

1ST REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on December 13, 2017, commencing at 5:41 PM, in Committee Rooms #1 and 2, Second Floor, London City Hall.

PRESENT: D. Dudek (Chair), S. Adamsson, D. Brock, J. Cushing, H. Elmslie, H. Garrett, T. Jenkins, J. Manness, K. Waud and M. Whalley and J. Bunn (Secretary).

ABSENT: H. Elmslie, S. Gibson and B. Vasquez.

ALSO PRESENT: L. Dent and K. Gonyou.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that H. Garrett disclosed a pecuniary interest in clauses 8 and 9 of this report, having to do with a Notice of Public Meeting with respect to the London Language Institute located at 653 Talbot Street and a Notice of Application by Extra Realty Limited with respect to the property located at 660 Sunningdale Road East, respectively, by indicating that her employer is the agent on the files.

II. ORGANIZATIONAL MATTERS

2. Election of Chair and Vice Chair for the Term Ending November 30, 2018

That it BE NOTED that the London Advisory Committee on Heritage (LACH) elected D. Dudek as Chair for the term ending November 30, 2018 and that the election of Vice Chair was deferred to the next LACH meeting, to allow for more members to be in attendance.

III. SCHEDULED ITEMS

3. Heritage Alteration Permit Application - 915 Queens Avenue – Old East Heritage Conservation District

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 915 Queens Avenue, within the Old East Heritage Conservation District, BE PERMITTED as described in the staff report dated December 13, 2017, subject to the following terms and conditions:

- the addition of corner quoins to be constructed on the front elevation;
- the horizontal installation of fiber-cement siding on side and rear elevations;
- the installation of brick masonry veneer base to the clad concrete foundation at side elevations;
- the re-design of gabled pediment detail at front elevation, to better conform with conventional heritage patterns, approved by heritage planner prior to construction; and,
- the Heritage Alteration Permit to be displayed in a location visible from the street until the work is completed;

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

4. Request for Designation - 163 Oxford Street East

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, notice BE GIVEN under the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intent to designate the property located at 163 Oxford Street East to be cultural heritage value or interest, as outlined in the attached Statement of Cultural Heritage Value or Interest; it being noted that the London Advisory Committee on Heritage received the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter.

IV. CONSENT ITEMS

5. 13th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 13th Report of the London Advisory Committee on Heritage, from its meeting held on November 8, 2017, was received.

6. Municipal Council Resolution - 12th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on October 30, 2017, with respect to the 12th Report of the London Advisory Committee on Heritage, was received.

7. Municipal Council Resolution - 13th and 14th Reports of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on November 28, 2017 with respect to the 13th and 14th Reports of the London Advisory Committee on Heritage from the meetings held on November 8, 2017 and November 16, 2017, respectively, were received.

8. Notice of Public Meeting - London Language Institute - 653 Talbot Street

That it BE NOTED that the Notice of Public Meeting, dated November 29, 2017, from S. Wise, Planner II, related to an application by London Language Institute with respect to the property located at 653 Talbot Street, was received.

9. Notice of Application - Extra Realty Limited - 660 Sunningdale Road East

That N. Pasato, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage expressed concern regarding the revisions to the Draft Plan of Subdivision and Zoning By-law Amendment for 660 Sunningdale Road East (39T-09501/Z-8818), as it is not clear how the two barns recommended for designation will be protected and conserved in the revised Draft Plan; it being noted that the notice of intent to designate the property has been appealed to the Conservation Review Board and, until such time as an appeal is resolved, the property is treated as if it were designated, as per Section 30(1) of the *Ontario Heritage Act*.

10. Notice of Application - 2186121 Ontario Inc. - 1146-1156 Byron Baseline Road

That it BE NOTED that the Notice, dated November 15, 2017, from M. Campbell, Planner II, with respect to an application by 2186121 Ontario Inc. related to the property located at 1146-1156 Byron Baseline Road, was received.

11. Commissioners Road Realignment - Class Environmental Assessment Study - Notice of Public Information Centre No. 2

That it BE NOTED that the communications dated November 13, 2017, from S. Keen, CIMA Canada Inc. and T. Koza, City of London, with respect to a Notice of Public Information Centre No. 2 related to the Commissioners Road Realignment Class Environmental Assessment Study, were received.

V. SUB-COMMITTEES & WORKING GROUPS

12. Stewardship Sub-Committee

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on November 28, 2017, was received.

