

**6TH REPORT OF THE  
LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on May 9, 2012, commencing at 5:30 p.m.

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

ALSO PRESENT: D. Menard and O. Katolyk.

REGRETS: M. Kerr and N. Van Sas.

**I YOUR COMMITTEE RECOMMENDS:**

Stewardship  
Sub-Committee

1. (iii) That the following actions be taken with respect to the attached Stewardship Sub-Committee Minutes from its meeting held on May 2, 2012:

- a) the Inventory of Heritage Resources **BE AMENDED** to include the following properties:
  - i) Priority 1:
    - A) 131 Pond Mills Road as a Priority 1; it being noted that the Stewardship Sub-Committee was asked to prepare a Statement of Significance for this property; and,
    - B) 68 Gunn Street as a Priority 1;
  - ii) Priority 2:
    - A) 74 Gunn Street as a Priority 2; and,
    - B) 19 Beaufort Street as a Priority 2; and,
  - iii) Priority 3:
    - A) 78 Gunn Street as a Priority 3;
- b) the Director of Building Controls and Chief Building Official **BE ADVISED** that the London Advisory Committee on Heritage (LACH) does not support the designation of the property located at 72 Hamilton Road; it being noted that the LACH requested that the property owner try to preserve, retain and recover all possible interior and exterior heritage features and fittings for reuse in any future new construction; and,
- c) the Director of Building Controls and Chief Building Official **BE ADVISED** that the London Advisory Committee on Heritage (LACH) does not support the designation of the property located at 1451 Wharncliffe Road South; it being noted that the LACH requested that the property owner try to preserve, retain and recover all possible interior and exterior heritage features and fittings for reuse in any future new construction;

it being noted that the London Advisory Committee on Heritage heard a verbal presentation from J. O'Neil, on behalf of the Stewardship Sub-Committee, 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) on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of D. Baumann requesting permission for an porch alteration to the designated heritage property located at 773 Princess Avenue **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed changes and has advised that the impact of such alterations on the heritage features of the property identified in the reasons for designation is negligible; (see attached report from the Director, Land Use Planning and City Planner);

- b) on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of H. Mohammed requesting permission for signage on the designated heritage property located at 762 Dundas Street **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed signage and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible; (see attached report from the Director, Land Use Planning and City Planner);

the following information **BE NOTED**:

- i) the Stewardship Sub-Committee was asked to prepare a Statement of Significance for the property located at 3378 Homewood Lane;
- ii) the ReThink London event was well attended; it being noted that the Planning and Development Department is looking for the public's comments with respect to how the City will plan for our future roads, neighbourhoods, workplaces, community facilities, parks, and transportation;
- iii) an archaeological study has been completed for the property located at 2350 Dundas Street; and,
- iv) the Investment and Economic Prosperity Committee is recommending an autonomous Board of Directors for Eldon House, to commence in 2013.

Designation –  
1576 Richmond  
Street

3. (13) That, the following actions be taken with respect to the property located at 1576 Richmond Street:

- a) that Notice of Intent to designate the property at 1576 Richmond Street under Section 29 of *the Ontario Heritage Act*, as a property 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 owner has not concurred in the above recommendation; and,
- b) the Chief Building Officer **BE ADVISED** of Council's intention in this regard;

it being noted that the London Advisory Committee on Heritage heard a verbal presentation from Michelle Doornbosch, Zelinka Priamo Limited and reviewed and received the attached communication, dated May 9, 2012, from Shelagh Martin, 260 Sydenham Street, with respect to this matter.

Statement of  
Significance –  
498 Dufferin  
Avenue

4. (14) That notice of the Municipal Council's intention to designate the property located at 498 Dufferin Avenue 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 (Benedict and Helen Lockwood) 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.

## II YOUR COMMITTEE REPORTS:

Archival Sub-  
Committee

5. (v) That the London Advisory Committee on Heritage was advised by George Goodlet, on behalf of the Archival Sub-Committee, that the Members of the Archival Sub-Committee will be meeting with Jim Purser, Manager of Records & Information Services, to discuss the status of the City archives.

Environmentally  
Significant  
Areas / Natural  
Heritage Sub-  
Committee

6. (vi) That the London Advisory Committee on Heritage was advised by Jim Cushing, on behalf of the Environmentally Significant Areas/ Natural Heritage Sub-Committee, that the Environmental and Ecological Planning Advisory Committee is continuing to work with Bonnie Bergsma, Ecologist Planner, on the report relating to the feasibility of installing trails in environmentally significant areas.

- Tempo VII Sub-Committee
7. (vii) That the London Advisory Committee on Heritage was advised by Don Menard, on behalf of the Tempo VII Sub-Committee, that the Tempo VII hydroplane is being displayed at the Steve Plunkett estate at his annual car show in June, 2012.
- Heritage Conservation District Representative
8. (viii) That the London Advisory Committee on Heritage was advised by Don Menard, Heritage Conservation District Representative, that May 16, 2012 is the last day for appeals for the Downtown Heritage Conservation District; it being noted that no appeals have been received at this time.
- Heritage London Foundation Representative
9. (ix) That the London Advisory Committee on Heritage was advised by Joseph O'Neil, Heritage London Foundation Representative, that the Grosvenor Lodge roof is leaking.
- Geocaching
10. (17) That the London Advisory Committee on Heritage (LACH) received a communication dated April 18, 2012, from Joseph O'Neil, with respect to geocaching. The LACH asked Mr. O'Neil to provide an outline with respect to this matter at a future meeting.
11. That the London Advisory Committee on Heritage received and noted the following:
- 5th Report of the LACH
- a) (1) the 5th Report of the London Advisory Committee on Heritage from its meeting held on April 11, 2012;
- Southside Construction Management Limited – 75 Blackfriars Street
- b) (3) a Notice, dated April 17, 2012, from Michael Tomazincic, Senior Planner, with respect to an application submitted by Southside Construction Management Limited, relating to the property located at 75 Blackfriars Street;
- City of London – lands on the north side of Horton Street, generally between Wellington Street and Colborne Street
- c) (4) a Notice, dated April 17, 2012, from Michael Tomazincic, Senior Planner, with respect to an application submitted by the City of London, relating to lands on the north side of Horton Street, generally between Wellington Street and Colborne Street, comprising 290, 296, 316, 318, 320, 326, 328, 330, 358, 379 (southern portion), 400 Horton Street, the southeastern portion of 300 Wellington Street and 240 (southeastern portion), 251, 263 and 265 Waterloo Street;
- London Hunt and Country Club, Limited – 1431-1439 Oxford Street West
- d) (5) a Notice, dated April 20, 2012, from Barb Debbert, Senior Planner, with respect to an application submitted by London Hunt and Country Club, Limited, relating to the properties located at 1431 – 1439 Oxford Street West;
- Insites Consulting – 1197 and 1201/1203 York Street
- e) (6) a Notice, dated April 20, 2012, from Nicole Musicco, Planner I, with respect to an application submitted by Insites Consulting, relating to the properties located at 1197 and 1201/1203 York Street;
- City of London – 73, 77, 81, 91 Southdale Road East and 3021 and 3033 White Oak Road
- f) (7) a Notice, dated April 20, 2012, from Craig Smith, Planner II, with respect to an application submitted by the City of London, relating to the properties located at 73, 77, 81 and 91 Southdale Road East and 3021 and 3033 White Oak Road;
- Andy Marshall – 1875 Wharncliffe Road South
- g) (8) a Notice, dated April 12, 2012, from Craig Smith, Planner II, with respect to an application submitted by Andy Marshall, relating to the property located at 1875 Wharncliffe Road South;
- Sobeys Development Limited Partnership – 981 and 983 Wonderland Road South
- h) (9) a Notice, dated April 13, 2012, from Mike Corby, Planner II, with respect to an application submitted by Sobeys Development Limited Partnership, relating to the properties located at 981 and 983 Wonderland Road South;
- Beaufort/ Irwin/ Gunn/ Saunby Street Neighbourhood Area Study
- i) (10) a communication, dated May 2, 2012, from Charles Parker, Senior Planner, with respect to a neighbourhood public meeting for the Beaufort/ Irwin/ Gunn/ Saunby area;

4th Report of  
the LACH

j) (11) a Municipal Council resolution adopted at its meeting held on April 10 and 11, 2012, with respect to the 4th Report of the London Advisory Committee on Heritage from its meeting held on March 14, 2012; and,

Historic Sites  
Committee  
Minutes

k) (16) the Minutes of the Historic Sites Committee from its meeting held on February 8, 2012.

