

**12TH REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on October 11, 2017, commencing at 5:32 PM, in Committee Room #1 and #2, Second Floor, London City Hall.

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

**ABSENT:** J. Cushing, H. Elmslie, S. Gibson and J. Manness.

**ALSO PRESENT:** J. Dent, L. Dent and J. Yanchula.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that H, Garrett disclosed a pecuniary interest in clause 3 of this report, having to do with a request to repeal the designating by-law and request for designation by the Roman Catholic Diocese of London regarding the property located at 1040 Waterloo Street (St. Peter's Seminary) by indicating that her employer is the agent on the file.

**II. SCHEDULED ITEMS**

2. Heritage Alteration Permit Application by Arthur Tkaczyk re properties located at 471-473 Elizabeth Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to erect a new building on the property located at 471-473 Elizabeth, within the Old East Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated October 11, 2017 with respect to this matter, subject to the condition that the Heritage Alteration Permit is displayed in a location visible from the street until the work is completed and subject to consideration of the added condition that the front vent be replaced with a faux window in keeping with the streetscape; it being noted that the attached presentation from L. Dent, Heritage Planner, with respect to this matter was received.

3. Request to Repeal the Designating By-law and Request for Designation by the Roman Catholic Diocese of London re property located at 1040 Waterloo Street (St. Peter's Seminary)

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 by the Roman Catholic Diocese of London to repeal By-law No. L.S.P.-3319-198, being a By-law to designate 1040 Waterloo Street to be of historical and architectural value, and for the passage of a new designating by-law:

- a) Notice of Municipal Council's intention to pass a by-law to Repeal By-law No. L.S.P.-3319-198, being a By-law to designate 1040 Waterloo Street to be of historical and architectural value, BE GIVEN in accordance with the requirements of Sections 32(2) of the *Ontario Heritage Act*, R.S.O. 1990, c.O. 18;
- b) Notice of Municipal Council's intention to designate the property located at 1040 Waterloo Street to be of cultural heritage value or interest as outlined in appendix D of the staff report dated October 11, 2017 with respect to this matter BE GIVEN in accordance with the requirements of Sections 29(1) of the *Ontario Heritage Act*; and,
- c) Aquinas House (1071 Colborne Street) and the London Diocesan Centre (1070 Waterloo Street) BE ADDED to the Register (Inventory of Heritage Resources);

it being noted that, should no objections be received, the repeal of the existing designating by-law and passage of the new designating by-law will occur when the legal description of the new property is finalized; it being further noted that the attached presentations from J. Yanchula, Manager, Urban Regeneration and R. Zelinka and H. Garrett, Zelinka Priamo Ltd., with respect to this matter were received.

### III. CONSENT ITEMS

#### 4. 11th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 11th Report of the London Advisory Committee on Heritage, from its meeting held on September 13, 2017, was received.

#### 5. Municipal Council Resolution - 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on September 19, 2017 with respect to the 10th Report of the London Advisory Committee on Heritage, was received.

#### 6. Notice of Public Meeting - Mainline Planning Services Inc. - 6188 Colonel Talbot Road

That it BE NOTED that the Notice of Public Meeting dated September 20, 2017, from J. Adema, Planner II, with respect to the application by Mainline Planning Services Inc. related to the property located at 6188 Colonel Talbot Road, was received.

### IV. SUB-COMMITTEES & WORKING GROUPS

#### 7. Stewardship Sub-Committee

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held September 27, 2017, was received.

### V. ITEMS FOR DISCUSSION

#### 8. STAFF REPORT - Request for Demolition of Heritage Listed Property at 4100 Glanworth Drive by William Brown

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 demolition of a heritage listed property located at 4100 Glanworth Drive:

- a) 4100 Glanworth Drive BE REMOVED from the *Inventory of Heritage Resources* (the Register); and,
- b) the Chief Building Official BE ADVISED that the Municipal Council consents to the requested demolition of this property;

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

#### 9. Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

### VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

#### 10. (ADDED) Notice of Public Meeting - Drewlo Holdings Inc. - 661 and 667 Talbot Street

That it BE NOTED that the Notice of Public Meeting dated October 4, 2017, from M. Corby, Planner II, with respect to the application by Drewlo Holdings Inc.

related to the property located at 661 and 667 Talbot Street, was received.