VI. ITEMS FOR DISCUSSION

13. Properties Located at 467-469 Dufferin Avenue

That it BE NOTED that the communication from B. Lansink related to the properties located at 467-469 Dufferin Avenue and a related excerpt from the Woodfield News newsletter, was received.

14. 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.

VII. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VIII. ADJOURNMENT

The meeting adjourned at 6:37 PM.

NEXT MEETING DATE: January 10, 2018



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Heritage Alteration Permit 915 Queens Avenue

London Advisory Committee on Heritage
Wednesday December 13, 2017

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Property Location



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Property Description



Previous one-storey wood structure (c1885) – approved demolition 2014



Current vacant site (2017-10-03)



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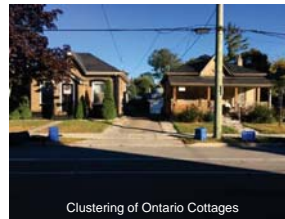
Surrounding Context



Adjacent – 909 and 911 Queens Ave.



Across street from 915 Queens Ave.



Clustering of Ontario Cottages

Adjacent properties (and near adjacent) to 915 Queens Avenue, depicting surrounding streetscape character



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Features of Old East HCD



907 Queens Ave.

- Narrow front facades
- Architectural styles reflecting Queen Anne, Ontario Cottage, Vernacular, Craftsman
- Decorative wood trim, stained glass windows and transoms
- Front porches and verandahs
- Street facing gables decorated with wood trim
- Steep roof slopes of 8 in 12 to 12 in 12
- Use of brick
- Wood siding (if used), typically horizontal clapboard 4”-6”

(Old East HCD: Conservation Plan, 2.2.1, 2.4.2.4.7; Old East HCD: Conservation and Design Guidelines, 2.0, 3.4.1, 3.4.5, 4.0, 4.5.2).



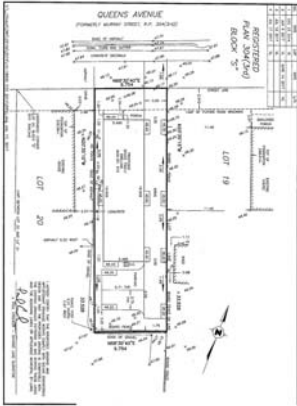
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Heritage Alteration Permit

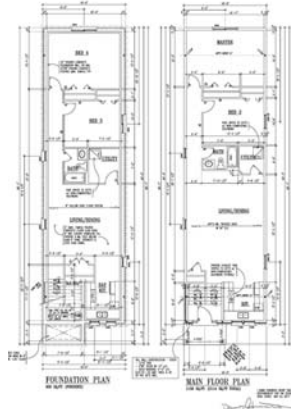
- Erect a new, single family, detached, one-storey building with elevated basement (i.e. split-level)
- Application meets condition for referral to the LACH
- Submitted October 18, 2017; staffed officially received November 24, 2017
- The mandated 90-day review period for the Heritage Alteration Permit application expires on February 22, 2018.



Proposed New Building – Plans



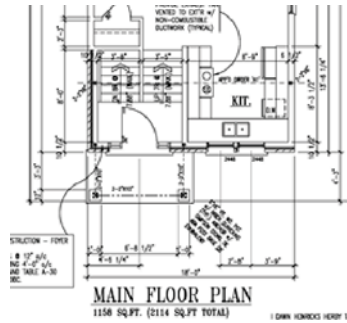
Site Plan



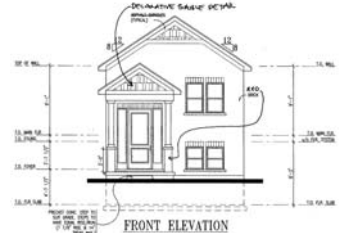
Floor Plans



Proposed New Building – Front Plan & Elevation



Enlarged Plan of Porch



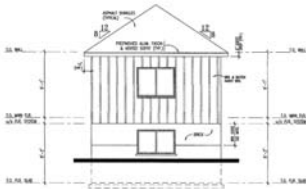
Front Elevation



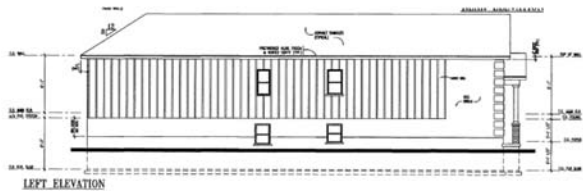
Proposed gable detail



Proposed New Building – Side Elevations



Rear Elevation



Side Elevation



Old East HCD Guidelines

- Guidelines for New Buildings (Section 4.4)
 - **Match patterns of the neighbourhood**
 - Use elements that are complementary to surrounding buildings and heritage patterns
 - Use materials and colours that represent the texture and palette of the heritage area
 - **Incorporate details that are commonly found in principal facades of the properties in Old East London**
 - Front drive garages are strongly discouraged