### III MATTERS REFERRED TO SUB-COMMITTEES:

Vacant  
Heritage  
Buildings

12. That the London Advisory Committee on Heritage (LACH) heard a verbal presentation from O. Katolyk, Manager, By-law Enforcement, with respect to vacant heritage buildings. The LACH asked its Planning and Policy Sub-Committee to explore the possibility of establishing a registry of vacant heritage buildings under the Vacant Building By-law. The LACH asked the Manager of By-law Enforcement to provide the Heritage Property Monitoring Sub-Committee (HPMS-C) of the LACH with a list of vacant listed and designated heritage buildings to allow the Members of the HPMS-C to monitor the vacant heritage buildings.

2nd Report of  
the TFAC

13. (12) That the London Advisory Committee on Heritage (LACH) reviewed and received a Municipal Council resolution adopted at its meeting held on April 10 and 11, 2012, with respect to the 2nd Report of the Trees and Forests Advisory Committee and the attached report from the Urban Forestry Planner with respect to heritage trees. The LACH asked referred the report to its Planning and Policy Sub-Committee for consideration.

Orchard Park –  
Sherwood  
Forest Heritage  
Conservation  
District

14. (15) That the London Advisory Committee on Heritage (LACH) heard a verbal presentation and received a communication dated April 20, 2012, from S. Levin, 59 Longbow Road, with respect to the potential establishment of an Orchard Park-Sherwood Forest Heritage Conservation District. The LACH referred the matter to its Stewardship Sub-Committee for consideration; it being noted that if the Stewardship Sub-Committee approves the creation of the proposed Heritage Conservation District. Mr. Levin will be provided the opportunity to speak to the residents of Orchard Park-Sherwood Forest Community Association before the matter proceeds.

Next Meeting

15. That the London Advisory Committee on Heritage will tentatively hold its next meeting on June 13, 2012.

The meeting adjourned at 8:10 p.m.

(1)

## **MINUTES**

### **STEWARDSHIP SUB-COMMITTEE**

Wednesday, 2<sup>nd</sup> May 2012

2<sup>nd</sup> Floor, London City Hall

Notice about next meeting:

Our next meeting is Wednesday, May 23<sup>rd</sup>, 2012, 6:30 p.m., 2<sup>nd</sup> floor, City Hall

Call to Order - 6:40 p.m.

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

Regrets: Michael, Anne and Mary

## **ITEMS**

1) Pioneer Cemeteries

Cliff reported that research into the signing and marking abandoned cemeteries continues.

2) Glanworth Library - Theresa

Theresa presented a first draft of statement of significance which was reviewed by Stewardship.

3) 1170 Wilton Grove Road

Don presented a rough draft of statement of significance which was taken home by members of Stewardship for review for next meeting.

## **ITEMS FORWARDED TO LACH**

4) 131 Pond Mills Road

Moved by Theresa, Seconded by Janet, approved by all:

“Stewardship recommends that the property at 131 Pond Mills Road be immediately placed on the inventory as a Priority One due both to it’s historical context as an original farm house of the White family of George White and Sons Limited, and due to it’s architectural uniqueness and location.”

Please note that at the end of this report, the biography of George White from the “Dictionary of Canadian Biography Online” is listed, and please note that George White is considered a person of national historic significance.

It is also the opinion of Stewardship that should this house be threatened by demolition it should be immediately recommended for designation.

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5) 72 Hamilton Road

Moved by John, Seconded by Meaghan, approved by all:

“Stewardship regrets the loss of another heritage property, and requests that the property owner try to preserve, retain and recover all possible interior and exterior heritage fixtures and fittings from demolition of the building, for reuse in any future new construction, or renovations of any existing heritage property, as they see fit.”

6) 1451 Wharncliffe Road - Pinkham Farm House

Moved by Cliff, Seconded by John, approved by all:

“Stewardship regrets the loss of another heritage property, and requests that the property owner try to preserve, retain and recover all possible interior and exterior heritage fixtures and fittings from demolition of the building, for reuse in any future new construction, or renovations of any existing heritage property, as they see fit.”

7) 1576 Richmond Street

Moved by Janet, Seconded by Theresa, approved by all:

“Stewardship recommends designation for this property based on the attached statement of significance.”

8) 76 and 78 Gunn Street

Although requests for demolition have already gone through, these are older homes that still display some exterior heritage attributes. Therefore Stewardship requests that the property owners try to preserve, retain and recover all possible interior and exterior heritage fixtures and fittings from demolition of the building, for reuse in any future new construction, or renovations of any existing heritage property, as they see fit.

9) Additions to the inventory:

Moved by John, Seconded by Janet, approved by all:

“Stewardship recommends that the property at 68 Gunn Street be placed on the inventory as a Priority One, and that the property at 19 Beaufort Street be placed on the inventory as a Priority Two.”

Move to adjourn: 8:45 p.m.

DEFERRED ITEMS

- King Street Bridge
- 420 Fanshawe Pk. Rd. E.
- 759 Elizabeth
- 118 Windsor Cres
- 602 Princess Avenue.



- 203 Sherwood Avenue  
-267 Hill Street, 117 and 119 Wellington Street.

Notes - Biography of George White:

[http://www.biographi.ca/009004-119.01-e.php?&id\\_nbr=7767&terms=henry](http://www.biographi.ca/009004-119.01-e.php?&id_nbr=7767&terms=henry)

WHITE, GEORGE, machinist and manufacturer; b. 4 Sept. 1834 in Shute, near Colyton, England, fourth of the ten children of James White, a blacksmith, and Charlotte Willmington; m. 2 April 1857 Susan Baker in Honiton, England, and they had nine sons, two of whom died young, and three daughters; d. 7 June 1913 in London Township, Ont.

A member of a "family who for generations had been engaged in the farm machinery business," George White learned the trade of machinist in his father's shop in Devon. In the spring of 1857 he immigrated to Upper Canada with his bride and settled in London, where later that year he entered into partnership with Emanuel, Edwin, and Eli Pavey to manufacture wagons, carriages, and small farm machinery. The firm was dissolved in 1864, but White carried on the business. He also acquired a farm-lot near London on the North Thames River. There, by 1871, he had set up a small, water-powered works for the production of "all kinds of bolts for Waggons Carriages Bridge[s] or any other."

Meeting with some success, in 1875 White formed the Forest City Machine Bolt and Nut Works in partnership with Lucius George Jolliffe and William Yates, an inventor-machinist with an interest in steam engines. After Jolliffe left the partnership in 1876 and Yates two years later, White continued the Forest City Machine Works, specializing in boilers and stationary and portable steam engines.

By the 1880s steam engines were beginning to revolutionize the work of milling and threshing on Ontario farms: bought by one farmer or an enterprising engineer, a portable machine fuelled by wood or straw could power threshing equipment on several farms. Both White and his Forest City works were well prepared to meet this small but promising market. In response to provincial legislation regulating the operation of steam boilers and machinery, which most manufacturers opposed, White astutely offered farmers training at his shops, for a fee. Further stimulated by agriculture on the prairies, the boom in steam engines, from the mid 1880s to 1912, set the direction of White's business, and portable engines and the much larger self-propelled or traction engines claimed an increasing proportion of the output at his King Street plant.

