca](http://www.culturedays.ca)
- Meeting Tree at Westminster Ponds, Saturday September 30, 2017 12:00-4:00pm  
[www.findingfreedomintheforestcity.com/index.html](http://www.findingfreedomintheforestcity.com/index.html)



Heritage property plaque installed at 43 Bruce Street