Recommendation Options

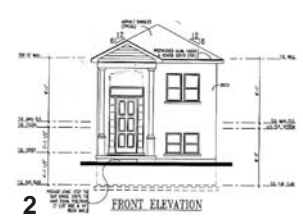
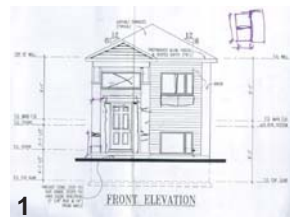
Options under the Ontario Heritage Act

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

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



Design Process





Design Progress – Revised



5

Revised Façade
(December 12, 2017)



Staff Recommendation

Erection of a new building on the property located at 915 Queens Avenue, within the Old East HCD, BE PERMITTED subject to the following terms and conditions:

- a. Addition of corner quoins to be constructed on the front elevation;
- b. Horizontal installation of fiber-cement siding on side and rear elevations;
- c. Installation of brick masonry veneer base to clad concrete foundation at side elevations;
- d. Re-design of gabled pediment detail at front elevation to better conform with conventional heritage patterns, to be approved by heritage planner prior to construction; and,
- e. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.



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Request for Designation 163 Oxford Street East

London Advisory Committee on Heritage
Wednesday December 13, 2017

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Property Location 163 Oxford Street East



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Heritage Context



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Heritage Status 163 Oxford Street East



- Built between c.1908
- No heritage status
- No known architect
- Representative of Edwardian Style



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CHER 163 Oxford Street East



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Evaluation 163 Oxford Street East

Cultural Heritage Evaluation Report
163 Oxford Street East
London Ontario
Nov 2017

Prepared For: Kiefer McKeating and Bruce Jones and The City of London
Prepared By: Amy Barnes Consulting, Cambridge, Ontario

Executive Summary

Kiefer McKeating and Bruce Jones, owners of 163 Oxford Street E, retained Amy Barnes of Amy Barnes Consulting to prepare a Cultural Heritage Evaluation Report (CHER). This CHER is intended to support the application for designation under Part IV of the Ontario Heritage Act.

163 Oxford Street East is not currently recognized as the City of London, Inventory of Heritage Resources (IHR). According to The City of London's Official Plan and 2.6.3 of the Provincial Policy Statement (2014), a Cultural Heritage Evaluation Report (CHER) is used to help identify, evaluate and assess potential built heritage resources.

The purpose of this CHER is to determine if the property, known as 163 Oxford Street East, is a candidate for a Part IV designation under the Ontario Heritage Act. This report will not include an analysis of relevant heritage policies.

The property was evaluated against Ontario Regulation 924 of the Ontario Heritage Act. The evaluation of the property as 163 Oxford Street East found the property to be a significant cultural heritage resource that merits designation under Part IV of the Ontario Heritage Act.

Physical/Design Values		
Architecture Is the property a rare, unique, representative, or early example of a style, type, expression, material, or construction method?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The property is a representative of an early 20 th century, front gable, Edwardian Architectural style residential home. This style is represented in the restrained classicism details including the use of imported red brick, the two stain glass windows on the side elevations and the large façade window with stain glass transom. The porch which runs the length of the façade is supported by classically inspired columns and balustrade and gable pediment are also representative of the Edwardian style.		
The narrow style is representative of an infill project and helps to express the socio-economic mix of buildings and people associated with Talbot North at the turn of the century. The building was built c. 1908.		
Craftsmanship/Artistic Merit Does the property display a high degree of craftsmanship or artistic merit?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property does not display a high degree of craftsmanship or artistic merit.		
Technical/Scientific Merit Does the property demonstrate a high degree of technical or scientific achievement?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property does not display a high degree of technical or scientific achievement.		