Conservative, uncontroversial, and evidently liked by his employees, White was determined to live by his "own resources." This conviction was reinforced during a trip to England in 1882 by his dismay over the economic hardship that had visited his native village. As his close-knit family grew, his sons were taken into the business in London. In March 1889 George White and Sons was formed, with Arthur William, James Henry Baker (Harry), Hubert John, and Frederick John formally joining their father as executive partners in charge of a factory that employed

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some 40 men. Of White's other sons, Ernest Albert eventually became a bookkeeper with the firm and George Edward manager of its branch in Brandon, Man.

Incorporated in 1897, George White and Sons Limited was only one of several producers of stationary, portable, and traction engines in southern Ontario, where the Canadian industry was concentrated. Though the firm was never a contender in the production of a full line of implements, White's access in London to no fewer than four railways was a definite advantage in his specialization. In 1898 the firm absorbed the foundry and implement works of MacPherson and Company in Fingal, south of London, and with it, significantly, the well-known Challenge line of portable threshing machines.

Technically there was little to distinguish White's simple but sturdy steam engines from those of his many competitors, among them Case of Wisconsin and, in Ontario, Abell, Sawyer-Massey, Bell, Waterloo, Waterous, Goodis, and Macdonald. Certainly the White firm was not innovative. Indeed, it prided itself on "simplicity of construction" and its ability to offer "only the most thoroughly tested articles, and those of established reputation, and nothing whatever of an experimental nature." This reliability and small mechanical differences – features such as the much-advertised return-tube boilers and unique wrist-pin lubricators – were no doubt meaningful to many farmers. So too were the firm's excellent threshers, development of machinery for the west, repair department, sale of used and repossessed machines, network of agencies, railway connections, and the almost contrived but plainly worded testimonials that invariably filled the company catalogue. The result was a manufactory that developed and held a modest share of the Canadian market and experienced gradual growth. In 1911 the Whites opened a new plant in London.

Apart from careful family management, relatively little is known of the corporate life of George White and Sons, or of White publicly. A quiet family man with a large residence on Stanley Street, he served on London's Board of Health and Board of Trade and belonged to the London Gun Club; initially a Wesleyan Methodist, he became a member of St James' Westminster Anglican Church. White died of pneumonia in 1913 at his rural homestead on the North Thames, Springdale Farm, which he had retained as a summer residence and "place of quiet retreat." He was buried in Woodland Cemetery in London. His estate, valued at over \$130,000, went to his wife and he was succeeded as president of the family firm by their son Arthur.



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D. Menard:

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| <b>TO:</b>      | <b>CHAIR AND MEMBERS<br/>LONDON ADVISORY COMMITTEE ON HERITAGE<br/>MEETING ON<br/>WEDNESDAY MAY 09, 2012</b> |
| <b>FROM:</b>    | <b>JOHN M. FLEMING<br/>DIRECTOR OF LAND USE PLANNING AND CITY PLANNER</b>                                    |
| <b>SUBJECT:</b> | <b>HERITAGE ALTERATION APPLICATION BY:<br/>D. BAUMANN<br/>773 PRINCESS AVENUE</b>                            |

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| <b>RECOMMENDATION</b> |
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That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of D. Baumann requesting permission for an porch alteration to the designated heritage property located at 773 Princess Avenue **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed changes and has advised that the impact of such alterations on the heritage features of the property identified in the reasons for designation is negligible.

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

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| <b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b> |
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Approval of the recommended actions would authorize changes to a designated property as described in this report pursuant to Section 42 (1) of the *Ontario Heritage Act*.

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| <b>BACKGROUND</b> |
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The structure at 773 Princess is a one and one half storey brick residence built in 1903 in the Queen Anne style and located on the south side of Princess Avenue east of English Street. The building is designated under Section 41 of the *Ontario Heritage Act* by virtue of its inclusion in the Old East Village Heritage Conservation District and was assessed in the Study for the District as a Category C building. Changes to front porches including removals, replacement or additions require heritage alteration approval for owners of Category C structures.

Proposed Alterations

The owner proposes to replace an existing, non-period, wrought iron railing on the front porch and to restore wood railing and spindles to the porch and stairs. At present, the front porch consists of a deck with wrought iron railings attached to squared columns and pilasters on the deck and an improvised metal tube railing serving as a step rail for concrete steps. The existing porch columns and skirting are, or appear to be, wood.




The request is for approval for rails and spindles similar to those currently found on the porch at Banting House also built in the late Victorian Queen Anne style in 1907. The style of spindle is known as "pregnant" spindle. (Appendix 2) The work would include two square pine posts matching existing posts on the porch to support the handrails, a handrail and base rail on both sides of the stairs with square spindles, a hand rail and base rail on both ends and front of the main porch and painting in heritage colours to match the existing painted woodwork. (Appendix 2- Photos)

**D. Menard:**

The applicant has received a small grant from the Endowment Fund for Heritage to assist with the costs involved and the contractor, a known heritage expert, has provided a cost estimate for the work. Also included with the application is a two dimensional tracing of the type of spindle to be installed.

Recommendations

The removal of the existing wrought iron is not a problem in that it is not original to the house. The renovation to add wood posts and spindles in the style indicated may be appropriate. No photos have been found of the original porch details for this residence but the porch at Banting House is a suitable model. It is recommended that this application be approved with the expectation that the work will be monitored by the heritage planner to ensure that it is done as described.

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| <b>PREPARED BY:</b>  | <b>SUBMITTED BY:</b>  |
|    |  |
| <b>D. MENARD<br/>HERITAGE PLANNER<br/>CITY PLANNING &amp; RESEARCH</b>               | <b>GREGG BARRETT, AICP<br/>MANAGER<br/>CITY PLANNING &amp; RESEARCH</b>             |
| <b>RECOMMENDED BY:</b>   |   |
|   |   |
| <b>JOHN M. FLEMING, MCIP, RPP<br/>DIRECTOR OF LAND USE PLANNING AND CITY PLANNER</b> |   |

May 8, 2012

dm/

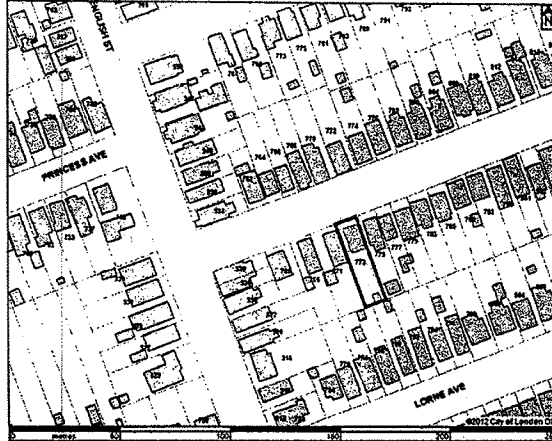
Attach: Appendix 1, Location Map; Appendix 2- Photos

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**Appendix 1- Location Map - 773 Princess Avenue**

**D. Menard:**



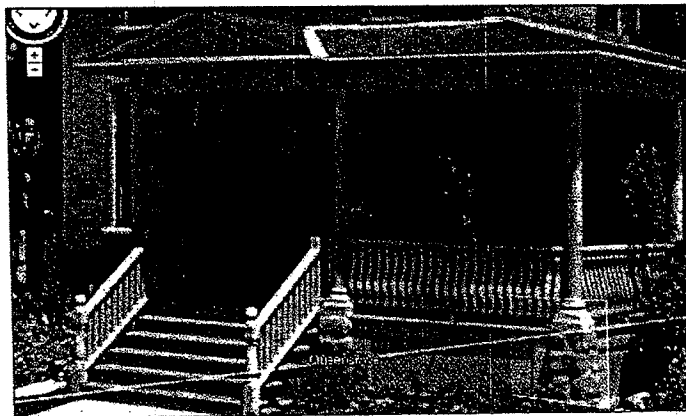
**Appendix 2- Photos**



2004 (Study Photo)



