

London Advisory Committee on Heritage

Report

The 8th Meeting of the London Advisory Committee on Heritage
July 11, 2018
Committee Rooms #1 and #2

Attendance PRESENT: D. Dudek (Chair), S. Adamsson, J. Cushing, H. Elmslie, H. Garrett, S. Gibson, J. Manness, and B. Vazquez and J. Bunn (Secretary)

ABSENT: D. Brock, K. Waud and M. Whalley

ALSO PRESENT: J. Dent, L. Dent, K. Gonyou, K. Gowan and S. Wise

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that H. Garrett disclosed a pecuniary interest in clause 6.3 of this report, having to do with a Notice of Planning Application for the properties located at 745 and 747 Waterloo Street, by indicating that her employer was contacted by the applicant for information.

2. Scheduled Items

2.1 Demolition Request for Heritage Listed Property at 172 Central Avenue by G., P., and C. Mitsis

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property located at 172 Central Avenue, that notice BE GIVEN under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property at 172 Central Avenue to be of cultural heritage value or interest for the reasons outlined in the attached Statement of Cultural Heritage Value or Interest;

it being noted that the attached presentations and submissions from K. Gonyou, Heritage Planner, G. Mitsis, P. Mitsis and M. Hamilton were received with respect to this matter;

it being further noted that a verbal delegation from A.M. Valastro and the communications, dated July 2, 2018 and July 10, 2018, from J. Grainger, Architectural Conservancy Ontario - London Region Branch, were received with respect to this matter.

2.2 Heritage Impact Assessment - Colborne Building - 391 South Street

That S. Wise, Planner II, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment for the Colborne Building located at 391 Colborne Street and is also satisfied that the proposed development is appropriate to conserve the cultural heritage value of the Colborne Building, with the following recommendations:

- the open space should maintain vistas of adjacent cultural heritage resources, namely, the War Memorial Children's Hospital; and,

- the lower podium heights of the proposed new building should match the height of the eaves of the Colborne Building;
- it being noted that the Colborne Building is being preserved in-situ and is appropriately setback from new buildings on the property;
- it being further noted that a verbal delegation from E. van der Maarel, A+LiNK Architecture Inc., was received with respect to this matter.

2.3 Heritage Interpretive Sign on The Richmond Village

That it BE NOTED that the attached presentation from M. Tovey with respect to the proposed Heritage Interpretive Sign on the Richmond Village, was received.

2.4 Heritage Alteration Permit Application by R. Gilligan - 104 Wharnccliffe Road North - Blackfriars-Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to add a rear dormer to the building located at 104 Wharnccliffe Road North, within the Blackfriars-Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

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

3. Consent

3.1 7th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 7th Report of the London Advisory Committee on Heritage, from its meeting held on June 13, 2018, was received.

3.2 Municipal Council Resolution - 7th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on June 26, 2018, with respect to the 7th Report of the London Advisory Committee on Heritage, was received.

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

That it BE NOTED that the Municipal Council resolution, from its meeting held on June 12, 2018, with respect to the 6th Report of the London Advisory Committee on Heritage, was received.

3.4 Notice of Public Information Centre - Clarke Road Improvements - Veterans Memorial Parkway Extension to Fanshawe Park Road East - Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Public Information Centre from P. Kavcic, City of London and I. Bartlett, Stantec Consulting Ltd., with respect

to Clarke Road Improvements - Veterans Memorial Parkway extension to Fanshawe Park Road East Municipal Class Environmental Assessment, was received.

3.5 Notice of Public Information Centre - Broughdale Dyke

That it BE NOTED that the Notice of Public Information Centre from P. Adams and A. Spargo, AECOM Canada, with respect to the Broughdale dyke, was received.

3.6 Revised Notice of Application - DNL Group Inc. on behalf of 2178254 Ontario Inc. - 3425 Emily Carr Lane

That it BE NOTED that the Revised Notice of Application dated June 20, 2018, from C. Smith, Senior Planner, with respect to an application by DNL Group Inc. related to the property located at 3425 Emily Carr Lane, was received.

3.7 Victoria Bridge (Ridout Street South) Municipal Class Environmental Assessment - Notice of Completion

That it BE NOTED that the Notice of Completion dated July 3, 2018, from K. Grabowski, City of London and J. Pucchio, AECOM Canada, with respect to the Victoria Bridge (Ridout Street South) Municipal Class Environmental Assessment, was received.

3.8 Proposed Central Storytelling Website

That the communication from S. Adamsson with respect to a proposed central storytelling website BE REFERRED to the Education Sub-Committee review.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That the property located at 1903 Avalon Street BE ADDED to the *Inventory of Heritage Resources* (the Register) based on the attached Statement of Significance;

it being noted that the Stewardship Sub-Committee report from its meeting held on June 27, 2018, was received.

5. Items for Discussion

5.1 Heritage Planners' Report

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

6. Deferred Matters/Additional Business

6.1 (ADDED) Cultural Heritage Evaluation - Riverside Drive Bridge

That it BE NOTED that the London Advisory Committee on Heritage supports the findings of the Cultural Heritage Evaluation Report, dated April 13, 2018, submitted by Stantec Consulting Ltd., with respect to Riverside Drive Bridge.

6.2 (ADDED) Heritage Building Protection Plan

That the subject of a proposed heritage building protection plan BE REFERRED to the next meeting of the London Advisory Committee on Heritage (LACH) to be considered in conjunction with a review of the 2018 LACH Work Plan.

6.3 (ADDED) Notice of Planning Application - Zoning By-law Amendment - 745 and 747 Waterloo Street

That M. Knieriem, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research, assessment and conclusions of the Heritage Impact Statement for the properties located at 745 and 747 Waterloo Street but the LACH is not opposed to the proposed zoning amendment;

it being noted that the Notice of Planning Application, dated July 4, 2018, from M. Knieriem, Planner II, with respect to this matter, was received.

6.4 (ADDED) Highbury Avenue/Hamilton Road North Intersection Improvements Environmental Assessment Study - Notice of Completion

That it BE NOTED that the Notice of Completion dated July 13, 2018, from B. Huston, Dillon Consulting Limited and M. Elmadhoon, City of London, with respect to the Highbury Avenue/Hamilton Road intersection improvements Environmental Assessment Study, was received.

7. Adjournment

The meeting adjourned at 9:06 PM.

Appendix D – Statement of Cultural Heritage Value or Interest

Legal Description

Lot 23, Plan 238(W), London

Description of Property

The property located at 172 Central Avenue is located on the north side of Central Avenue (formerly Lichfield Street, Litchfield Street) between Richmond Street and St. George Street. A two storey brick building with an elevated basement is located on the property.

Statement of Cultural Heritage Value or Interest

The property at 172 Central Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

The property at 172 Central Avenue includes a house which is a representative example of the Italianate style in London. Popular in the 1870s-1880s, the Italianate style was at the height of its popularity when the house at 172 Central Avenue was constructed in about 1882.

The house has a symmetrical two-storey façade with three bays, where the central bay slightly projecting, which is typical of the Italianate style. However, the remaining design qualities of the house are unusual. It is narrow with its broadest façade facing Central Avenue to make the home appear larger and grander. The two storey house is very tall, emphasizing the verticality of the Italianate style in the elevated basement and formal approach up to the main entry door, nearly twelve foot ceilings on the main floor, and fourteen foot ceilings on the second storey. These design characteristics are often attributed to Dr. Oronhyatekha's robust stature.

The house demonstrates a high degree of integrity with respect to the Italianate style and its vertical emphasis in the design treatment of the façade, as it retains a number of original features, including: symmetrical façade, wooden two-over-two windows, paired and single brackets at the eaves, brick quoins, brick string course, brick voussoirs, brick frieze, shallow hipped roof, and slightly projecting central bay with gable and round louvered opening.

Dr. Oronhyatekha (1841-1907) is a person of National Historic Significance with direct historical associations to the property at 172 Central Avenue. He and his family lived in the house at 172 Central Avenue in its first occupancy in about 1882 until 1889. Dr. Oronhyatekha is often attributed as having a hand in the design of the house at 172 Central Avenue, as demonstrated in its tall ceilings, robust detailing, and prominent street-facing presentation to emphasize the prestige of the address. London is important in an understanding of Dr. Oronhyatekha's significance as he was living in London when he first joined the International Order of Foresters as well as when he became its Supreme Chief Ranger. Dr. Oronhyatekha cited London as the "cradle" of the International Order of Foresters. Dr. Oronhyatekha was remembered by Londoners well after his departure from London and death in 1907.

The house at 172 Central Avenue is associated with the International Order of Foresters as the home of its first Supreme Chief Ranger, Dr. Oronhyateka. The fashionable Italianate style of the house reflects the grandness and stature of a community leader, like Dr. Oronhyateka.

The property is also associated with Tony Urquhart (b.1934), who lived at 172 Central Avenue from 1968 until 1972. Tony Urquhart was the first Artist-in-Residence at the University of Western Ontario. He is the co-founder of the Canadian Artist Representation/Frontes des Artistes Canadiens, and is known for his distinctive "box" style of paintings and sculptures as one of Canada's pioneering abstractionists. He was inducted into the Order of Canada in 1995.

The property at 172 Central Avenue has the potential to yield information on an understanding of Mohawk ideals and Victorian values as reflected in the home of Dr. Oronhyatekha.

