

**5TH REPORT OF THE  
LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on April 11, 2012, commencing at 5:30 p.m.

PRESENT: G. Goodlet (Chair), D. Brock, J. Cushing, D. Dudek, J. Lutman, J. Manness, J. O'Neil and H. Lysynski (Secretary).

ALSO PRESENT: D. Menard.

REGRETS: C. Carrothers, M. Kerr and N. Van Sas.

**I YOUR COMMITTEE RECOMMENDS:**

Planning and  
Policy Sub-  
Committee

1. (i) That the following actions be taken with respect to the attached Planning and Policy Sub-Committee Minutes from its meeting held on February 13, 2012:
  - a) the Heritage Planner **BE DIRECTED** to continue to make amendments to the Delegation of Authority By-law;
  - b) the Manager of By-law Enforcement **BE ASKED** to attend the next meeting of the London Advisory Committee on Heritage (LACH) to provide information on property standards related to vacant heritage buildings;
  - c) the request of the Heritage Planner to provide an update on whether or not the City is able to request that site plan conditions be placed on demolition requests for listed or designated heritage buildings **BE REFERRED** back to the next Planning and Policy Sub-Committee;
  - d) the 20 year Official Plan review **BE REFERRED** back to the next Planning and Policy Sub-Committee; and,
  - e) the vacancy tax rebates for properties listed on the *Inventory of Heritage Resources* or designated properties **BE REFERRED** back to the next Planning and Policy Sub-Committee to determine what other municipalities are doing with respect to this matter; it being noted that the vacancy tax rebates relate to commercial buildings;

it being noted that the LACH heard a verbal presentation from D. Dudek, Chair, with respect to these matters.

Heritage  
Planner's  
Report

2. (2) That the following actions be taken with respect to the Heritage Planner's Report:
  - a) notice of the Municipal Council's intention to designate Meadowlily Bridge to be of cultural heritage value or interest **BE GIVEN**, for the attached, revised, reasons, under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;
  - b) notice of the Municipal Council's intention to designate the property located at 678 Talbot Street to be of cultural heritage value or interest **BE GIVEN**, for the attached reasons, under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*; it being noted that the owners of the subject property (M. Karttunen and C. Oliver) have concurred with this recommendation, with the understanding that the land to be included in the designation will be as shown on the assessment roll;
  - c) G. Goodlet and D. Menard **BE AUTHORIZED** to tour the Sherwood Forest – Orchard Park subdivision to determine the potential for the future establishment of a Heritage Conservation District;

it being noted that the Heritage Planner also advised of the following:

- d) the grants for the London Endowment Fund for Heritage were allocated and G. Goodlet, M. Kerr, T. Regnier and J. Lutman were thanked for participating;

- e) the proposed demolition of the Priority 2 property located at 72 Hamilton Road be referred to the Stewardship Sub-Committee for consideration;
- f) a jet aircraft museum is located at London International Airport where they repair and restore historically important heritage jet aircraft; and,
- g) the demolition of the Glendale Methodist Church, located at the intersection of White Oaks Road and Southdale Road, uncovered cornerstones with inscriptions and contents of a time capsule; it being noted that the contents of the time capsule were taken to Museum London; it being further noted that most of the items were not salvageable.