2009 (Google Image)



Banting House Porch (Google Image)

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D. Menard

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| TO:      | CHAIR AND MEMBERS<br>LONDON ADVISORY COMMITTEE ON HERITAGE<br>MEETING ON WEDNESDAY, MAY 09, 2012 |
| FROM:    | JOHN M. FLEMING<br>DIRECTOR OF LAND USE PLANNING AND CITY PLANNER                                |
| SUBJECT: | HERITAGE ALTERATION APPLICATION BY:<br>H. MOHAMMED / J. TEDESCO<br>762 DUNDAS STREET             |

**RECOMMENDATION**

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of H. Mohammed requesting permission for signage on the designated heritage property located at 762 Dundas Street **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed signage and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

None

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

Approval of the recommended action would authorize changes as described to a designated property in accordance with Section 33(1) of the *Ontario Heritage Act*.

**BACKGROUND**

762 Dundas Street is a two storey brick structure built in the Art Deco style in 1931. It is located on the north side of Dundas, east of English Street.(Appendix 1) It was designated under Section 29 (Part IV) of the Act in 2011 (Appendix 2). Significant architectural features are located on the front façade and include the text references documenting the history of the building. At present, the building has residential units on the second floor.

Nature of the Application

The applicant seeks approval for the erection of one business related sign to advertise a business to be located on the main floor of the building. While the initial request was for a sign of 108" x 80" (2.74 m x 2.03m) that would be placed on the centre panel of the building, following discussions with the Heritage Planner and the Old East B.I.A administrator, the applicant has revised his request to place one sign (48" x 96") to the right of the central bay (as you look toward the façade from Dundas Street) between the main floor and the second storey. The wooden sign ( 1/8 ' thick) will be mounted on an aluminium frame (1' thick) about 1" off the building façade. Mounting bolts will be used to fix the unit into the mortar, avoiding damage to the brick. Aluminum is being used for the frame to avoid corrosion and rust stains running down the wall.(Appendix 3)

The owner of the property has indicated his support for the application.

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D. Menard

Analysis and Recommendations

Placing a sign on the building façade in this location will allow viewing of the historic names and art deco designs inscribed in the stone panels. While the sign will obscure one portion of the red brick façade identified as a heritage feature, the sign may be removed easily at a future time and, and, in the interim, allow a business to operate in the building ensuring longer term stability of the building itself. Given the nature of the façade, there are few other spaces available for commercial signage on the façade itself. The proposed signs conform to the City's Sign and Canopy By-law.

Recognizing that this building requires a commercial use and the suggested placement of the sign obscures only a small portion of the brickwork, it is recommended that this application be approved and that the heritage planner monitor the installation of the sign to ensure that it is placed where described and in the manner described.

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| <b>PREPARED BY:</b>  | <b>SUBMITTED BY:</b>  |
| <i>D. Menard</i>   | <i>Gregg Barrett</i>  |
| <b>D. MENARD<br/>HERITAGE PLANNER<br/>CITY PLANNING &amp; RESEARCH</b>               | <i>Gregg Barrett</i><br><b>GREGG BARRETT, AICP<br/>MANAGER<br/>CITY PLANNING &amp; RESEARCH</b> |
| <b>RECOMMENDED BY:</b>   |   |
| <i>John M. Fleming</i>   |   |
| <b>JOHN M. FLEMING, MCIP, RPP<br/>DIRECTOR OF LAND USE PLANNING AND CITY PLANNER</b> |   |

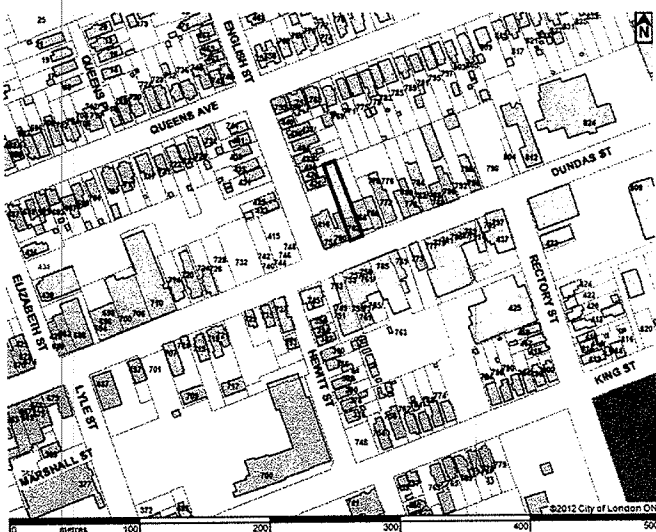
May 9, 2012

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Attach: Appendix 1- Location Map; Appendix 2- Designation Statement; Appendix 3 - Photos and Drawings

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Appendix 1- Location Map – 762 Dundas Street



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D. Menard

## Appendix 2: Designating By-Law Statement -762 Dundas Street

### Statement of Cultural Heritage Interest

The cultural heritage interest for the structure at 762 Dundas Street includes its art deco design elements, its historical associations and its significant contextual value.

Completed in 1931, this building is a good example of Art Deco architecture, an uncommon style in the city of London and more so in this commercial area of the City.

This building was built as the East London branch of the Huron & Erie Mortgage Corporation and the Canada Trust. Built to replace an existing branch office established in the area in 1919, the new building testified to growing financial size of the company and its activities in East London. The Huron & Erie Mortgage Corporation was founded in London in 1864, and was an important local financial institution. Its later subsidiary, the Canada Trust Company, became Canada's largest independent mortgage company, and was acquired by Toronto Dominion Bank in 2000. The branch at 762 Dundas was one of six Huron & Erie branches in London when the company vacated the building in 1965. The main floor of the new building provided a customer service area, while the second floor was divided into two rooms used as staff locker rooms and a book vault.

This building is also of interest because of its historical associations with local architectural firm Watt & Blackwell. Established by Victor Blackwell and John Watt, Watt & Blackwell designed numerous buildings throughout South-western Ontario, including 762 Dundas.

Located just south of the Old East Conservation District, 762 Dundas Street has significance because of its contextual value. Its high degree of historic integrity and association with important local institutions help it to define this section of Dundas Street as part of East London's commercial district. Furthermore, because of its distinctive architecture it is landmark structure in the area.