Evaluation 163 Oxford Street East

Historical/Associative Values		
Historical Associations		
Does the property have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The meaningful work of Archdeacon William Young is significance to the Diocese of Huron, and by extension, the Church of Canada. Archdeacon Young lived at 163 Oxford Street E from 1923 until his death in 1929. While Archdeacon Young contributions to his community merits recognition, his significance is not directly associated or represented in the property. None of the other occupants are believed to have significant historical associations.		
Community History		
Does the property yield, or have the potential to yield, information that contributes to an understanding of a community or culture?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
No evidence was discovered to suggest such a potential.		
Representative Work		
Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property is not known to demonstrate or reflect the work, or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		



Evaluation 163 Oxford Street East

Contextual Value		
Community Character		
Is the property important in defining, maintaining, or supporting the character of the area?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The property supports and reinforces the cultural heritage value of the adjacent buildings. 165 Oxford Street East, built 1892 and designated in 1990 for its architectural and historical association and 155 Oxford Street East built in 1881 (listed as a Priority 1 building in the City of London Inventory of Heritage Resources). Each of these three buildings is representative of a different time period in London's development and together they work to visually represent the character of Talbot North.		
The property works to maintain and support the visually cohesive natures of this original portion of the streetscape. It supports the mature and evolved residential and commercial nature of the south side of Oxford Street East.		
Context		
Is the property physically, functionally, visually, or historically linked to its surroundings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property is not physically, functionally, visually or historically linked to its surroundings in a significant way.		
Landmark		
Is the property a landmark?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The property is not a landmark.		



Comparative Analysis Adjacent Properties



Designated: 165 Oxford Street East
Built 1892



Listed: 155 Oxford Street East
Built 1881



Comparative Analysis Edwardian Style



- 805 Talbot Street
- 807 Talbot Street
- 176 St. George Street
- 190-192 Oxford Street East

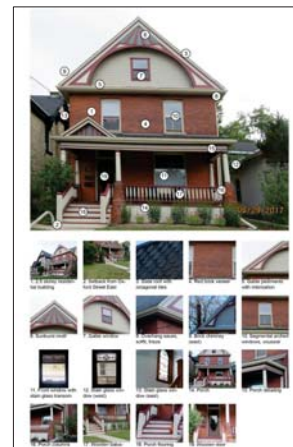


Conclusions 163 Oxford Street East

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



Heritage Attributes 163 Oxford Street East





Staff Recommendation

“That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, this report **BE RECEIVED** and that notice **BE GIVEN** under the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council’s intent to designate the property located at 163 Oxford Street East to be of cultural heritage value or interest as outlined in Appendix D of this report.”

Heritage Planners' Report to LACH: December 13, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 119 Dundas Street (Downtown HCD) – storefront alterations
 - b. 782 Wellington Street (Bishop Hellmuth HCD) – rear garage addition
 - c. 952 Queens Avenue (Old East HCD) – roof replacement
 - d. 33 Teresa Street (Wortley Village-Old South HCD) – recladding, porch
 - e. 525 Ontario Street (Old East HCD) – roof, windows, painting brick
 - f. 790 Wellington Street (Bishop Hellmuth HCD) – carport at rear laneway
 - g. 69 Wilson Avenue (Blackfriars-Petersville HCD) – chimney removal
 - h. 211-213 Wortley Road (Wortley Village-Old South HCD) – alterations and addition
 - i. 165 Oxford Street East (Part IV) – window replacement (vinyl to aluminum-clad wood)
2. Private Member's Bill C-323 to provide federal tax incentives for heritage restoration – defeated in Parliament
 - a. Report of the Standing Committee on Environment and Sustainable Development: *Preserving Canada's Heritage: The Foundation for Tomorrow*: <http://www.ourcommons.ca/DocumentViewer/en/42-1/ENVI/report-10>
3. Ontario Passes Legislation to Build Better Communities and Conserve Watersheds: Ontario Overhauling the Land Use Planning Appeal System and Strengthening Conservation (December 12, 2017)
 - a. Press Release: <https://news.ontario.ca/mma/en/2017/12/ontario-passes-legislation-to-build-better-communities-and-serve-watersheds.html>
 - b. Includes amendments to the *Ontario Heritage Act*, provisions for appeals to the Ontario Municipal Board (OMB) under the *Ontario Heritage Act* are replaced by the Local Planning Appeals Tribunal (Tribunal) by Bill 139

Upcoming Heritage Events

- Holiday events at Eldon House – see www.eldonhouse.ca/events/
 - December 2 – January 1: Victorian Christmas
 - December 16, Saturday: Christmas Past Tours
- ACO London Region – Heritage London Foundation 11th Annual Heritage Awards: Call for Nominations – submission deadline: December 31, 2017: <http://acolondon.ca/acoLondon/Awards.html>
 - Save the date: ACO London Region – Heritage London Foundation 11th Annual Heritage Awards Gala on February 15, 2018
- The London Heritage Scholarship is now accepting application. More information at: <http://acolondon.ca/acoLondon/Scholarship.html>. Application deadline: December 31, 2017.