## II YOUR COMMITTEE REPORTS:

- |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Education Sub-Committee                                            | 3. (ii) That the London Advisory Committee on Heritage was advised by D. Menard, Heritage Planner, on behalf of the Education Sub-Committee, that he and J. O'Neil, attended the plaque unveiling at St. Peter's Seminary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Stewardship Sub-Committee                                          | 4. (iii) That the London Advisory Committee on Heritage (LACH) heard a verbal presentation from J. O'Neil, on behalf of the Stewardship Sub-Committee (SSC) and received the <u>attached</u> Minutes from the SSC meeting held on March 28, 2012. The LACH was advised of the following: <ul style="list-style-type: none"> <li>a) tree retention for the mature walnut trees on the property located at 1451 Wharncliffe Road will be part of the site plan review; and,</li> <li>b) a general discussion was held with respect to the complaints that members of the SSC are receiving when they are taking pictures of heritage houses on behalf of the LACH; it being noted that members asked the Committee Secretary to determine the potential for a letter, signed by the City Clerk, that could indicate that the members of the SSC are representing the LACH.</li> </ul> |
| Environmentally Significant Areas / Natural Heritage Sub-Committee | 5. (vi) That the London Advisory Committee on Heritage was advised by J. Cushing, on behalf of the Environmentally Significant Areas/ Natural Heritage Sub-Committee, that the Planning Department is preparing guidelines with respect to the types of trails that should be incorporated into environmentally significant areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Tempo VII Sub-Committee                                            | 6. (vii) That the London Advisory Committee on Heritage was advised by D. Menard, Heritage Planner, on behalf of the Tempo VII Sub-Committee, that he mailed a communication to Mr. Steve Plunkett about the possible display of the Tempo VII at the car show Mr. Plunkett is planning in June 2012.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Heritage Conservation District Representative                      | 7. (viii) That the London Advisory Committee on Heritage was advised by D. Menard, Heritage Planner, that the Downtown Heritage Conservation District was approved by the Municipal Council at its meeting held on April 10, 2012.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Heritage London Foundation Representative                          | 8. (ix) That the London Advisory Committee on Heritage was advised by J. Manness that the Heritage London Foundation Annual General meeting was successful.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Cultural Fair                                                      | 9. (Add) That the London Advisory Committee on Heritage was advised by J. O'Neil that he and D. Menard, Heritage Planner, attended the Cultural Fair that was held on April 3, 2012; it being noted that the Fair confirmed the influence of heritage on culture.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                    | 10. That the London Advisory Committee on Heritage received and noted the following:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4th Report of the LACH                                             | a) (1) the 4th Report of the London Advisory Committee on Heritage from its meeting held on March 14, 2012;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Wastell Developments Inc. - 493 Sunningdale Road East              | b) (3) a Notice, dated March 20, 2012, from N. McKee, Senior Planner, with respect to an application submitted by Wastell Developments Inc., relating to the property located at 493 Sunningdale Road East;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

City of London  
- Review of  
Commercial  
Zones

c) (4) a Notice, dated March 21, 2012, from C. Parker, Senior Planner, with respect to an application submitted by the City of London, relating to Commercial Zones;

City of London  
- 585-613-687  
& 604-650  
Sovereign  
Road

d) (5) a Notice, dated April 2, 2012, from C. Smith, Planner II, with respect to an application submitted by the City of London, relating to the properties located at 585-613-687 and 604-650 Sovereign Road;

Meadowlily  
Bridge  
Restoration &  
Cultural  
Heritage  
Evaluation  
Study Report

e) (6) a Municipal Council resolution adopted at its meeting held on March 20 and 21, 2012 with respect to the Meadowlily Bridge Restoration and Cultural Heritage Evaluation Study Report;

Waiving of  
Tariff Fees

f) (7) a communication, dated March 12, 2012, from B. Duclos, Heritage Outreach Consultant, Ministry of Tourism, Culture and Sport, with respect to the waiving of tariff fees at Land Registry Offices;

Amendments to  
the Official Plan

g) (8) a Notice, dated April 4, 2012, from S. Meksula, Planner, with respect to an application submitted by the City of London, relating to the possible introduction of a Telecommunications Facilities policy and guideline document in the Official Plan; and,

City of London  
- 707 and 711  
Waterloo Street

h) (9) a Notice, dated April 5, 2012, from B. Debbert, Senior Planner, with respect to an application submitted by the City of London, relating to the properties located at 707 and 711 Waterloo Street.

Next Meeting

11. That the London Advisory Committee on Heritage will hold its next meeting on May 9, 2012.

The meeting adjourned at 6:42 p.m.

①

## LACH

---

*Planning and Policy Subcommittee - April 11, 2012*

Present: Derek Dudek (chair), Jim Cushing, Greg Thompson, Don Menard

At its meeting of February 13, 2012 the Planning and Policy Subcommittee discussed the following matters for consideration by LACH:

1. Delegation of Authority By-law (re: minor alterations - Heritage Planner)

The P&P Subcommittee was advised by the City's heritage planner that a draft by-law was deferred to the March PEC meeting for circulation (Heritage Planner to provide update).

2. Property Standards By-law for Heritage Buildings

THAT the LACH discuss and make a recommendation on the following options:

- a. Request a presentation from City's By-law enforcement officer to discuss specific matters; or
- b. Forward questions to the Heritage Planner to enquire with By-law enforcement on the following specific matters:
  - i. What is the City's protocol/mandate with respect to monitoring of vacant heritage buildings for by-law enforcement issues?
  - ii. Does the City maintain an inventory of vacant designated/listed properties that can be shared with LACH?
  - iii. Is there any legal authority for the City to gain access at any time to vacant designated/listed properties to ensure by-law is followed (ie. Obtain set of keys from landowner)?