The property at 172 Central Avenue is important in defining the character of the North Talbot area. The North Talbot area is characterized by homes primarily in the 1870s and 1880s which reflect popular architectural styles of the time. The prominent design values of the house allow it to define this character.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 172 Central Avenue include:

- Form, scale, and massing of the two storey brick building with elevated basement;
- Setback of the building from Central Avenue;
- Orientation of the building with its broadest façade towards Central Avenue;
- Brick exterior cladding (now painted) and brick detailing, including string course, frieze, quoins, voussoirs, and two chimneys;
- Symmetrical, three-bay façade with middle bay slightly projecting;
- Shallow pitched hipped roof with gable roof emphasizing the slightly projecting middle bay of the building;
- Louvered round window in the front gable;
- Paired and single wood brackets at the eaves;
- Segmented arch window openings with radiating brick voussoirs;
- Wooden two-over-two windows; and,
- Wood shutters on the front façade.



London CANADA



Demolition Request for Heritage Listed Property 172 Central Avenue

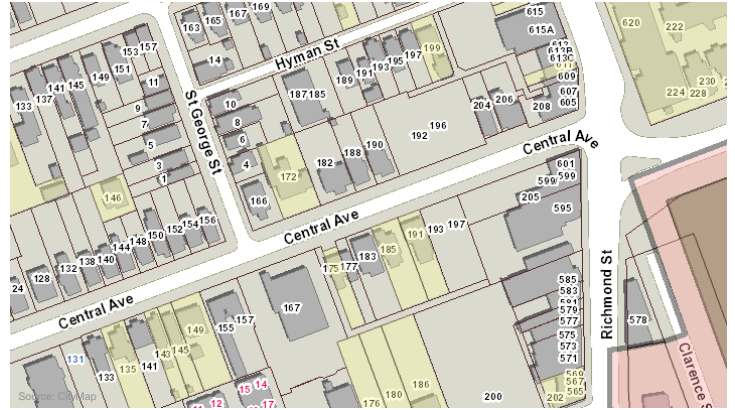
London Advisory Committee on Heritage
Wednesday July 11, 2018

london.ca



London CANADA

172 Central Avenue



London CANADA

172 Central Avenue



- Priority 1
- Built in c.1882
- Italianate
- Original occupant: Dr. Oronhyatekha
- Later occupied by Tony Urquhart



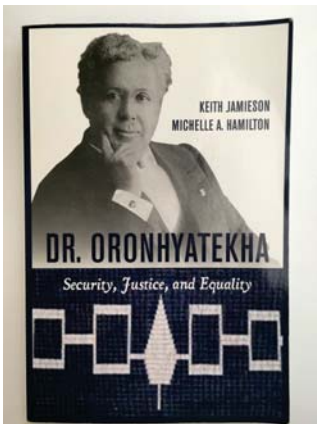
London CANADA

172 Central Avenue



London CANADA

Dr. Oronhyatekha



- Oronhyatekha, Peter Martin (1841-1907)
- Mohawk, born at Six Nations, buried at Tyendinaga
- Mohawk Institute (Residential School) Wesleyan Academy, Kenyon College, Oxford, and University of Toronto educated
- Addressed the Prince of Wales in 1860
- First known Indigenous scholar at Oxford
- Second Indigenous person to be a licensed medical doctor



London CANADA

Dr. Oronhyatekha in London



Excerpt from London Old Boy's Reunion Souvenir Book (1900)

- 1874/1875: Medical officer to Oneida Nation
- 1876: Joined IOF
- 1879: High Chief Ranger
- 1881: Supreme Chief Ranger
- 1882: 172 Central Avenue
- 1889: IOF relocates to Toronto



Dr. Oronhyatekha Legacy



- Royal Ontario Museum Collection
- Independent Order of Foresters
- Canadian Indian Hall of Fame
- Ontario Archaeological and Historic Sites Board plaque
- Heritage Toronto plaque
- City of Toronto laneway
- Cabbagetown Northwest HCD, Toronto
- Person of National Historic Significance



Tony Urquhart

Tony Urquhart

"Whether old master or contemporary, all of the works of art I most admire seem to have one thing in common -- an 'after image'...something about the painting that lingers in the mind and makes one want to come back to it." (1965)

Tony Urquhart gained recognition early in his career as a pioneer of abstract painting. In the 1960s he distanced himself from the London Group to create his now-famous box sculptures, *Temple I*, inspired by religious art and architecture.

Starting in 1954, he studied at the Albright Art School, at the State University of New York, Buffalo, where he received a Bachelor of Fine Arts Degree in 1958. He also attended the Yale Norfolk Summer School in New Haven. He became the first artist-in-residence at the University of Western Ontario, London, in 1960. He became full professor of Fine Art at the University of Waterloo (Ontario) in 1972, teaching drawing, painting and printmaking. He also served periodically as the head of that department until his retirement in 1995.

Shortly after the late Jack Chambers created CARFAC (Canadian Artists' Representation/Le Front des artistes canadiens), he enlisted Kim Ondaatje and Tony Urquhart in the cause of defending the rights of professional artists. For many years, the three crossed the country, meeting with artists and representatives from galleries and museums to establish a fee structure similar to the one used by actors and musicians. Their legal and financial victories marked an ideological turning point by placing the artist at the heart of cultural policy debates. Neither Ondaatje nor Urquhart had any training in cultural affairs administration - were in fact developing their own artistic careers.

Curator and a member of several juries, he was named to the Order of Canada in 1995. He lives in Stratford, Ontario. He is the winner of 2009 Governor General's Award in Visual and Media Arts, CARFAC Outstanding Contribution Award.

Name
Tony Urquhart

Nationality
Canadian

Born
Canada: Ontario Niagara Falls
1934-04-09



Photo: Martin Lutzman

Retrieved from the National Gallery of Canada website



Evaluation (O. Reg. 9/06)

Physical/Design Value:

- Representative example of Italianate style

Historical Associative Value:

- Direct associations with Dr. Oronhyatekha, IOF
- Direct associations with Tony Urquhart
- Potential to yield information on Mohawk ideals and Victorian values

Contextual Value:

- Defines character of North Talbot area



Heritage Attributes



Structure



- Condition is not a criteria for designation
- Charred timbers
- Two wythes of brick with 2" cavity
- Structural issues
- Building Division: *"Repairs to buildings in this condition are possible"*



Staff Recommendation

That, on the recommendation of the Managing Direct, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property located at 172 Central Avenue, that notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property at 172 Central Avenue to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report.