### Description of Heritage Attributes

The Art Deco heritage attributes worth of conservation as expressed in the form, massing and materials of this building include:

- The ornamentation of the central bay of the south façade including
    - Front entranceway jambs in the form of stylized stone pilasters with an abstract geometrical capital
    - The stylized decorative elements in the carved stone transom between the name panels
    - The carved stone crest terminating the central bay set between two stylized stone columns inset into the brick forming a cornice
    - Stepped brick pilasters frame the centre bay and are reflected in the columns of stretchers that frame the apertures in the two side bays.
    - Three symmetrically placed sash windows are located directly above each ground floor opening.
    - The concrete window sills
  - Stone facing along the foot of the building
  - Concrete name panels above the main entrance with the respective inscriptions carved in concrete "THE CANADA TRUST COMPANY"(below) and "THE HURON & ERIE MORTGAGE CORPORATION" (above)
  - The textured red brick exterior on the front façade laid in an English Garden Wall / Flemish Bond pattern
  - The central main entrance and wooden double doors with large rectangular window panes
  - The offset secondary entrance on the front facade with single door with large rectangular window pane and transom window above
    - The pattern, style and construction of all original windows, including the offset window with transom on the main floor.
  - Interior features once associated with the bank include and worth of preservation include:
    - Interior front vestibule floored with terrazzo and walls covered in travertine marble with ornamental plaster coves in an art deco pattern
    - Walls paneled in mahogany wood
    - A bank vault located in the basement
-

2

Appendix 3: Photos and Drawings – 762 Dundas Street

D. Menard



2.44 m

96.05 in

48.01 in 1.22 m

**House of Horus sign**  
 2.44m x 1.22m  
 =2.98 Sqm  
 Total Weight of Sign and F  
 50lbs

3

D. Menard

|          |  |
|----------|--|
| TO:      | CHAIR AND MEMBERS<br>LONDON ADVISORY COMMITTEE ON HERITAGE<br>MEETING: WEDNESDAY, MAY 09, 2012 |
| FROM:    | JOHN M. FLEMING<br>DIRECTOR, LAND USE PLANNING AND CITY PLANNER                                |
| SUBJECT: | REQUEST FOR HERITAGE DESIGNATION<br>1576 RICHMOND STREET                                       |

**RECOMMENDATION**

That, on the recommendation of the DIRECTOR, LAND USE PLANNING AND CITY PLANNER with the advice of the Heritage Planner, that Notice of Intent to designate the property at 1576 Richmond Street under Section 29 of *the Ontario Heritage Act* as a property 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 owner has not concurred in the above recommendation; it being further noted that the Chief Building Officer **BE ADVISED** of Council's intention in this regard.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

None

**BACKGROUND**

The property at 1525 Richmond Street is located on the east side of Richmond Street north of the intersection of Western Road and Richmond Street. (Appendix 1). It is a two storey stone clad structure built c. 1926 in the Tudor Revival style.

It had been identified on previous Inventories of Heritage Resources including those published in 1991 and 1997 as a Priority 1 structure. Priority 1 structures are deemed to be London's most important structures and merit designation under Part IV (Section 29) of the *Ontario Heritage Act*. However, this listing had disappeared in the 2006 version of the Inventory which Council attached to the Municipal (Heritage) Register in 2007 pursuant to Section 26 of *the Ontario Heritage Act*. The attachment of the Inventory to the Register allows for a minimum 60 day period for Council to determine whether a request for a demolition of a listed property can be granted or alternatively be denied by issuing a notice of its intent to designate the property under the *Act*.

Why the property was removed in the 2006 version of the *Act* remains unclear. This omission became more critical, when, recently, an enquiry was made to the Heritage Planner as to the status of the property. In checking the written copy of the current Inventory, the caller was informed that the property was not on the list. It was only later that questions arising from the possible redevelopment of the site made clear the previous listing as a Priority 1 property. It is speculated that this property was removed after a rezoning was made to both this property and an adjacent property to the north where an older building was removed. At the time of that rezoning the staff report noted a comment from the LACH that the property at 1576 Richmond Street was listed at that time as a Priority 1 structure in the Tudor Revival style. It should also be noted that the heritage City Map continues to show the Priority 1 listing notwithstanding its



omission in the newer Inventory.

When the error was recognized, the Heritage Planner consulted with the LACH at its meeting on March 14, 2012. The LACH recommended that Council be requested to reinstate the priority 1 listing at its scheduled April 10, 2012 meeting. When this recommendation came forward to the Planning and Environment Committee at its meeting on March 26, a request was made to Committee to ask Council not to do so as a buyer of the property had offered to purchase the property on the basis of the information obtained earlier from the heritage planner. On the 26<sup>th</sup>, Committee recommended that Council, at its meeting on April 10, place the building on the Inventory as a Priority 1 structure.

On March 27, a request was submitted to the Heritage Planner's office requesting sign-off to go forward with the request for clearances for demolition for the property. Given the previous history with respect to being a listed property, and given the direction from PEC recommending that Council reinstitute the listing, staff determined that, should the building appear to merit designation in the opinion of the heritage planner under the criteria established by the Province in Regulation 9/06, it would be prudent to provide a forum for debate with respect to the potential loss of this heritage resource to request Council to issue a notice of its intent to designate the property to forestall any demolition order.

At its meeting on April 10, Council approved the recommendation to place the building on the Inventory as a Priority 1 structure. At the same meeting Council deferred the matter of designation that had come forward from a special meeting of the Planning and Environment Committee that day. The Planning and Environment Committee had recommended against the designation of the property. This deferral by Council has allowed the request for demolition to be considered as part of the process for a listed property.

#### Alternative to Demolition

Information had previously been received from an inquiry with respect to a proposed three storey residential unit to be constructed on the site assuming the removal of the existing building. At this time, there has been little discussion as to whether an intensification of the site can occur with the retention of the heritage property. The City does have a Community Improvement Plan with respect to developments which may threaten the loss of a heritage resource. Whether this plan can come into play in this situation remains to be discussed.

#### Ontario Heritage Act and Designation under Section 29

Regarding the process of designation, the following provides a brief outline of the initial steps required. The Council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if (a) where criteria for determining whether the property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria; and, (b) the designation is made in accordance with the processes set out in the Act. If the Council intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with sub-section (3) of the Act. As part of the process, any person who objects to a proposed designation has the opportunity within 30 days of the notice of intention being served, must serve on the clerk of the municipality a notice of objection setting out the reason for the objection and all the relevant facts. Where such notice of objection has been received, the council shall refer the matter to the Conservation Review Board for a hearing and a report.

#### Regulation 9/06 and the Property at 1576 Richmond Street

Regulation 9/06 of the *Ontario Heritage Act* applies to both listed properties and to newly identified properties that may be candidates for heritage conservation and protection under Section 29 of the Act. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The regulation requires that, to be designated, a

3

**D. Menard**

property must meet "one or more" of the criteria grouped into categories of Design/Physical Value, Historical/Associative Value, and Contextual Value. Council must be satisfied that the property meets at least one of the criteria set out in Regulation 9/06 before it can be designated under Section 29.

1. *A property has design 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.*

As can be seen in Appendix 2, the Tudor Revival style structure is an excellent example of this style, perhaps one of the finest of this style in the Inventory which lists 14 Priority 1 properties within this category. As well, it displays a high degree of craftsmanship or artistic merit.

2. *The property has historical value or associative value because it, i) has direct associations 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.*




At this time a complete understanding of those associated with this property is not available. However, on the basis of information in the City Directories and in the history of the University of Western Ontario, it is known that the house was occupied for much of its lifespan by the Gillespie Family. It may have been modelled after a family home in the U.K. as it is known as Wivelsfield Manor, perhaps similar to a family home in the U.K. Kate Gillespie presumably lived there for many years as she was an assistant librarian at UWO from 1922 - 1961. One of the four houses at Delaware Hall is named after her. Mary Gillespie was associated with the University from as early as 1935.

3. *The property has contextual value because it i) is important in defining, maintaining or supporting the character of an area, ii) it is physically, functionally, visually or historically linked to its surroundings, or iii) is a landmark.*

Given the contextual changes around the area resulting from greater intensification, the contextual argument for designation is not as strong as the argument related to its design values.