3. Demolition Permits – ability to attach conditions re: site plan approval (Section 34 (2)(a)(i.1) of the OHA)

THAT the Heritage Planner provide an update to LACH on whether the City has the authority, and/or the practice currently in place to request that a condition of site plan approval can be attached to an application for a demolition permit on listed/designated properties.

4. 20-year Official Plan review

THAT the P&P subcommittee will meet to discuss the Heritage policies currently in the Official Plan and make a future presentation to LACH on recommended changes.

5. Vacancy Tax Rebates

THAT the LACH consider whether it is within their purview or interest to explore the matter of tax rebates for vacant listed/designated properties and make a recommendation for further discussion at P&P Subcommittee.

2

## Statement of Significance – Meadowlily Bridge

### Description of Property:

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

### Statement of Cultural Heritage Interest:

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

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

### Description of Heritage Attributes:

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

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

2

RECEIVED  
CITY OF LONDON  
PLANNING DIVISION

MAR 22 2012

### Statement of Significance: 678 Talbot Street

#### Legal Description of Property

678 Talbot Street is a two and one half story buff brick residence on Plan 183, Lot 5. The residence is located on the east side of Talbot Street between Mill and John Streets.

FILE NO. DM

#### Statement of Cultural Significance

The single family, two-and-one-half story residence located at 678 Talbot St. is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural heritage value.

678 Talbot St. is one of a dwindling number of surviving houses constructed along Ridout and Talbot Streets that once comprised one of London's elite residential neighbourhoods. The initial stimulus for the residential development of the area was initiated in 1852 by a group of London's leading citizens led by industrialist Elijah Leonard, Jr. who in collaboration with Dr. Alexander Anderson, brewer John Carling, Judge John Wilson and others formed a company for the purpose of purchasing and selling 200 acres of land west of Richmond and north of John Street. Built c. 1896-97, the house at 678 Talbot Street was located across the street from the now demolished residences of Elijah Leonard, Jr. and T.H. Carling, son of John Carling. The first occupant of 678 Talbot Street was John P. Ashworth, an accountant with the Bank of Montreal. The dwelling remained a single family house until divided into lower and upper apartments in the late 1970s. In recent years, the house reverted to a single family house.

SUBSEQUENT REFERRALS  
 FOR ACTION  
 FOR INFORMATION  
 FOR REPORT  
 FILE  
 B.F.  
 OTH

#### Description of Heritage Attributes

This two-and-one-half story residence was designed in the Queen Anne style, an architectural style in which London is particularly rich. The important architectural features comprise:

##### Exterior

- high pitched gable, irregular roof with prominent decorated gable ends on the front elevation and projecting wing of the south side elevation;
- the front elevation gable end features an intricate combination of paired windows, shingling, ornate rounded brackets and sunburst designs;
- the south side elevation gable end is less spectacular in its decorative elements limiting its design features to rounded brackets and shingling; note also the rounded eaves brackets which anchor both extremes of the gable ends.
- buff brick accented by rough faced buff bricks in the form of coursing and as decorative elements in the radiating voussoirs over the windows on both stories of the front and side elevations and most prominently around the voussoirs of the first story stained glass hall porthole window on the south elevation.
- rough faced bricks also accent the voussoirs over the front door and the south side elevation door.
- the large plate glass windows on the first story of the front elevation is crowned with a floral patterned stained glass transom.

##### Interior

- first floor: the vestibule entrance features the original high baseboards, paneled hallway door and window trim with corner blocks; the inner door also retains the original frosted glass panel and clear glass transom above.
- the hallway is dominated by an extraordinary, Eastlake influenced, staircase with an elaborate newel post, base and cap, turned spindles, stringer decorations and a fan-like triangular sunburst design in the space between the spindles and the banister above; also of note in the hallway are the floral patterned stained glass porthole window and the original floor grate.
- the front parlour retains its original wooden trim and corner blocks, stained glass transom over the large plate glass front window (note the rope molding framing the transom) and bottom panel as well as the fireplace and grate; the doorway to the hallway from the parlour also retains its original trim and corner blocks.