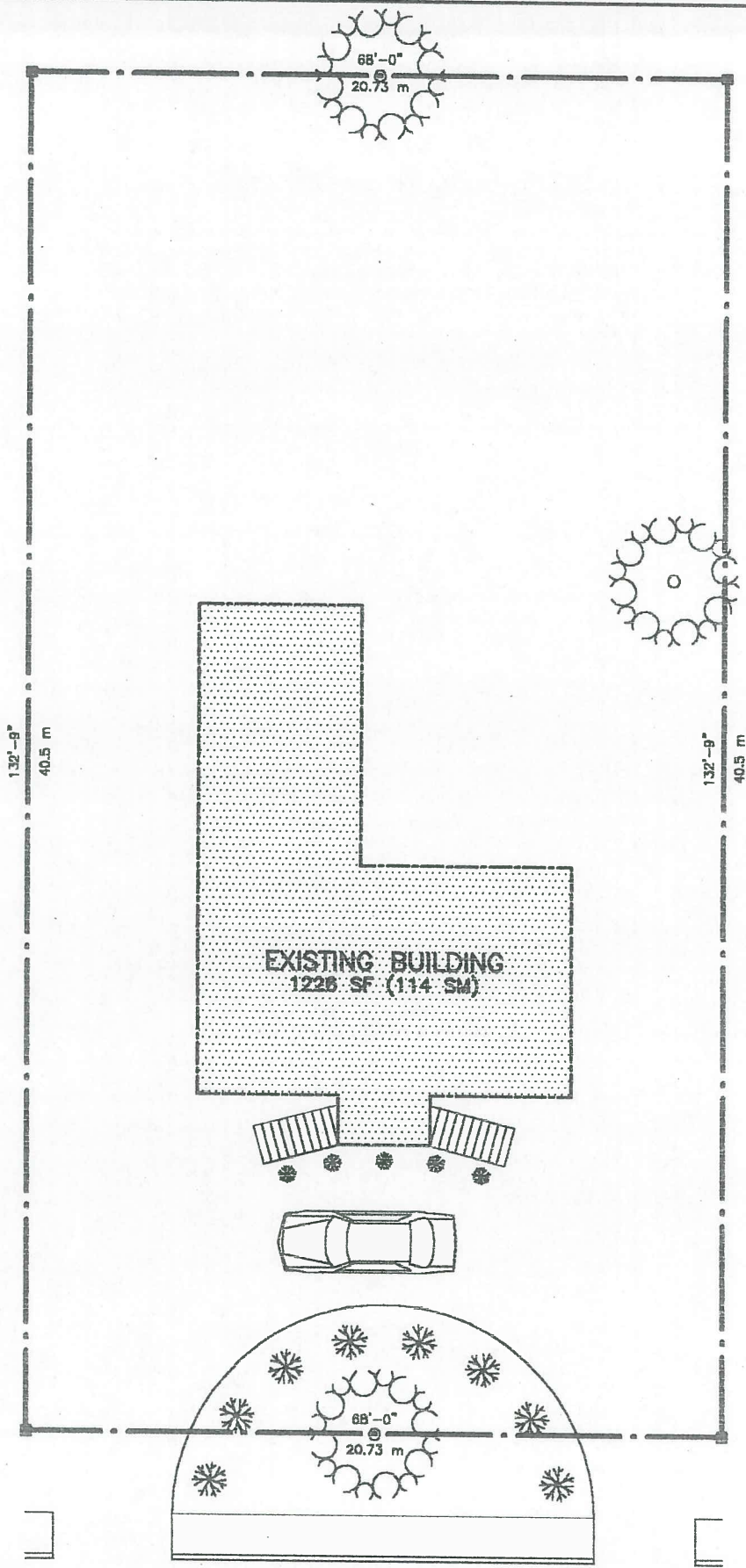
172 Central Avenue



172 Central Ave
Subject Property
Built 1883
“Italianate”
Level 1

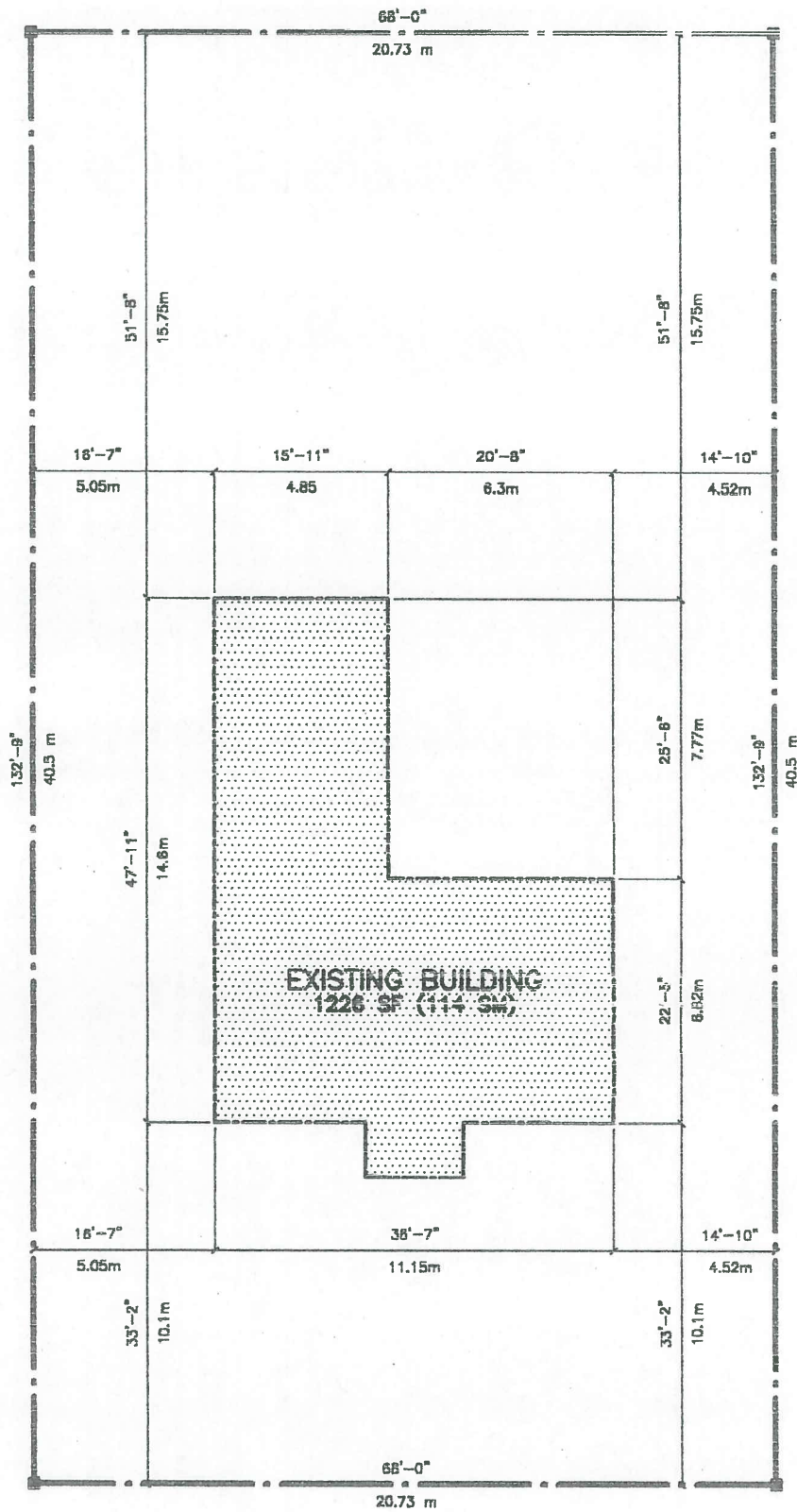






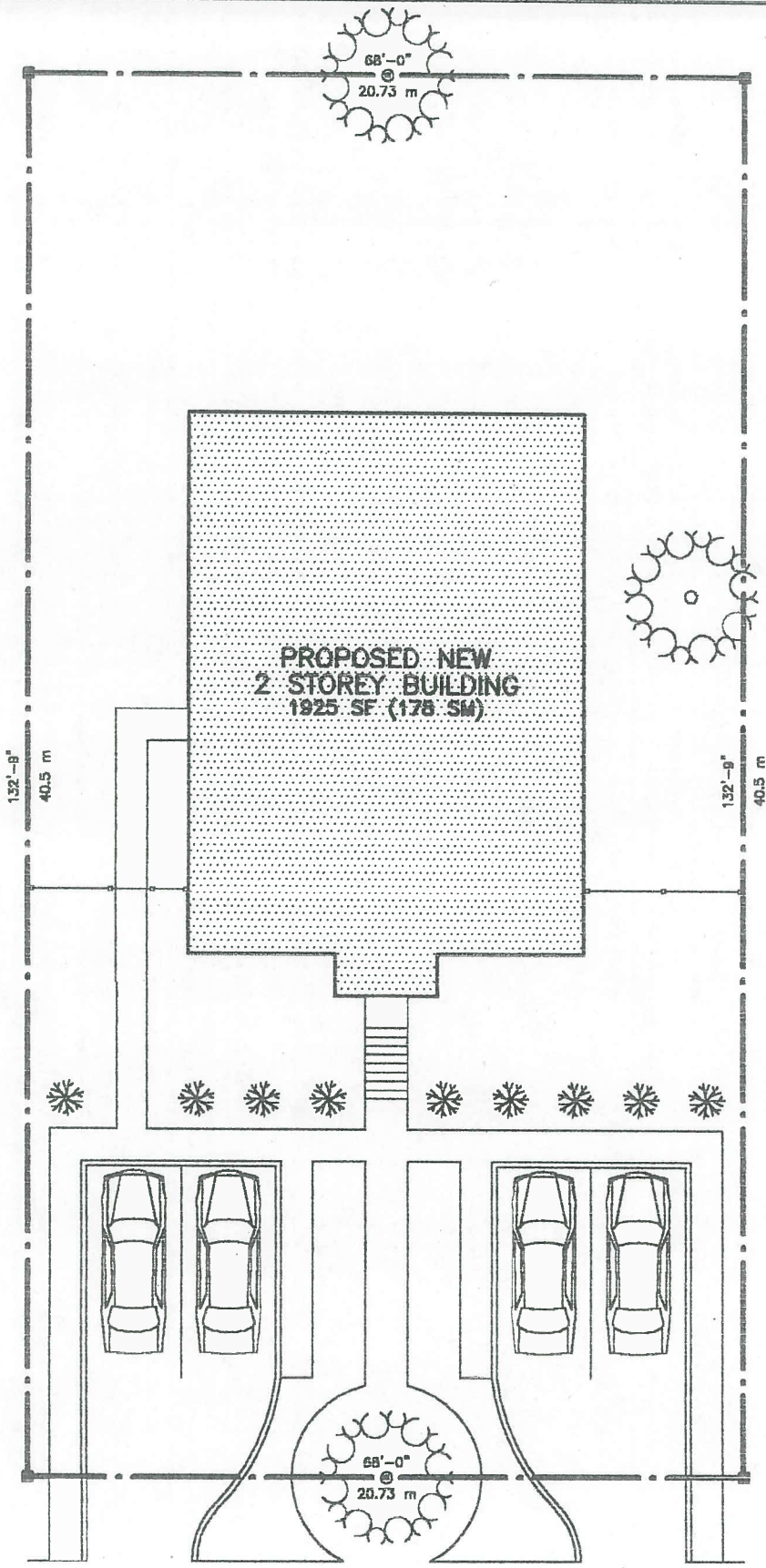
CENTRAL AVE

EXISTING SITE PLAN



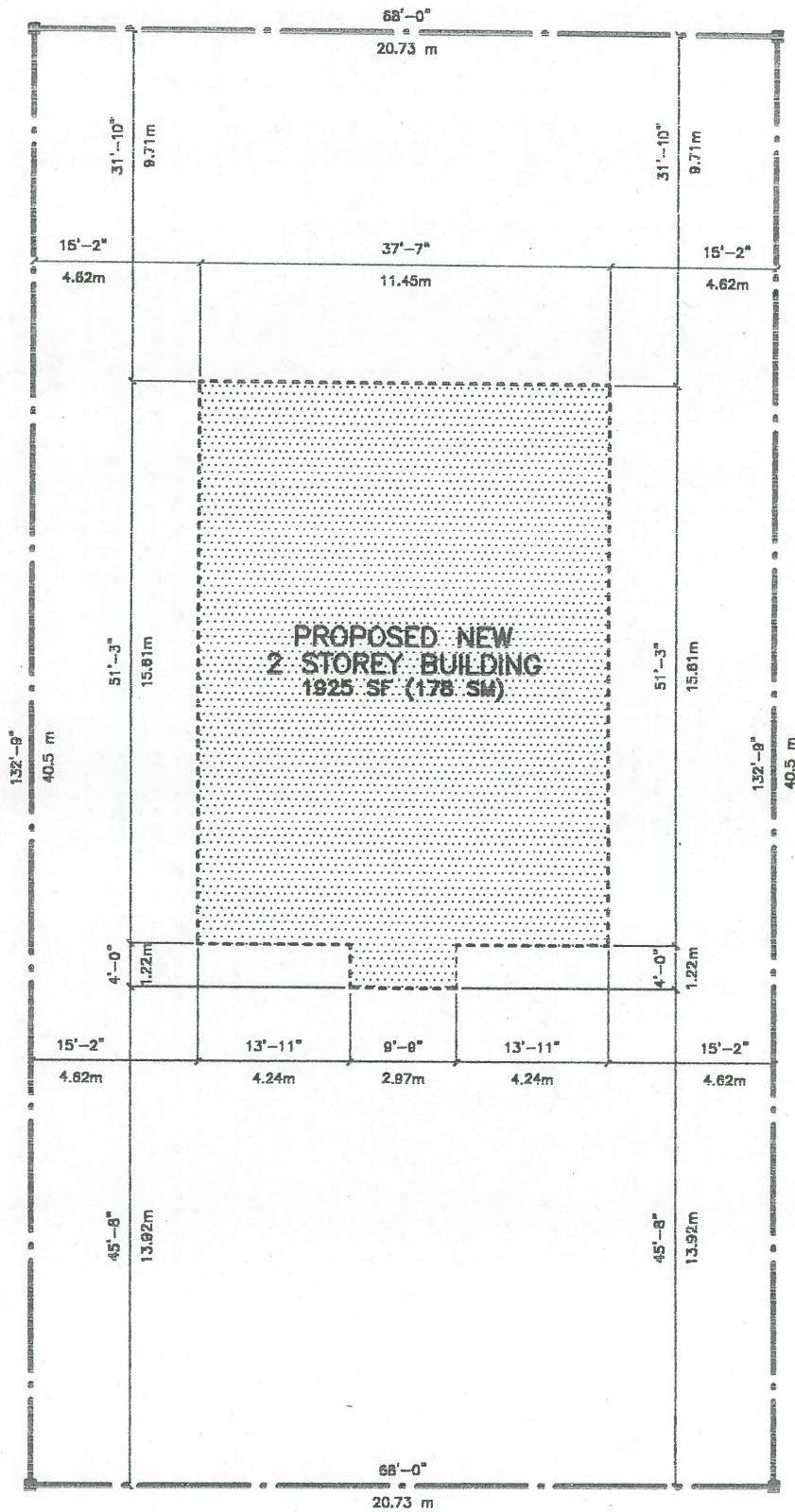
CENTRAL AVE

EXISTING SITE PLAN



CENTRAL AVE

PROPOSED SITE PLAN



CENTRAL AVE

PROPOSED SITE PLAN



Santarelli Engineering Services

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May 25, 2018

To: Gus Mitsis
172 Central Avenue,
London, Ontario,

Re: Structural Review
Private Residence at 172 Central Avenue
Our file No. 18-15-0142

Dear Sir:

Santarelli Engineering has completed a preliminary review of the existing residence at 172 Central Avenue, London, Ontario. The purpose of our visit was to visually assess the existing building structural

The following report was compiled based on information gathered by visual assessment and limited mechanical testing of wood framing at the time of our review.

Overview

The existing 2 storey century home consists of rubble foundations, 2 wythes of clay bricks at the perimeter and with interior wood floor framing. The brick wythes are separated by a 2" cavity with the interior wood framing bearing on the interior wythe of brick.

The existing floors are framed using a mixture of conventional wood framing with timber joists at the rear and non-conventional cantilevered timber joists at the front. The connections predominantly friction fit.

At the time of the review, the supporting structure including floor joists, roof rafter and load bearing walls were exposed. Sample penetrations were made in the existing brick for review.

Only portions of the foundation visible from the basement at the time of the review were examined.

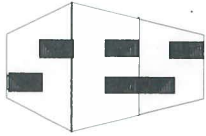
Site Observations:

Exterior

Stair accessing basement; The concrete retaining walls framing around the exterior basement stairs appeared to be in relatively good condition. The top of the retaining wall was noted to be at grade level. Due to the noted grade, water will flow over the retaining wall and down the stairs into the basement. Overtime, improper drainage and grading will result damage to the wall, stair and building foundation.

Gas meter; A gas meter is located adjacent to a basement window while also under the front entrance patio. By today's code requirements, this location is unacceptable and the meter is to be relocated.