11. (ADDED) Save the Date: Heritage Workshop for Shift Rapid Transit Project

That it BE NOTED that the communication with respect to the Heritage Workshop for Shift Rapid Transit Project to be held November 7, 2017, was received.

12. (ADDED) L. Albanese Ministry of Citizenship and Immigration - June Callwood Outstanding Achievement Award for Voluntarism

That it BE NOTED that the communication dated September 2017, from L. Albanese, Minister, Ministry of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism, was received.

**VII. ADJOURNMENT**

The meeting adjourned at 7:27 PM.

**NEXT MEETING DATE: November 8, 2017**



London CANADA



# Heritage Alteration Permit Application: 471-473 Elizabeth Street Old East HCD

London Advisory Committee on Heritage  
Wednesday October 11, 2017

london.ca



London CANADA

## Property Location



London CANADA

## 471-473 Elizabeth Street

- Old East Heritage Conservation District
- Previous building demolished in 2014
- Property Vacant



Former building at 471-473 Elizabeth Street



Current condition at 471-473 Elizabeth Street



London CANADA

## Proposed Building



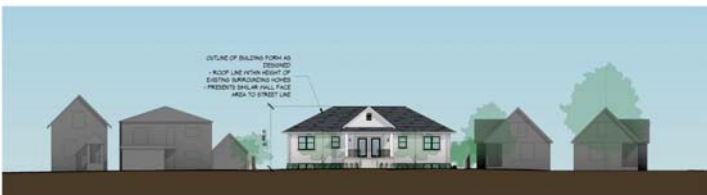
PROPOSED 4 UNIT RESIDENTIAL INFILL DEVELOPMENT  
471 / 473 ELIZABETH ST

four wide DESIGN



London CANADA

## Proposed Building in Streetscape



PROPOSED STREETSCAPE ELEVATION

SCALE: 1:200

PROPOSED 4 UNIT RESIDENTIAL INFILL DEVELOPMENT  
471 / 473 ELIZABETH ST

four wide DESIGN



London CANADA

## Site Plan



four wide DESIGN

NON-RESIDENTIAL FORMULA  
SITE PLAN & PERSPECTIVE VIEW  
SP 1



## Floor Plans



## Elevations



## Building Section



EAST / WEST BUILDING SECTION

SCALE 1/8"



## Old East HCD Plan

### Section 4.4 – New Buildings

- Match setback, footprint, size, and massing
- Respond to unique conditions
- Roof shapes
- Materials
- Details that were standard elements
- Discourage front drive garages



## Heritage Alteration Permit

### Approval options pursuant to Section 42(4) of the *Ontario Heritage Act*.

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



## Staff Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to erect a new building on the property located at 471-473 Elizabeth Street, within the Old East Heritage Conservation District, **BE PERMITTED** as submitted as proposed in the drawings attached hereto as Appendix C, subject to the condition that the Heritage Alteration Permit is displayed in a location visible from the street until the work is completed.



# Proposed Building



## PROPOSED 4 UNIT RESIDENTIAL INFILL DEVELOPMENT

471 / 473 ELIZABETH ST





London CANADA



# Request to Repeal the Designating By-law & Request for Designation 1040 Waterloo Street St. Peter's Seminary

London Advisory Committee on Heritage  
Wednesday October 11, 2017

london.ca



London CANADA

## Relevant Background

- 1912: St. Peter's Seminary founded
- 1926: St. Peter's Seminary relocates to present location
- 2000: St. Peter's Seminary property designated under the *Ontario Heritage Act*
- 2013: Portion of property severed (266 Epworth Avenue, Wemple Hall, King's)
- 2016: Heritage Alteration Permit for elevator and proposed new gravel driveway
- 2016: Consent application
  - **2017: Satisfying conditions of the consent**



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## Existing Designating By-law



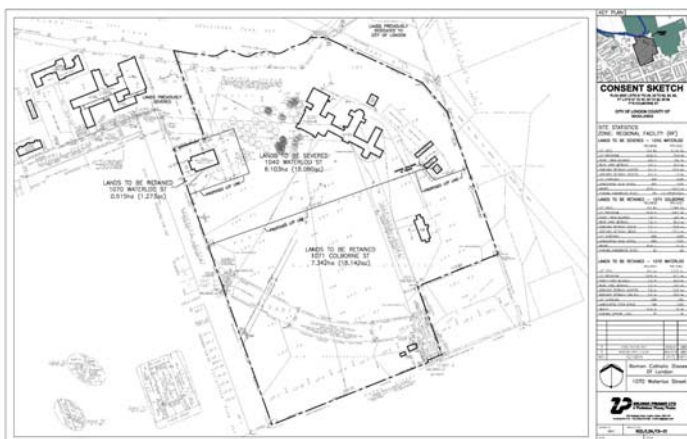
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## Heritage Alteration Permit (2016)