#### Recommendations

It is recommended that the LACH advise municipal Council instruct the Clerk to issue a notification of its intent to designate the property at 1576 Richmond Street as a property of cultural heritage value or interest under Section 29 of the Ontario Heritage Act for the reasons identified in the draft statement of significance in Appendix 2 and to notify the Chief Building Officer of this intent to designate the property.

|  |  |
|--|--|
| <b>PREPARED BY:</b>  | <b>SUBMITTED BY:</b>   |
|   |  |
| <b>D. MENARD<br/>HERITAGE PLANNER<br/>CITY PLANNING AND RESEARCH</b>               | <b>G. BARRETT, AICP<br/>MANAGER – CITY PLANNING AND<br/>RESEARCH</b>               |
| <b>RECOMMENDED BY:</b>   |  |
|  |  |
| <b>J. M. FLEMING, MCIP, RPP<br/>DIRECTOR OF LAND USE PLANNING AND CITY PLANNER</b> |  |

May 2, 2012

DM/

Attach: Appendix 1- Location Map, Appendix 2- Draft Statement of Significance

Y:\Shared\policy\HERITAGE\LACH\1576 Richmond Street May 09 2012.docx

**Appendix 1: Location Map – 1576 Richmond Street**



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**Appendix 2: Draft Statement of Significance -1576 Richmond Street proposed for designation under Section 29 of the Ontario Heritage Act.**

**Description of the Property**

The structure is a two storey building, clad with stone and stucco,, located on an irregular shaped lot at the municipal address 1576 Richmond Street, east side, Part Lot 28, Plan 533.

**Statement of Cultural Heritage Value or Interest**

The cultural heritage value of this structure is primarily related to its design and physical values as an excellent example of a Tudor Revival style of building, somewhat uncommon in London in terms of its size and setting. Architecturally, this structure exhibits many of the key features typical of this style, in particular, what has been called the "storey book house" and may have been modeled after a similar building in the United Kingdom. The property has been named Wivelsfield Manor. This style of building became popular in suburban settings from the 1920s to the 1940s. The building also has historical importance for its associations with the Gillespie family in particular and its relationship to the University of Western Ontario through both Kate and Mary Gillespie members of the Faculty.

**Description of Heritage Attributes**

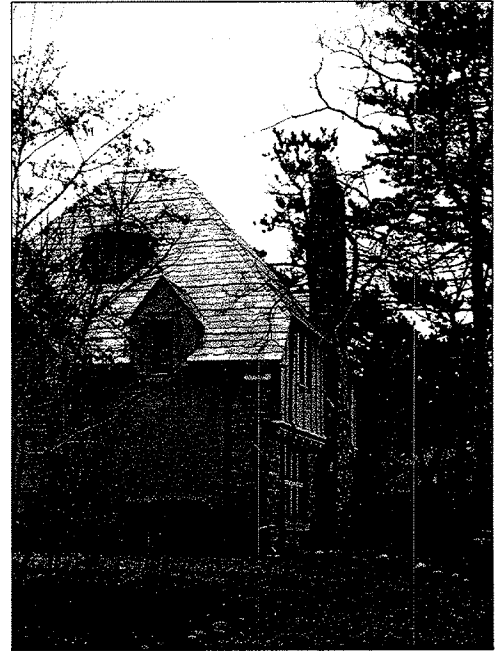
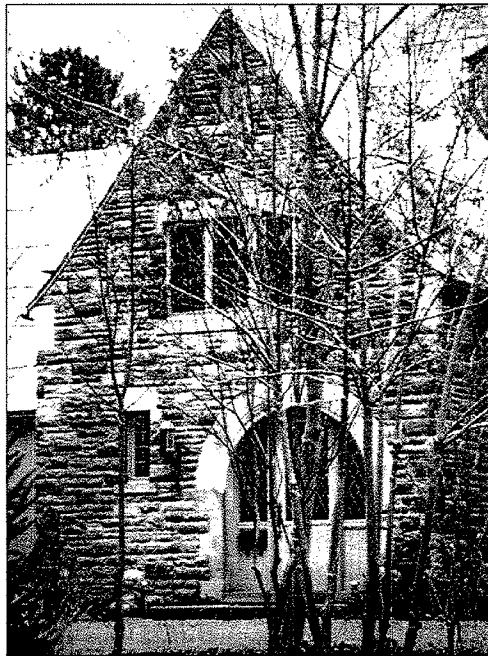
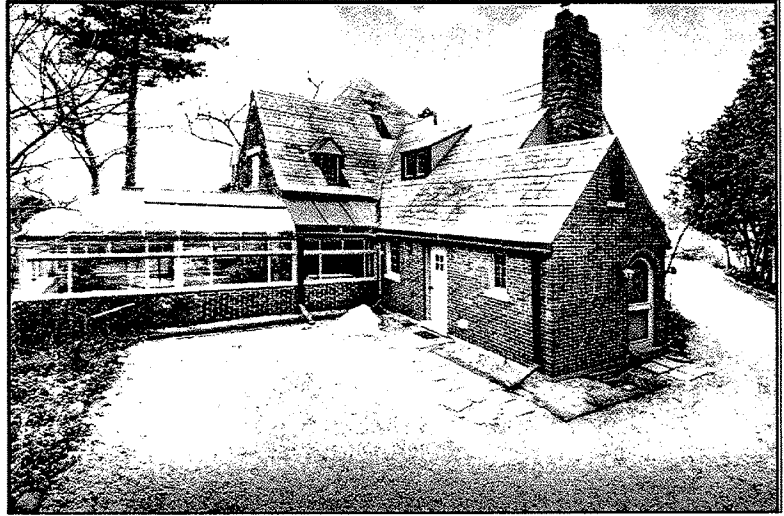
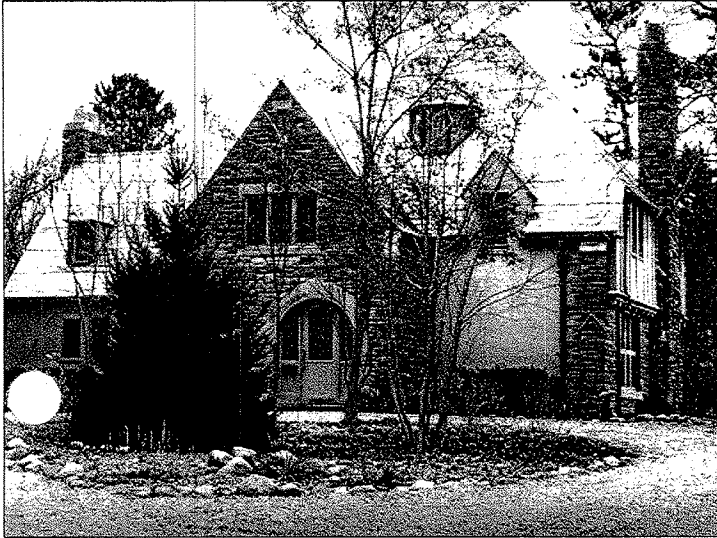
Key exterior attributes that embody the heritage value of the residence as an example of the Tudor Revival Style include its:

- Its composition with its various elements - front projecting gable, north wing and conservatory - reinforcing the sense of a picturesquely segmental building suggesting random additions at various times.
- Steeply pitched slate roofs
- Prominent gable ends on the front, side and rear facades
- Half timbering on the west and south façades set in stucco
- Stone cladding on the front façade both on the projecting front gable and on corner pilasters
- Brick cladding on the north wing and the conservatory walls
- Stone clad chimneys of different heights on the north and south facades
- The recessed front entrance set within a beveled and moulded stone arch.
- A single wood front door featuring a diamond paned window and two side panels with similar panes set in segmental frames following the curve of the stone arch.
- Three -light bay dormers on the front and rear facades
- Small paned windows in the dormers on the front façade, larger windows both singly and in groups featuring similar small panes on the front and side facades
- Windows feature stone lintels and metal muntins
- Copper downspouts with decorative floral elements in metal
- The siting of the building creating a park-like vista as viewed from the street

3

D. Menard

Appendix 3 –Photos – 1576 Richmond Street



3

260 Sydenham Street  
London, ON  
N6A 1W5

May 9, 2012

London Advisory Committee on Heritage  
City of London  
300 Dufferin Avenue  
London, ON  
N6A 4L9

Attention: Ms. Heather Lysynski, Committee Secretary

Dear Ms. Lysynski

RE: Heritage Designation  
1576 Richmond Street

---

I am the current property owner of 260 Sydenham Street, which contains a heritage dwelling constructed in 1928 that is commonly referred to as "The Martin Property". On January 21, 1991, my property, by way of By-law No. L.S.P.-3112-52, received a heritage designation for the existing dwelling.