Basement windows; Throughout the building, basement windows were at grade level. No window wells are installed. Water stains on the foundation walls in the basement and rotting of window frames was



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observed. In this circumstance, window wells are to be provided or adjustments are to be made to the exterior grade.

Front Entrance; The exterior stair and patio accessing the front entrance is constructed from conventional wood framing. Wood posts were placed on grade without proper foundations.

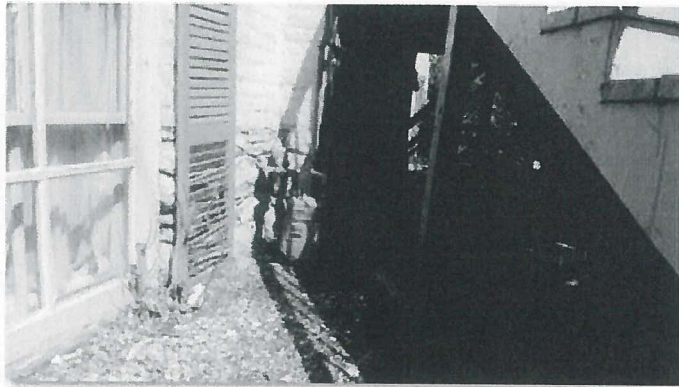


Image 1: West side of exterior wall at main entrance.
(Image shows window at grade; Gas Meter Location, Entrance patio framing.)



Image 2: Basement Stair at Grade
(West Side of House)

Exterior Brick: The exterior brick Wythe appeared to be non-load bearing. Penetrations in the brick at floor joist locations showed the interior structural framing is supported by the interior Wythe of brick only. The two brick walls were tied together using clay bricks headers. The spacing of the headers was not determined at the time of the review.

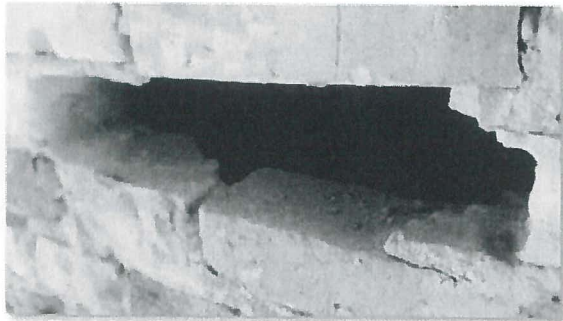
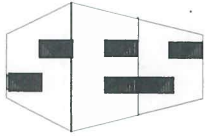


Image 3: Penetration in Exterior Brick Wall



Image 4: Penetration in Exterior Brick Wall at base.

Cracks in the exterior brick were observed at many location including most window and door opening. The cracking was predominantly within the mortar joints however, where windows were stacked between the main floor and second floor, cracks were seen to pass through several bricks. At the rear of the house, cracks in the brick extended from the foundation up to the eave.



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A bow in the exterior brick could be seen along the east wall at the second floor elevation. Cracking in the brick has been highlighted in the images below for clarity.



Image 5: Rear Brick Wall



Image 6: Rear Brick Wall

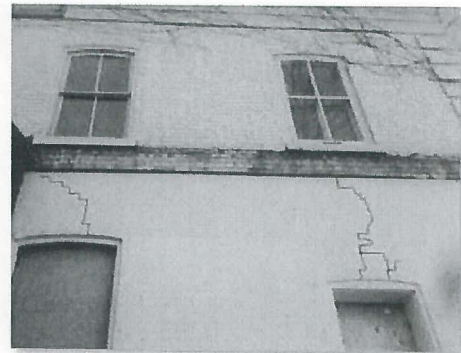


Image 7: Rear Brick wall

Rear Addition; At the rear of the residence, a small wood framed addition is installed. Portions of a stud wall supporting the addition, with wood floor joists and wood paneling. Along the north end, the wood framing is exposed to the environment. Rotting and damage to the wood structure was observed including warping of the supporting stud wall.