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## Consent Sketch (2016)

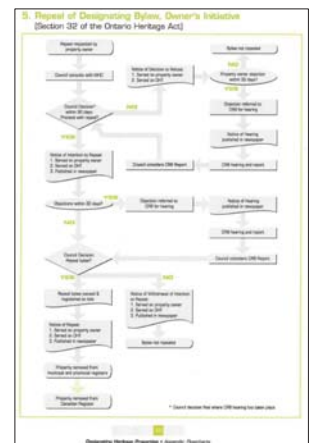


London CANADA

## Repeal of a Designating By-law

### Section 32(1), Ontario Heritage Act

- Consultation with the LACH
- 90-day timeline
- Refuse the repeal request; notice to property owner and OHT
  - Property owner may appeal to CRB
- Consent to repeal request; notice to repeal by-law to property owner and OHT, published in newspaper
  - Any person may appeal to CRB

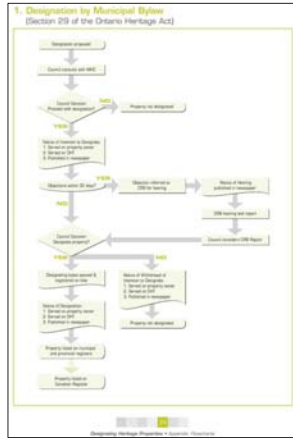




# Passage of a New Designating By-law

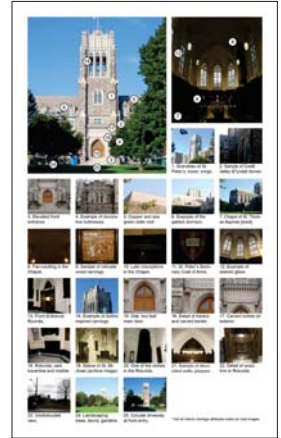
## Section 29, Ontario Heritage Act

- Consultation with the LACH
- Notice of Intent to Designate
- 30-day appeal period
- Appeals to Conservation Review Board
- Passage of designating by-law



# Consistency with Ontario Heritage Act

- Format and language of Regulation 9/06
- Contextualization of Sunshine Park
- “25-acre campus with a park-like atmosphere”
- Architect and contractor as historical/associative values
- Clarified exterior attributes
- Corrected typo, errors
- Contextual values



# Gates and Driveway



# Aquinas House & London Diocesan Centre

Aquinas House

Diocesan Centre



- Built 1930
- Scholastic House of the Resurrectionist Fathers
- B. Jones, architect