2

- the rear parlour features a pair of double hung sash windows with the original wood trim and corner blocks still in place.
- the dining room preserves the original baseboards, door and window trim with corner blocks.
- second floor (hallway): features a continuation of the ornate Eastlake influenced staircase bannister which turns at a 90 degree angle at the landing and ascends to meet the upstairs hallway where it again turns at a 90 degree angle to continue a distance along the hallway terminating at the outer wall of the front bedroom.
- a semi-circular headed window set within a rectangular frame, which lights the staircase landing, features decorative corner blocks and two fan-like rounded corner pieces.
- original doorframes with glass transoms above.
- original floor and baseboard registers.-

**Owner(s) Affirmations**

**I (We), am(are) the owner(s) of the property located at 678 Talbot Street, London, Middlesex County, Ontario.**

Cheryl [Signature]  
(Name)

March 21 2012  
(Date)

Mike [Signature]  
(Name)

March 21 2012  
(Date)

**I (We) have reviewed the proposed statement of significance above and approve it as written.**

Cheryl [Signature]  
(Name)

Mike [Signature]  
(Name)

**I (We) consent to the application to designate this property under Section 29 (Part IV) of the Ontario Heritage Act.**

Cheryl [Signature]  
(Name)

March 21 2012  
(Date)

Mike [Signature]  
(Name)

March 21 2012  
(Date)

**(Retain one copy for your records. Please sign and return the second to the Heritage Planner, Planning Department, 206 Dundas Street, London, N6A 1G7.)**

(4)

**AGENDA**  
**STEWARDSHIP SUB-COMMITTEE**  
Wednesday, 28<sup>th</sup> March 2012  
2<sup>nd</sup> Floor, London City Hall

Notice about next meeting:

Our April meeting is delayed until Wednesday, 2<sup>nd</sup> of May. The regular May meeting for Wednesday, 3<sup>th</sup> of May is also still on.

Call to Order - 6:40 p.m.

Present: Mary, Janet, Theresa, John, Don, Cliff & Joe

Stewardship also welcomed the attendance of Gary Smith and two other members of the Friends of Meadowlilly, and the Chair wishes to thank them publically for their assistance not only with the Meadowlilly Bridge but other agenda items.

Regrets: Megan and Anne

**ITEMS**

1) Pioneer Cemeteries

Cliff reported that the plaque from the Mathers Cemetery appeared to be missing as he was driving by and he is going to follow up on foot in person.

2) Glanworth Library - Theresa

80% of the research has been completed.

3) 498 Dufferin Ave

A meeting is scheduled with the homeowners this month for initial research

4) King Street Bridge

- No Report

5) 1576 Richmond Street

- This home, originally on the inventory as a priority one was left off the inventory on a report. It is under further research by members of Stewardship

6) 1451 Wharncliffe Road

- the old Pinkham farmhouse, circa 1880s, is in extremely poor shape, and while Stewardship regrets the possible loss of another heritage home, we feel it is not worth of designation should a demolition permit be asked for.

Stewardship however is concerned that a large number of old hardwood trees, including walnut, dot the property and the value of these trees should not be ignored nor should we assume



4

that any demolition of the home automatically leads to destruction of the trees.

7) Gunn Street & Saunby Street HCD

Good weather has returned and members of Stewardship will be returning to the area to research individual properties for addition to the inventory.

8) Meadowlilly Bridge

See items below forwarded to LACH

The review of the written reasons took up the Lion's share of the meeting time, however the Chair again must express gratitude to the Friends of Meadowlilly for their invaluable assistance in this matter.

9) 203 Sherwood Avenue

Research continues on this property.

10) New Business

The issue of taking photographs of buildings and streetscapes for LACH and/or Stewardship use from public property such as sidewalks was raised. A verbal report will be given at LACH.

DEFERRED ITEMS

- 420 Fanshawe Pk. Rd. E.
- 759 Elizabeth
- 118 Windsor Cres
- 602 Princess Avenue.
- 1170 Wilton Grove Road
- 267 Hill Street, 117 and 119 Wellington Street.

ITEMS FORWARDED TO LACH

Moved by Theresa, seconded by Janet:

That the written reasons for designation of Meadowlilly Bridge, also known in the past as the Meadow Lily bridge, be forwarded to the owner (The City of London) for review and approval.

Move to adjourn: 8:07 p.m.