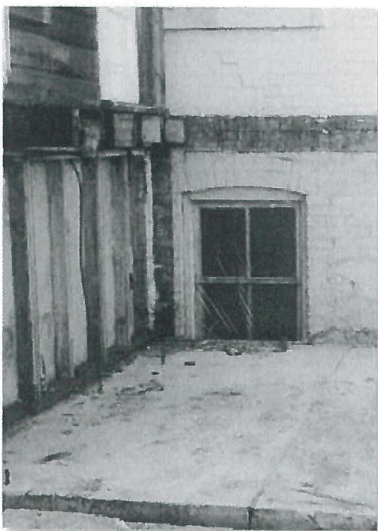
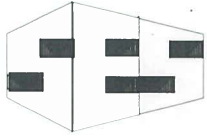


Image 8: Exposed wood framing
And Window at grade. (At Rear)



Image 9: Exposed wood framing
(at Rear)



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Basement

The existing foundations; are constructed using rubble and mortar. Portions of the existing basement concrete slab were removed against the foundation wall in order to determine if footings below the wall were present. No footings appeared to be present at these locations.

Main Floor Framing; the framing supporting the main floor above consisted of timber joists bearing on perimeter foundation walls and interior load bearing brick walls. Throughout the basement, joists and supporting beams were observed to be cut, charred, cracked and in some location had supporting elements removed, compromising the integrity of the floor system in areas and requiring replacement.

For instance, a beam supporting the floor below the main entrance bears on a single wyse of brick, eccentrically placed. Where this beam spans over an opening in the basement, the beam has been cut short of the bearing point, resulting joists not being supported by the beam, and the beam cantilevering from the single wythe of brick. Load bearing walls supporting the second floor are supported by this beam and wall in the basement.

Near the basement stair, another wood beam was cut resulting in an existing joists being unsupported.



Image 10: Basement Beam near stair cut.
Floor joist has no support

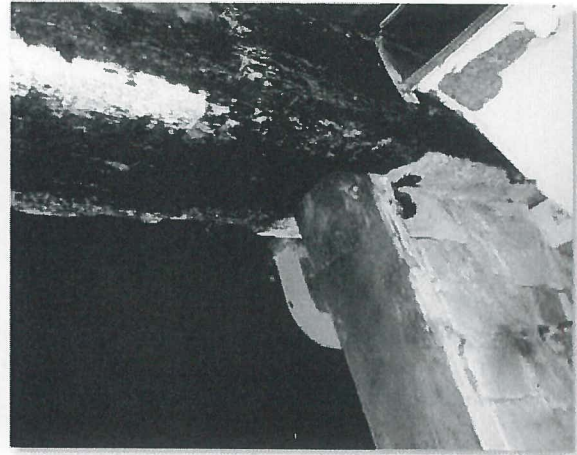


Image 11: Charred beam eccentrically placed
On single Wythe brick below.



Image 12: Joist near stair cut.
Floor joist has no support



Image 13: Joist below main entrance cut.
Floor joist has no support



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Water: At the perimeter, water stains on the foundation wall were observed. Window framing at grade has water damage and requires replacement.

Main Floor

Floor framing; The wood framing supporting the second floor consists of two styles of framing. At the rear of the residence, timber joist spanning between exterior brick walls was used. At the front of the house, a non-conventional double cantilever system was used. The components are friction fit, no wood dowels were observed. The bearing walls on the main floor were offset of the brick walls below.

Throughout the second floor framing, several floor joists had longitudinal cracks, in some cases exceeding 1" in width. Joists throughout were seen to be cut, damaged, rotted, charred and in some location with minimal joist depth at bearing points. Spaces between friction joints have developed as the building settles. The current state of the framing requires repair or replacement. Rotting of wood joists were confirmed by drill testing and are not suitable to support the floor loading.

Stud Framing; Stud and headers within interior bearing walls at the front of the house were installed on their flats. At some location, headers and top plate were missing. The stud framing was offset of supporting beams and load bearing wall below. Reworking of the stud framing is required with installation of proper headers to support the floor framing above.

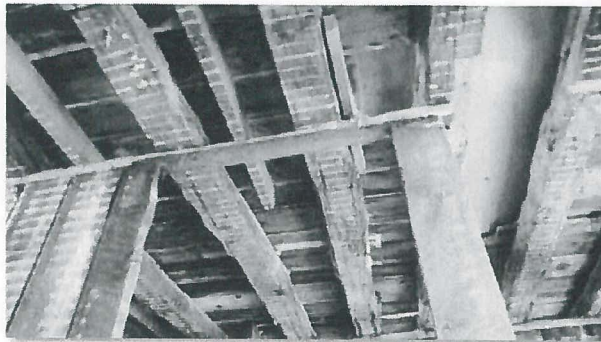


Image 14: Stud and Header framing of load bearing wall
Near main entrance.



Image 15: Connection of Double Cantilever Joists
At front of house

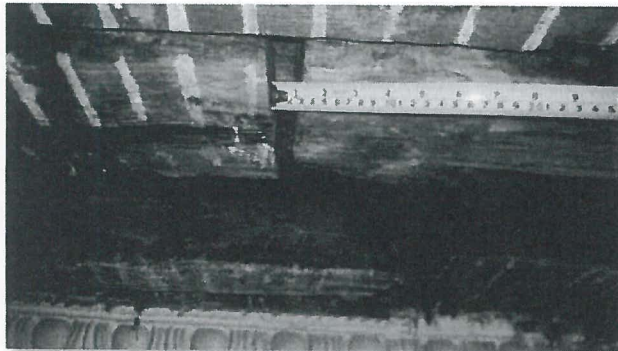


Image 16: Connection of Double Cantilever Joists



Image 17: Cut joist and stud top plate.



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Image 18: Longitudinal Crack in wood joist



Image 19: Longitudinal Crack in wood joist



Image 20: Cut joist at rear of house.



Image 21: Charred and cut joist at rear of house.



Image 22: Minimal bearing on Brick Wall

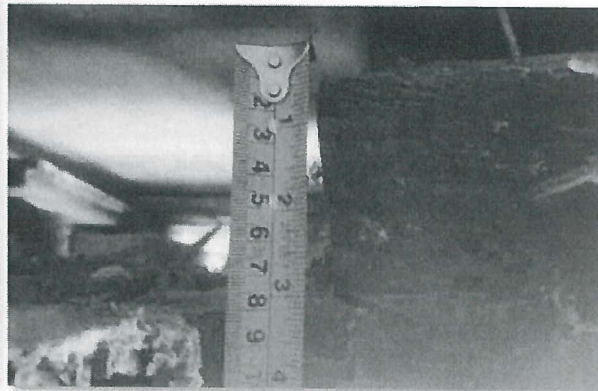
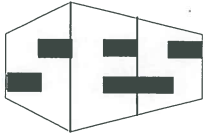


Image 23: Cut beam at rear of house. (Typical of several locations)

Wood lintels and sill plates. Wood framing inside the brick walls which include wood lintels and sills have been damaged due to moisture. A random sampling of wood joists, lintels and sills were tested for moisture damage using a specialized drill that records the resistance to penetration of a drill bit and records the results. The results showed that the integrity of the wood framing at the exterior of the building has been reduced. This item is consistent throughout the house. The wood lintels require replacement



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Perimeter Brick Wythe. The existing brick walls consist of two wythe of brick separated and air gap and the floor joist bear solely on the interior wythe. Based on the joist spans and floor loading, the single wythe of brick is overloaded. Cracks and bowing the interior was observed. Additional support of the floor joists is required.



Image 24: Joist framing on brick Wall.
Joist are cut and charred.

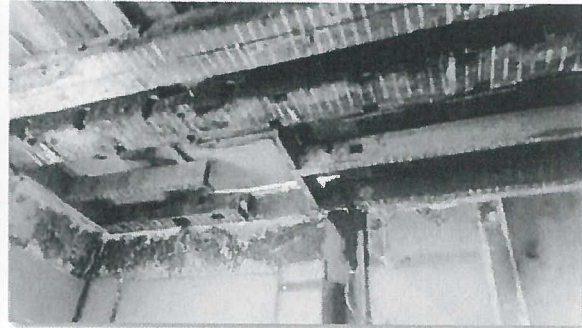


Image 25: Joist framing on brick Wall.
Joist are cut and charred.



Image 26: Cracked Brick wall at Window



Image 27: Cut floor joists and minimal bearing at brick wall

Second Floor & Roof Framing.

The existing roof; The roof is framed using wood rafters with wood decking. No collar ties were present. Ceiling joists were framed using timber joists. In some areas, ceiling joists could easily be removed.

Interior Brick Wythe and Window framing; Brick framing is installed as prescribed previously. Cracking of the plaster and brick wall at the corner of windows was observed. Further investigation determined that wood lintels over windows are damaged due to moisture and a bow in the east brick wall was observed.



Santarelli Engineering Services

50 Samnah Crescent, Ingersoll, Ontario N5C 3J7 Tel: (519) 451-5530 Fax: (519) 425-5001



Image 28: Cracking at Window



Image 29: Cracking at Window



Image 30: Cracking at Window



Image 31: Typical Ceiling Joist Framing.

Based on the existing framing and issues discovered, reinforcing of existing components will require a case by case review and repair detail at each location. Replacement of the floor framing and other components noted in the report, in many areas, would be more practical and cost effective than repairing the current conditions. If deficiencies are not corrected, the issues noted will continue to deteriorate.

The existing brick walls will required shoring, repair and re-framing likely by installing new interior wood wall framing on new footings in order to support the floor joists. The proposed work will need to be completed in sections. It is our understanding discussions have begun with local building authorities regarding this property and the scope of proposed plans for this building. When a direction on the project is decided, please let us know.