- Built 1969
- Mid-Century Modern
- Tillman & Lamb, architects



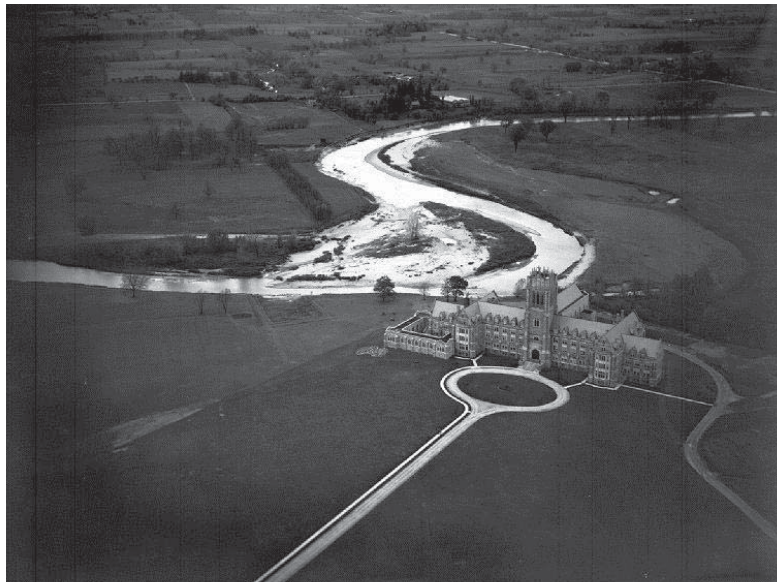
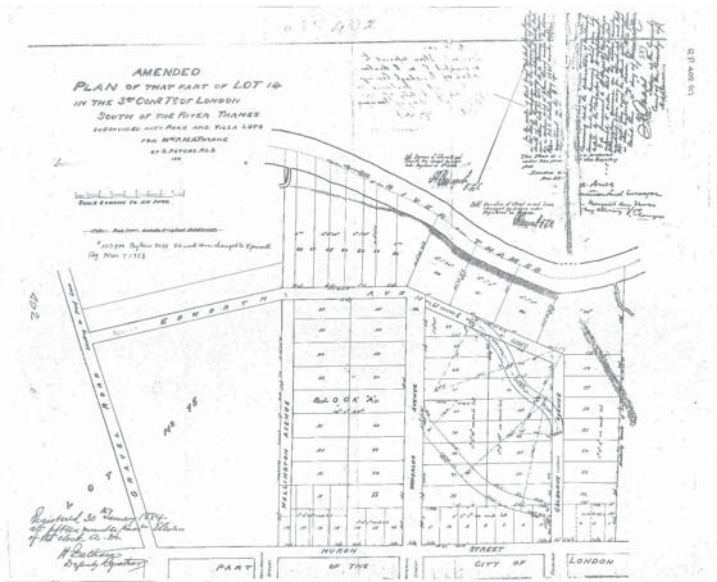
# Staff Recommendation

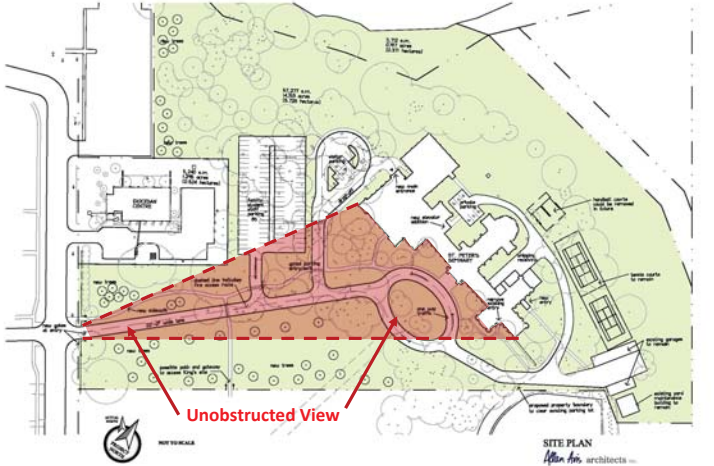
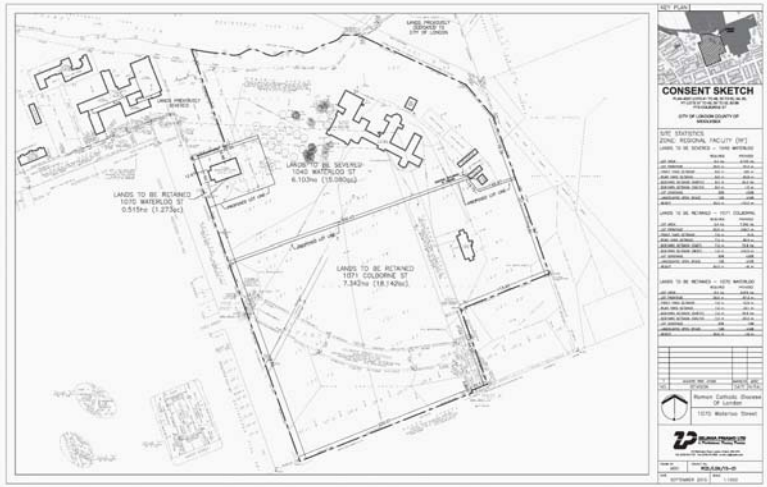
That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request by the Roman Catholic Diocese of London to Repeal By-law No. L.S.P.-3319-198 (Attached as Appendix A), being a By-law to designate 1040 Waterloo Street to be of historical and architectural value, and the request for the passage of a new designating by-law, the following actions **BE TAKEN**:

- Notice of Municipal Council's intention to pass a by-law to Repeal By-law No. L.S.P.-3319-198, being a By-law to designate 1040 Waterloo Street to be of historical and architectural value, **BE GIVEN** in accordance with the requirements of Sections 32(2) of the *Ontario Heritage Act*, R. S. O. 1990, c. O. 18;
- Notice of Municipal Council's intention to designate the property located at 1040 Waterloo Street to be of cultural heritage value or interest as outlined in attached Appendix D of this report **BE GIVEN** in accordance with the requirements of Sections 29(1) of the *Ontario Heritage Act*; and,
- Aquinas House (1071 Colborne Street) and the London Diocesan Centre (1070 Waterloo Street) **BE ADDED** to the Register (*Inventory of Heritage Resources*).

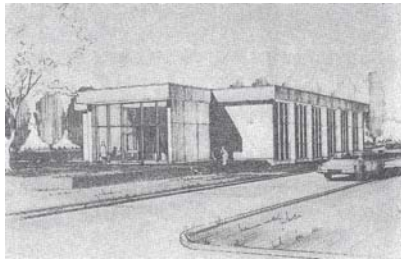
It being noted that, should no objections be received, the repeal of the existing designating by-law and passage of the new designating by-law will occur when the legal description of the new property is finalized.



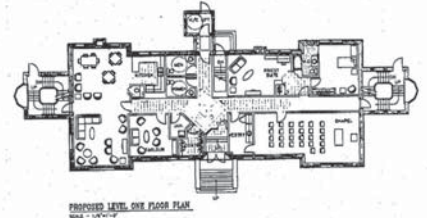




London Diocesan Centre



Aquinas House





# Request for Demolition Heritage Listed Property 4100 Glanworth Drive

London Advisory Committee on Heritage  
Wednesday October 11, 2017

london.ca



## Overview

- pre-1850
- Westminster Township
- 100 acre farm property
- 1-storey, brick
- vernacular cottage



### Heritage Status

- Listed



## Property Location



Location within Township (Concession 7, south part, Lot 21)



Aerial view showing adjacent farm buildings

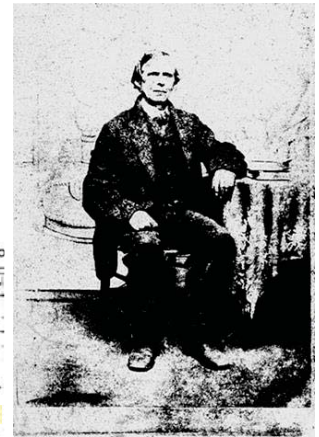


## Historical Background

- pre-c1850
- original owner Hiram B. Mann
- registered Land Patent grant from Canada Company, 1839
- family arrival in Canada as "late Loyalists" – c1818
  - among first settlers in Yarmouth Township (now City of St. Thomas)

WESTMINSTER, LOT NO South 1/2 of 21, IN THE 7TH CO

No. of Instrument	Date	Registered	Owner	Quantity	Consideration
8700	1839	1839	Hiram B. Mann	100	100
16289	1839	1839	Hiram B. Mann	100	100
18976	1839	1839	Hiram B. Mann	100	100
27109	1839	1839	Hiram B. Mann	100	100
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27198	1839	1839	Hiram B. Mann	100	100
27199	1839	1839	Hiram B. Mann	100	100
27200	1839	1839	Hiram B. Mann	100	100



## Description

Front view showing allée of trees framing cottage



Front elevation and Neoclassical doorway surround

Frame addition at rear with wood clapboards, windows and trim

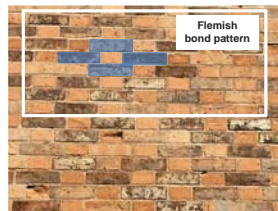


Rubble stone outer foundation wall with "dressed" timber log framing



## Description

Detail of brick at front elevation; decorative brick work, Flemish Bond pattern and dichromatic colouring



South-east corner view showing new brickwork in differing tone and detailing – full east elevation

North (rear) elevation – partial, showing brick infill



West elevation – showing brick infill beneath window



# Demolition Request

- Request for the demolition – September 8, 2017
- Request for the demolition of a heritage listed property must be resolved by Municipal Council within a 60-day period (by November 7, 2017 or deemed permitted)
- Consultation with the London Advisory Committee on Heritage and 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 (OHA 9/06)