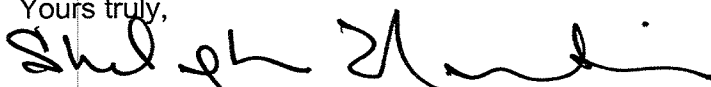
It has come to my attention that the current property owner of 1576 Richmond Street would like to redevelop their property as per the current Multi-Family, High Density Residential designation, thus requiring the demolition of the existing dwelling on the property. I understand that LACH is reviewing the merits of the dwelling for a heritage designation.

The existing dwelling on 1576 Richmond Street has an interior similar to my home and was also constructed in 1928. I am continuously looking for materials to replace parts of my home that are in need of repair. For this I must look to other heritage properties. In particular, I have continued to maintain the existing washrooms in my home as originally built.

I would like to advise this committee that should the demolition of the above noted property be permitted, it will allow me the opportunity to utilize many of the fixtures within this dwelling to upgrade elements within my home and maintain the heritage components of my designated dwelling. I have already had the opportunity to restore parts of my house by utilizing surplus bathroom fixtures from 1576 Richmond Street.

Failure to designate 1576 Richmond Street should not be seen as a loss to the heritage of this City since the building can provide an important source of heritage materials for other designated buildings which desperately need such materials in order to be able to restore and ensure their long term viability as heritage properties.

Yours truly,



Shelagh Martin

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## Statement of Significance of 498 Dufferin Avenue

### Legal Description of Property

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

### Statement of Cultural Significance

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

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

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

### Description of Heritage Attributes

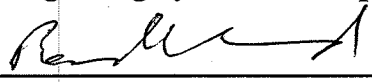
This two and one half story residence was designed in the late Queen Anne style, sometimes described as Edwardian. Queen Anne style houses of the first two decades of the 20<sup>th</sup> century exhibit far less detail than their architectural predecessors of the last two decades of the 19<sup>th</sup>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

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

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

**Owner Affirmations**

**We have read and agree with the above Statement of Significance proposed for the designating by-law for the property at 498 Dufferin Avenue.**

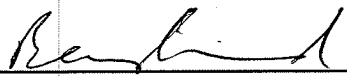
  
(Owner)

26 April 2012  
(date)

Helen Lockwood  
(Owner)

26 April 2012  
(date)

**We request municipal Council to issue a Notice of Intent to designate our property at 498 Dufferin Avenue under Section 29 of the Ontario Heritage Act.**

  
(Owner)

26 April 2012  
(date)

Helen Lockwood  
(Owner)

26 April 2012  
(date)



|                 |   |
|-----------------|---|
| <b>TO:</b>      | <b>CHAIR AND MEMBERS<br/>TREES AND FORESTS ADVISORY COMMITTEE<br/>MEETING ON 22 FEBRUARY 2012</b> |
| <b>FROM:</b>    | <b>SARA ROWLAND<br/>URBAN FORESTRY PLANNER</b>  |
| <b>SUBJECT:</b> | <b>HERITAGE TREES</b>   |

**RECOMMENDATION**

- (a) That, on the recommendation of the Manager, Urban Forestry this report **BE RECEIVED** as information into the feasibility and implications of a Heritage Tree protection programme.
- (b) Trees and Forestry Advisory Committee (TFAC) comments with respect to this report **BE FORWARDED** to London Advisory Committee on Heritage (LACH).

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

None. TFAC received a delegation from LACH about this matter on 25 January 2012.

**BACKGROUND**

**RATIONALE**

On 25 January 2012 the Trees and Forests Advisory Committee (TFAC) heard a delegation from the LACH with regard to undertaking some form of protection for Heritage Trees.

The LACH referred to the work of the Ontario Heritage Tree Alliance – specifically their 2<sup>nd</sup> Edition of the “Securing the Future of Heritage Trees: A Protection Toolkit for Communities (2011). This comprehensive document, of which Urban Forestry has a copy, sets out the framework for identifying, nominating, considering and protecting Heritage Trees. It includes a model bylaw.

Heritage Trees would be visible to and/or accessible by people. Heritage Trees will require risk management. Typically the costs of managing a tree in our urban environment increase as the tree grows older, and this accelerates rapidly upwards when the tree declines in health and/or vigour. At some point tree removal may become the preferred choice for economic and safety reasons. Escalating costs may be attributed to factors like (1) costs of technical advice – the need for inspections will increase, while relatively few consultants or staff may offer the technical knowledge for veteran tree management; (2) costs associated with liability and insurance, including dealing with any claims or complaints of perceived threat, up to and including legal action; (3) costs associated with arboriculture e.g. using aerial bucket devices, propping up or cabling limbs, and working in trees in increasingly-confined spaces.

If tree owners, including the City, are unable to foresee how they will cover these costs, then inevitably there will be intense pressure to remove Heritage Trees before they become a problem. This is understandable, but may not be desirable among Heritage Tree objectives.

**PREVIOUS ATTEMPT TO RECOGNISE HERITAGE TREES IN THE CITY**

The City of London and Public Utilities Commission pursued a Heritage Tree Plaquing Program in 1990 (see Appendix A). This was created to recognise and honour outstanding mature trees. Trees were nominated by the public, and trees could be on private or public land.

In May 1991 a schedule of Heritage Trees was prepared by the City, sponsored by Public Utilities Commission, Trees for London and Committee of the Mcllwraith Field Naturalists of London Inc. An example of this may be seen in Appendix B). It was "....hoped that the trees so honoured will be spared from destruction....".

In 2003 then Urban Forester confirmed that there is no Heritage Tree program and one that did exist in the 80s had died a slow death (Appendix C).

**ONTARIO HERITAGE TREE ALLIANCE**  
**HERITAGE TREE TOOLKIT: A SUMMARY**

**DEFINITION OF A HERITAGE TREE**

- a notable specimen because of its size, form, shape, beauty, age, colour, rarity, genetic constitution, or other distinctive feature;
- a living relic that displays evidence of cultural modification by Aboriginal or non-Aboriginal people, including strips of bark or knot-free wood removed, test hole cut to determine soundness, furrows cut to collect pitch or sap, or blazes to make a trail;
- a prominent community landmark;
- a specimen associated with an historic person, place, event or period;
- a representative of a crop grown by ancestors and their successors that is at risk of disappearing from cultivation;
- a tree associated with local folklore, myths, legends or traditions;
- a specimen identified by members of the community as deserving heritage recognition.

**LEGISLATION**

Three (3) legal avenues for protecting heritage trees exist. These are :

1. **Planning Act 1990** requires municipalities to protect its natural features. As the City is already doing, this can be achieved through Official Plan policies and designation to protect Environmentally Significant Areas, Woodlands and Natural Areas. Zoning bylaws can zone woodlands for protection. Site plan controls can specify trees to be protected.
2. **Municipal Act 2001** provides the authority for municipalities to enact bylaws to regulate destruction or injury of trees. A Registry can be established by bylaw and trees to be protected can be nominated and listed on the Registry.
3. **Ontario Heritage Act 1990**, Part IV, s. 29: using the Ontario Regulation 9/06 a natural feature (e.g. tree) may be protected if it has cultural association meeting one or more of the following:
  - (1). The property has historical 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

- (2). 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 or historically linked to its surrounding,
- or
- (iii) is a landmark.