The above-mentioned work/deficiencies may not be limited to the items listed above. The review was based on a visual examination of the exposed areas only. Any additional areas that may require repair exposed or observed during construction/repair is to be brought to Santarelli Engineering's attention for review.

Yours truly,
Santarelli Engineering Services


Walter Santarelli M.Eng. P.Eng
President





300 Dufferin Avenue
 P.O Box 5035
 LONDON, ON
 N6A 4L9

London
 CANADA

BCIN - 18458

Unsafe Building – Order to Make Safe

Pursuant to Subsection 15.9-(4) of the *Building Code Act*, 1992

Date Order issued: June 19, 2018

ORDER NUMBER US 1174169

Application/Permit Number: No Permit

Address to which Order applies:

172 Central Avenue
 LONDON ON N6A 1M7

Order issued to:

- | | |
|---|--|
| 1. Peter Christopher Mitsis
845 Talisman Crescent
LONDON ON N6K 0B7 | 2. Constantinos Mitsis
845 Talisman Crescent
LONDON ON N6K 0B7 |
|---|--|

An unsafe condition, as defined in subsection 15.9-(2) of the *Building Code Act*, 1992 is found to exist at the above noted location by reason of the following:

Item	Reasons why the building is unsafe and remedial steps to be taken
The residential building located 172 Central Ave. contains conditions that could be hazardous to the health and safety of persons in the normal use of the building:	
1)	The structural integrity of the building is compromised, including but not limited to the wood floors, wood studs, wood lintels, single brick veneer support of the floor joists, and roof ceiling joists (as listed in the engineers report provided by Santarelli Engineering Services, dated May 25, 2018).
Remedial Action:	
1)	Apply for and obtain a building permit to repair the items outlined above, and in the report provided by Santarelli engineering services dated May 25, 2018
NOTE: Scaled and complete drawings are required in order to obtain any building permit.	

You are hereby ordered, under the terms of the subsection 15.9-(4) of the *Building Code Act*, 1992 to take the remedial steps heretofore required to make the building safe on or before **August 18, 2018**.

Caution:

Failure to correct this unsafe condition by the time specified in this Order may result in the issuance of a further Order prohibiting the use or occupancy of the building identified in this Order, and/or legal action which upon conviction by a court of competent jurisdiction, can result in a fine for first offence not to exceed \$50,000 for an individual and \$100,000 for a Corporation or for a subsequent offence maximum penalties of not more than \$100,000 and \$200,000 for an individual or Corporation respectively.

Order issued by:

Name Michael Romashyna

BCIN 37734

Signature _____

Telephone no. (519) 670-0399



GENERAL CONTRACTOR

22662 KOMOKA RD, KOMOKA, ON N0L 1R0
www.melchersconstruction.com

Office: 519-473-4149

Fax: 519-473-8371

Ted Melchers Cell: 519-617-2028
Ted@melchersconstruction.com

Chris Melchers Cell: 519-617-2029
Chris@melchersconstruction.com

Dan Schinkelshoek Cell: 519-661-7811
Danschink@melchersconstruction.com

June 28, 2018

Peter & Gus Mitsis

RE: 172 Central Ave Site Inspection

I was asked to attend a site meeting at 172 Central Ave to assess the condition of the existing structure and top determine if it was feasible to renovate the structure to bring it up to current code requirements.

I found that the structure was in very poor condition structurally. The interior of the structure was stripped of plaster and finishes so that the structural components were exposed.

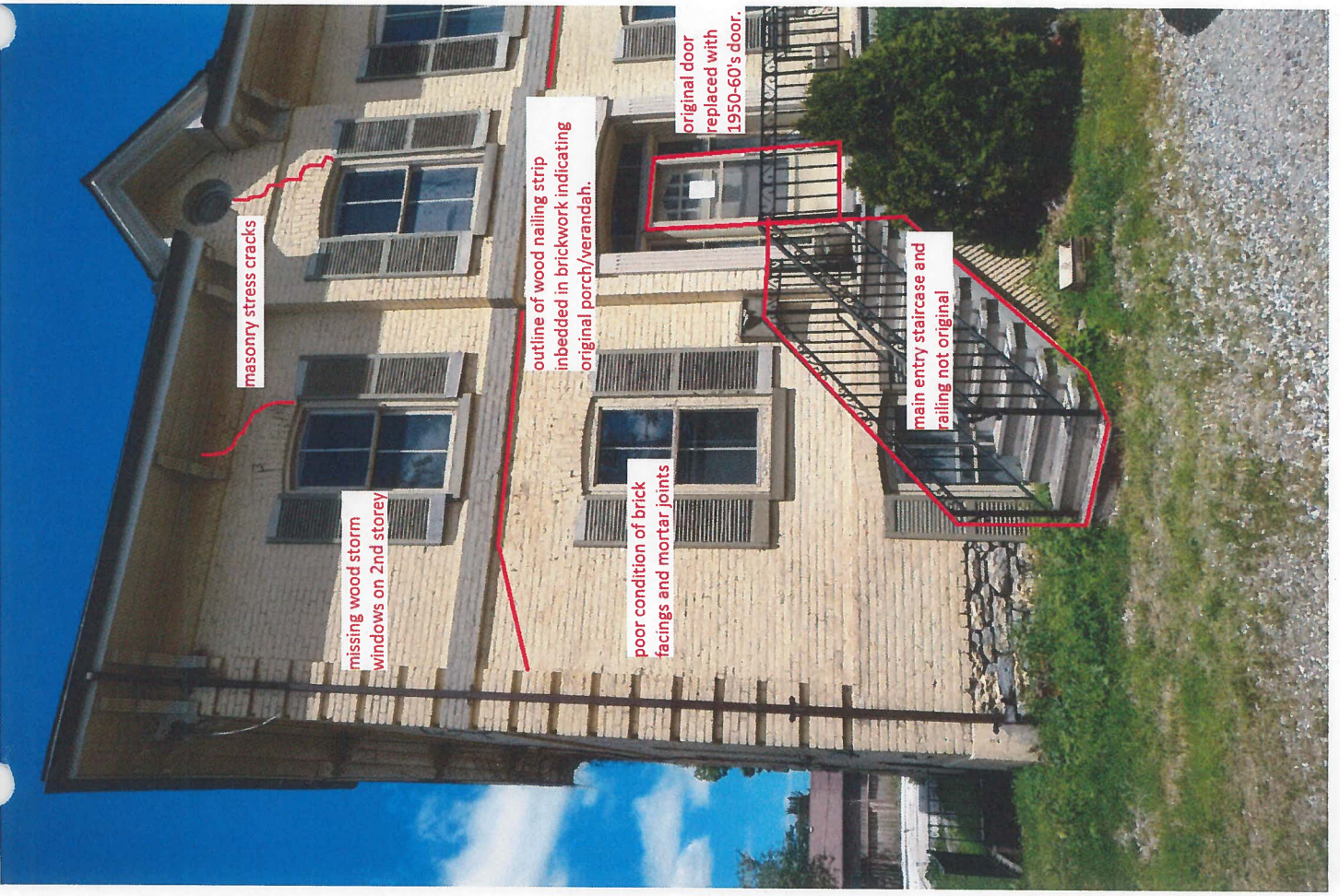
It was my contention that the renovation would be very expensive (\$450 - \$500 /sf) whereas demolition and reconstruction would be much more practical. As a consideration, the exterior façade could be replicated to retain the character of the existing building.

Yours truly,

MELCHERS CONSTRUCTION LIMITED

PER:


Ted Melchers



masonry stress cracks

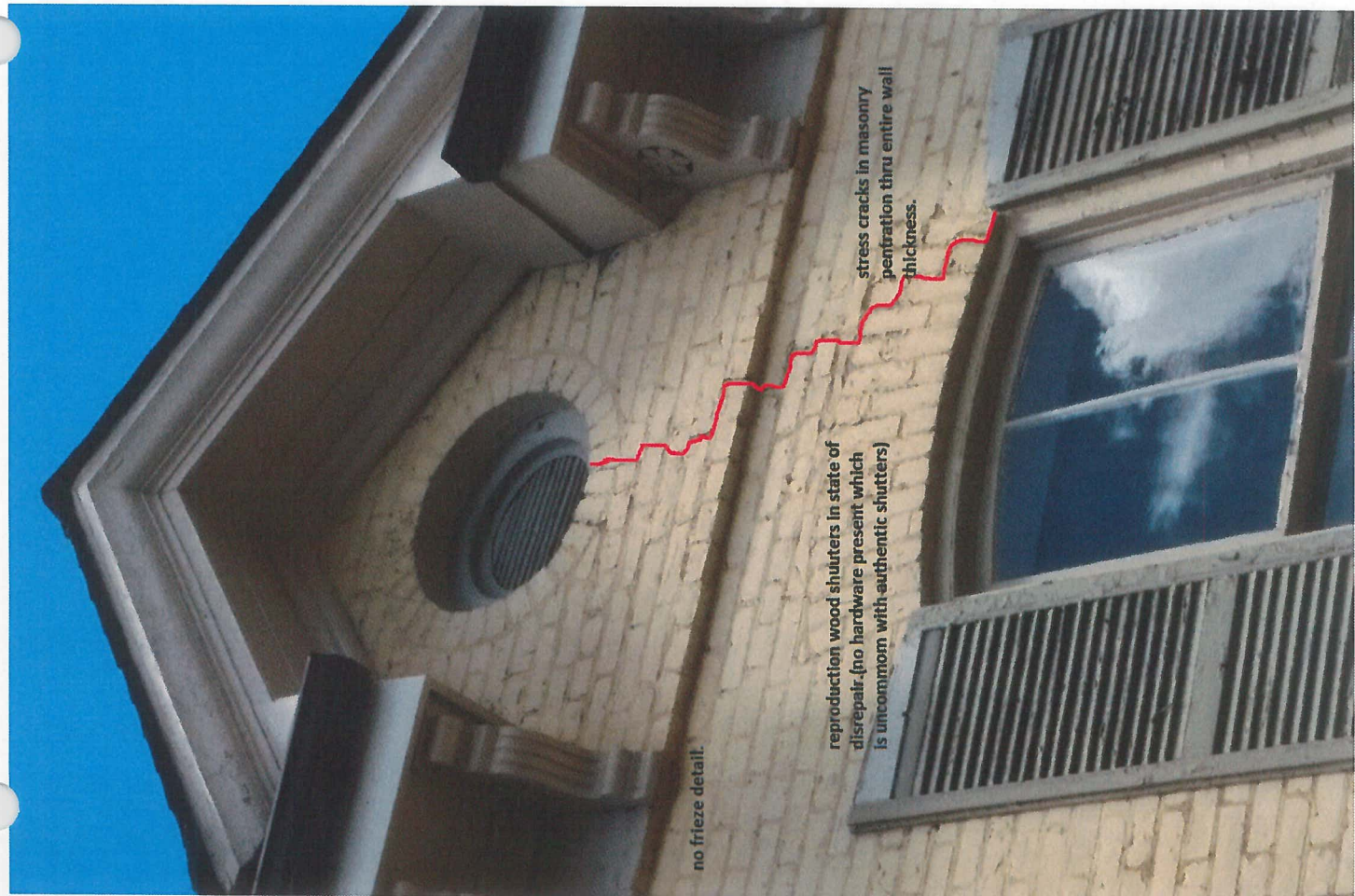
missing wood storm windows on 2nd storey

poor condition of brick facings and mortar joints

outline of wood nailing strip imbedded in brickwork indicating original porch/verandah.

original door replaced with 1950-60's door.

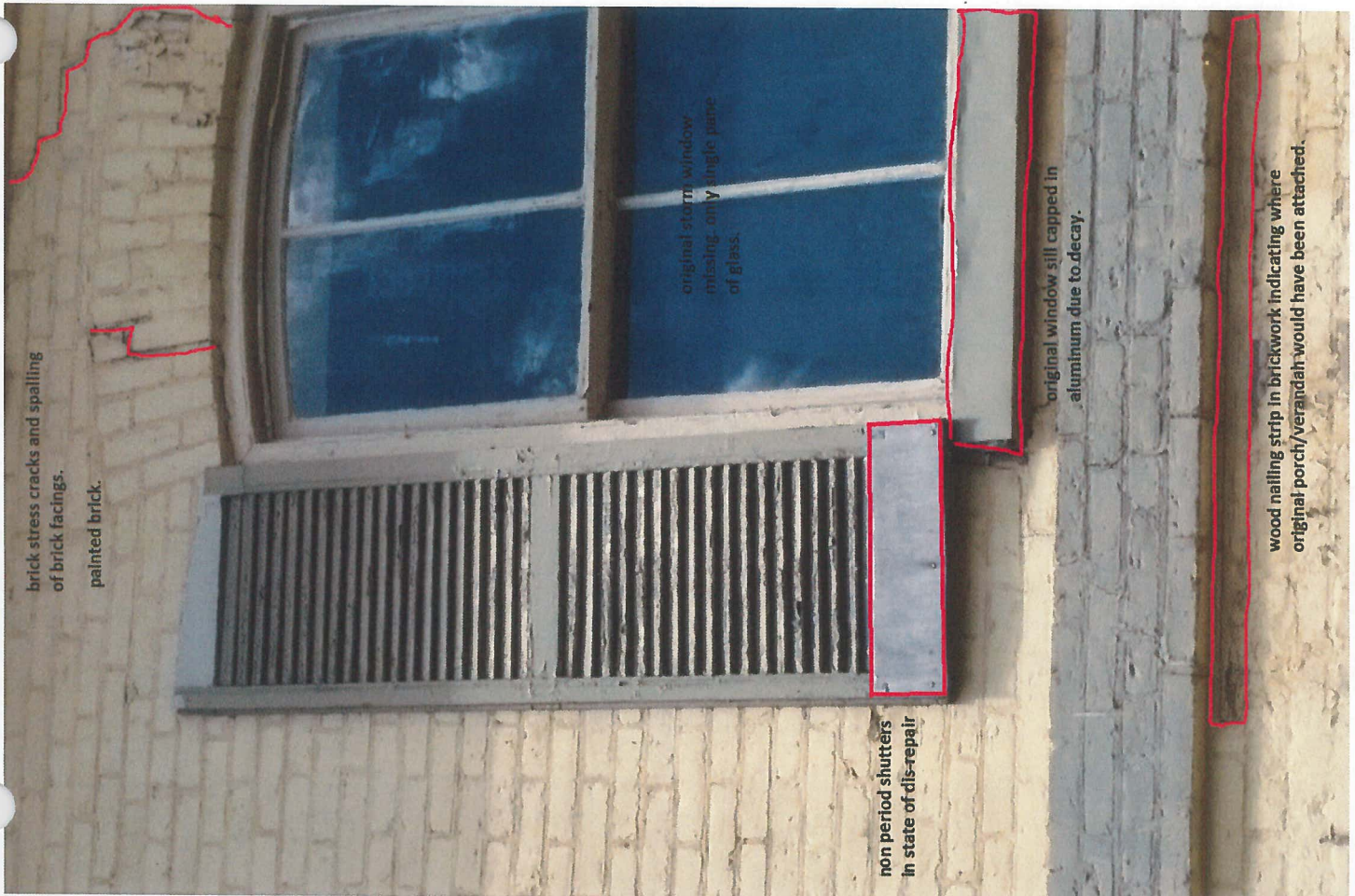
main entry staircase and railing not original



no frieze detail.

reproduction wood shutters in state of
disrepair. (no hardware present which
is uncommon with authentic shutters)

stress cracks in masonry
penetration thru entire wall
thickness.



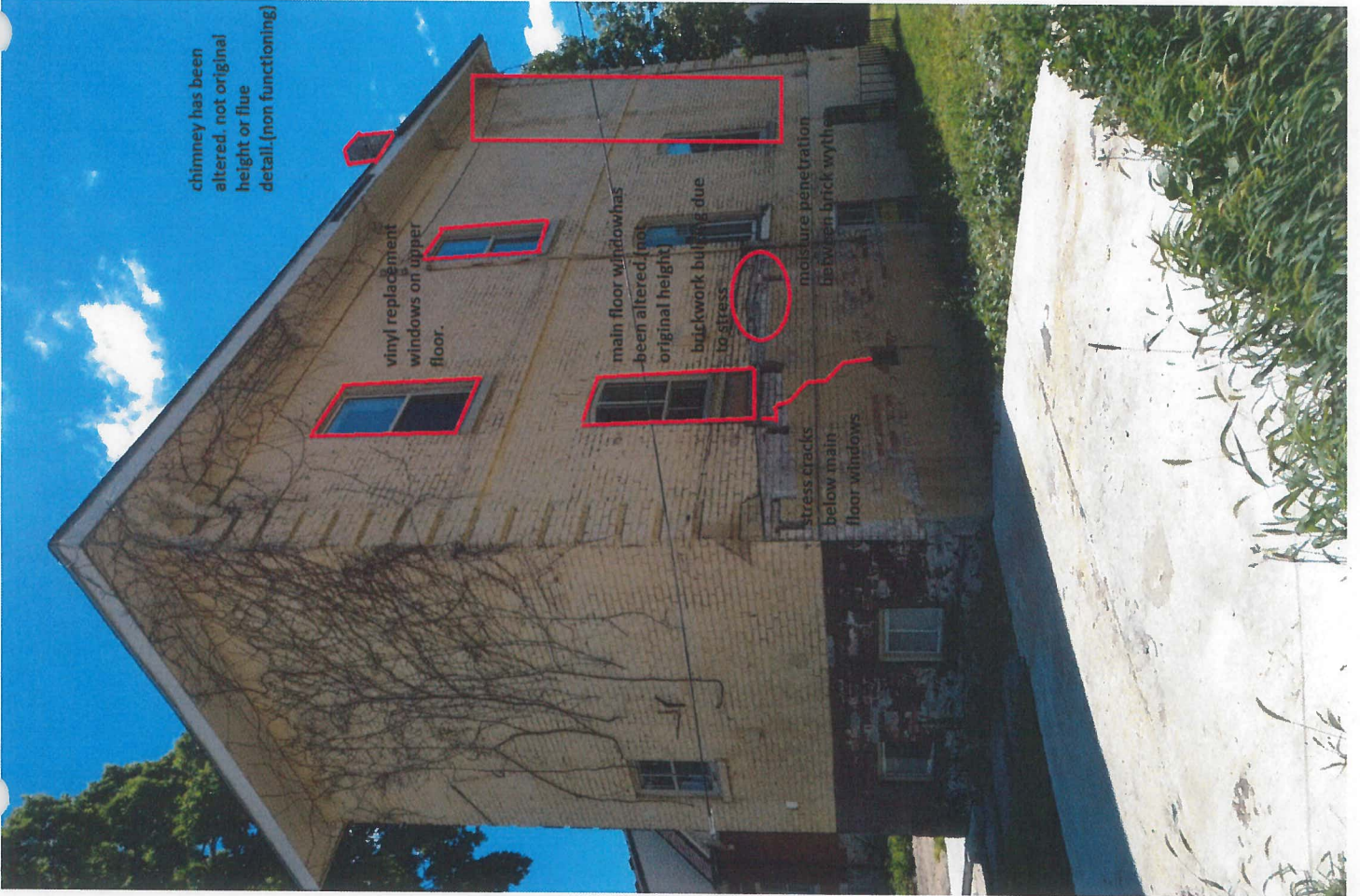
brick stress cracks and spalling
of brick facings.
painted brick.

original storm window
missing only single pane
of glass.

non period shutters
in state of dis-repair

original window sill capped in
aluminum due to decay.

wood nailing strip in brickwork indicating where
original porch/veranda would have been attached.