# Evaluation – OHA 9/06

Criteria	Evaluation	Analysis
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>• Pre-1850s cottage</li> <li>• Unusual example of brick cottage construction of the period</li> <li>• Vernacular interpretation of Regency style.</li> <li>• Rubble stone foundation and log framing.</li> </ul>
	Displays a high degree of craftsmanship or artistic merit	<p>The use of Flemish brick bonding and decorative dichromatic brick patterning on the front façade indicates some degree of craftsmanship and artistic merit, particularly within the context of a rural cottage of this age.</p> <p>However, with the extensive brick repairs done over the years – many crudely carried out – and with the re-bricking of the entire east wall, the heritage integrity and value of this attribute has been compromised.</p>
	Demonstrates a high degree of technical or scientific achievement	No evidence of a high degree of technical or scientific achievement was found.



# Evaluation – OHA 9/06

Criteria	Evaluation	Analysis
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>• Historical record related to this property uncovered family links to the War of 1812 and the Talbot Settlement.</li> <li>• Regional connections beyond the City of London to adjacent counties.</li> </ul>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Representative of first settlements in the former Westminster Township and settlement patterns in the early 1800s.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The cottage at 4100 Glanworth Drive is vernacular and not attributed to a particular builder or architect.



# Evaluation – OHA 9/06

Criteria	Evaluation	Analysis
The property has <b>contextual value</b> because it,	Is important in defining, maintaining, or supporting the character of an area	The cottage at 4100 Glanworth is part of a working farm property and as such is integral with the rural landscape and character of the surrounding area.
	Is physically, functionally, visually, or historically linked to its surroundings	
	Is a landmark	This property is not believed to be a landmark.



# 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) That 4100 Glanworth Drive **BE REMOVED** from the Inventory of Heritage Resources (the Register); and,
- b) That the Chief Building Official **BE ADVISED** that Municipal Council consents to the requested demolition on this property.

## Heritage Planners' Report to LACH: October 11, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a. 484 Richmond Street (Downtown HCD): signage
  - b. 842 Wellington Street (Bishop Hellmuth HCD): porch addition
  - c. 349-359 Ridout Street North (Downtown HCD ): window replacement
  - d. 89 Elmwood Avenue East (Wortley Village-Old South HCD): porch alteration
  - e. 326 Queens Avenue (West Woodfield HCD): column replacement
2. Posted to Environmental Registry: Ministry of Tourism, Culture and Sport, *A Guide to Cultural Heritage Resources in the Land Use Planning Process* (revised version draft of 2006 infosheet series). [www.ebr.gov.on.ca](http://www.ebr.gov.on.ca) Registry # 013-0914
  - a. Comments due by November 17, 2017

### Upcoming Heritage Events

- *More MidMod Movies*: Thursdays at 7:00pm at the Central Branch, London Public Library (251 Dundas Street):
  - Thursday October 12: The Making of Icons: The House that Beer Built and The Building of the Festival Theatre
  - Thursday October 19: Moshe Safdie: The Power of Architecture
- *Terrific Tales of London & Area*: Tuesdays at 7:00pm at the Central Branch, London Public Library (251 Dundas Street):
  - Tuesday November 14: John Lutman, "The Divinity of Architecture"
  - Tuesday November 21: Kym Wolfe, "Old East Village"
  - Tuesday November 28: Arthur McClelland, "Shad Martin"
  - Tuesday December 5: Caroline Whippey, "Brescia @ 100"
  - Tuesday December 12: Grant Maltman, "Sir Frederick Banting at War"
- Elsie's Estate: 1917-2017 – Centenary Celebration of the Elsie Perrin Williams Estate (101 Windermere Road). More information 519-673-1164.  
[www.elsieperrinwilliamsestate.ca](http://www.elsieperrinwilliamsestate.ca)
  - Open House: November 8-22, 2017 (daily)
  - Poetry of the First World War by Western University English professor D. M. R. Bentley
  - Meet Jennifer Robinson, author of *Midnight in Paris* and *Somewhere in France*
  - Dan Brock's illustrated tour of London in 1867
  - Concert of French piano duets from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries by Clark Bryan and Marion Miller on November 25, 2017
- Cityscape 150: Art and Photography Contest  
[www.acolondon.ca/acoLondon/News\\_Events.html](http://www.acolondon.ca/acoLondon/News_Events.html)

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