### **APPLICATION PROCESS**

Trees may be located on private land, public land, institutional land and other land e.g. Conservation Authority lands. The owner may submit a letter (or other evidence) of support for participating in the Heritage Tree Program, or a nomination may be received where the owner is not willing to participate. It would be for the City, or the panel, to decide whether to protect a tree without the owner's consent under any of the three legal avenues available.

Candidate trees receive nomination for Heritage Tree status and protection. A nomination form would be completed by the nominating person, which can be any individual or group, and submitted for field evaluation (validation) by an appropriately qualified person reporting to or sitting on the panel of evaluators. That evaluation panel would then determine whether the tree merits Heritage Tree status.

The toolkit sets out a framework for all the above, with a score out of a total of four points in various categories contributing to an overall star rating. For example a five-star Heritage Tree score at least 75% (3 out of 4) in at least one chart from each of five categories.

### **ADMINISTRATION**

The administrator would complete the necessary paperwork for any or all of the three legal avenues available to the City to protect the tree. Under current City practices this includes writing reports for various Committees and Council, of which some may be confidential, conducting internal reviews with City staff especially where zoning or Official Plan policies are involved, and external consultations with stakeholders.

The administrator would update the Heritage Tree Register (GIS overlay(s) and spreadsheet) immediately upon a tree receiving or being removed from Heritage Tree status under any of the three administrative avenues. The administrator would also arrange for any signs or plaques to be installed beside the tree.

The administrator would update the owner, adjacent landowners, Council and the wider community of the new status of the tree.

The administrator would receive and consider applications made under the Bylaw or other legislation to manage or remove any Heritage Tree and may request additional technical advice before making a decision. The administrator would also work closely with Bylaw Enforcement Officers and ensure any reported infractions are followed through.

The administrator may also administer any sponsorship, grant or subsidy towards Heritage Tree care.

### **RESOURCE IMPLICATIONS**

Resource implications are significant and are unlikely to be found from within the existing Urban Forestry or other Planning Division staff and budgets. Additional resources may be required whether sourced from other partners (e.g. ReForest London) or City Divisions. These requirements may be slightly reduced if no privately-owned trees are considered i.e. only trees on City land are considered for Heritage Tree status.

1. Field visits and report cards/charts will be required for every tree nominated, with scoring of ratings conducted by a suitably qualified person (arborist or forester) authorised by the City to enter onto private and public lands to conduct the assessment. Note that City staff cannot currently undertake assessments of private trees. At the time of writing, advice from Legal and Risk Management was still awaited regarding insurance and other issues for City staff or volunteers.
2. Tree appraisal (to determine dollar value) may be required in some instances. This will require staff or other person to be trained and qualified in appraisal, or outsourced to a qualified appraiser.
3. A minimum of three persons would become the panel or team of evaluators. This

may or may not include the person conducting the field assessment. Anyone can be chosen, but suggested persons may include historian, horticulturalist, Aboriginal person, or artist.

4. An operational budget, and/or capital budget for a grant or subsidy may have to be created to assist with the ongoing maintenance of Heritage Trees.
5. An administrator would be required to administer the Bylaw and Heritage Register, and to create the template for pursuing protection for heritage trees under other legal avenues.
6. Bylaw Enforcement Officers will require additional training to be able to identify infractions under the Bylaw. Enforcement duties under the Heritage Tree Bylaw may be administered by the Forestry Technologist (after receiving Bylaw Enforcement Officer authority, expected June 2012 for the current incumbent). With the additional workload of enforcing this and existing tree bylaws, the Forest Technologist's other duties and responsibilities may be impacted severely.

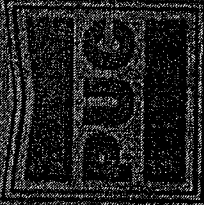
| Prepared By:   | Recommended By:  |
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|  |  |
| <b>Sara Rowland BSc. MSc. MICFor. CEnv.<br/>Urban Forestry Planner</b> | <b>Ivan Listar, R.P.F.<br/>Manager, Urban Forestry</b> |

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CITY OF LONDON  
SERVICES TREE

EASTERN COTTONWOOD  
POPULUS DELTOIDES  
NATIVE TO N. AMERICA

DEDICATED 1990



13



CITY OF LONDON

# HONOUR ROLL OF HERITAGE TREES

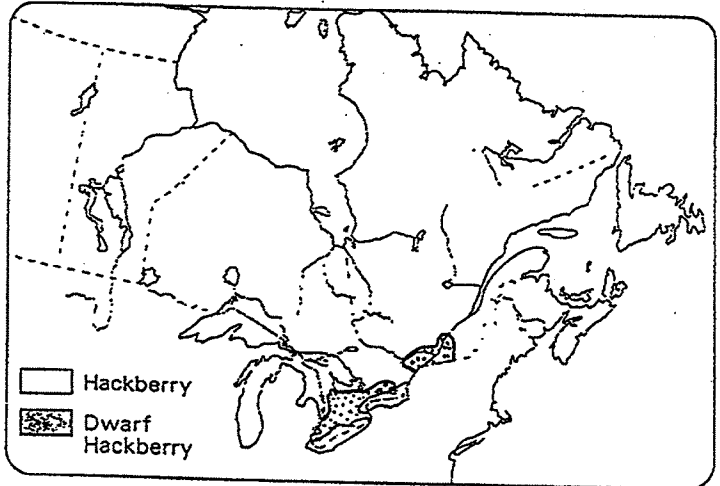
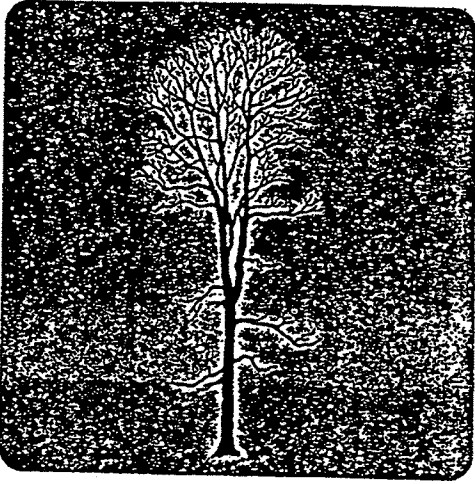
*Program of: The London Public Utilities Commission*

*Sponsored by: Trees for London, Committee of The McIlwraith Field Naturalists of London Inc.*

HACKBERRY

13

*Celtis occidentalis*



FORM - The Hackberry resembles the elms in general appearance. The crown has a broad top of ascending arching branches, often with drooping branchlets. The tree grows in a variety of forms, some of them scarcely larger than shrubs. One, referred to as a Dwarf Hackberry (*Celtis tenuifolia* Nutt.), is reported in the Port Franks and Point Pelee areas of Ontario. It is described as a coarse shrub, or small tree up to 25 feet in height, with leaves that are very symmetrical and broader and shorter than those of the Hackberry. The Dwarf Hackberry leaves seldom exceed 2 1/4 inches in length and are either toothless or have no more than 15 teeth to a side; the fruits are small. In addition, two varieties have been segregated on the basis of leaf-shape, *Celtis occidentalis* var. *pumila* (Pursh) Gray, with very asymmetrical leaves more than half as wide as they are long; and *Celtis occidentalis* var. *canina* (Raf.) Sarg., with narrow almost symmetrical leaves less than half as wide as they are long. Since both these varieties (and the Dwarf Hackberry) may be found in the same areas as the species, the separation of the different forms is at best uncertain.

HABITAT - Hackberry is scattered throughout the Deciduous Forest Region and part of the Great Lakes-St. Lawrence Forest Region. One isolated report shows that it grows near Delta, on the south shore of Lake Manitoba.

SIZE - Usually a medium-sized tree seldom over 60 feet in height or 2 feet in diameter.

Harris Park - South End  
dedicated in 1991

(Native Trees of Canada  
R. C. Hosie)