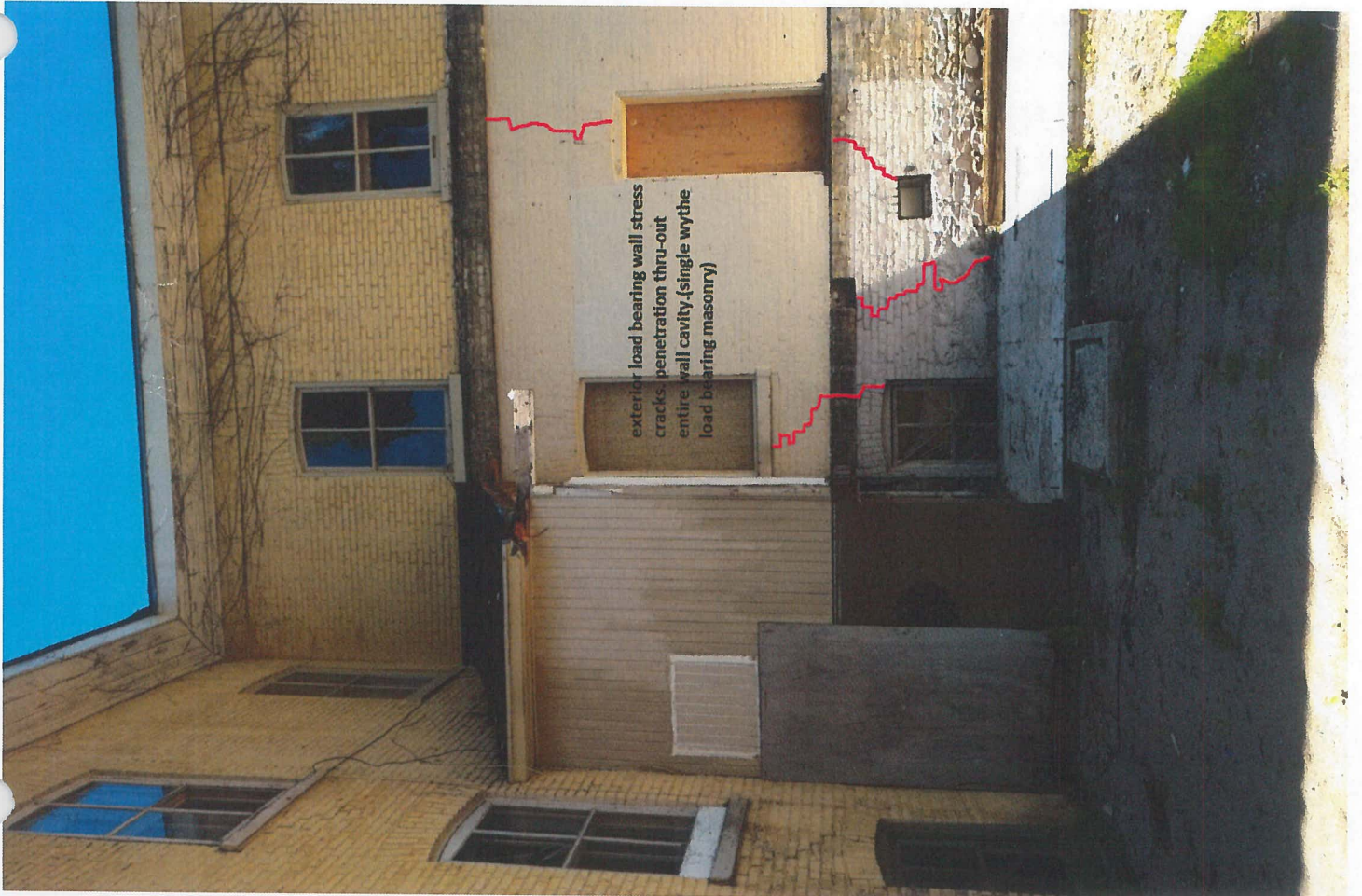
chimney has been altered. not original height or flue detail. (non functioning)

vinyl replacement windows on upper floor.

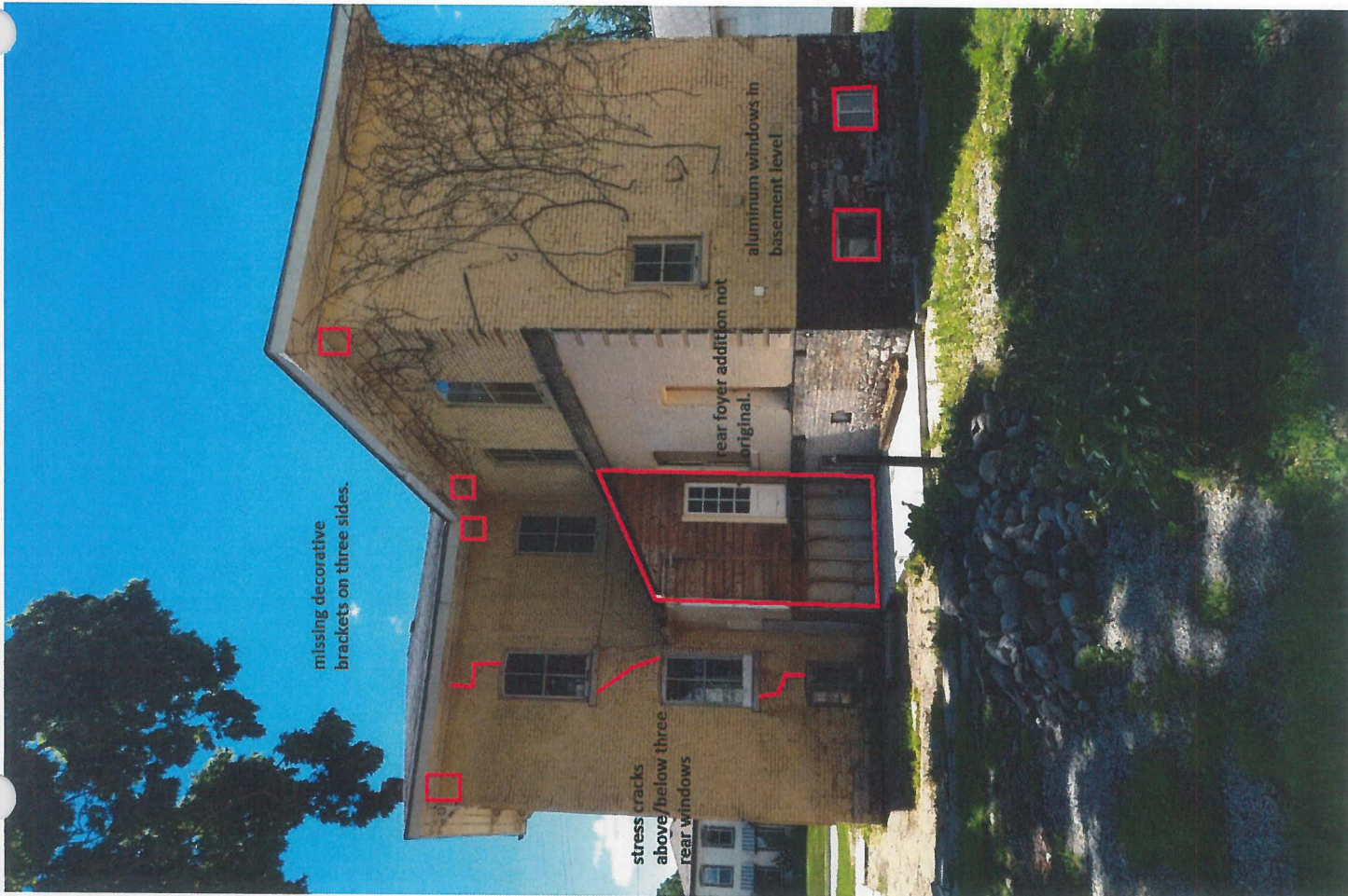
main floor windows have been altered. (not original height) backwork building due to stress

stress cracks below main floor windows

moisture penetration below brick wythe



exterior load bearing wall stress
cracks penetration thru-out
entire wall cavity (single wythe
load bearing masonry)

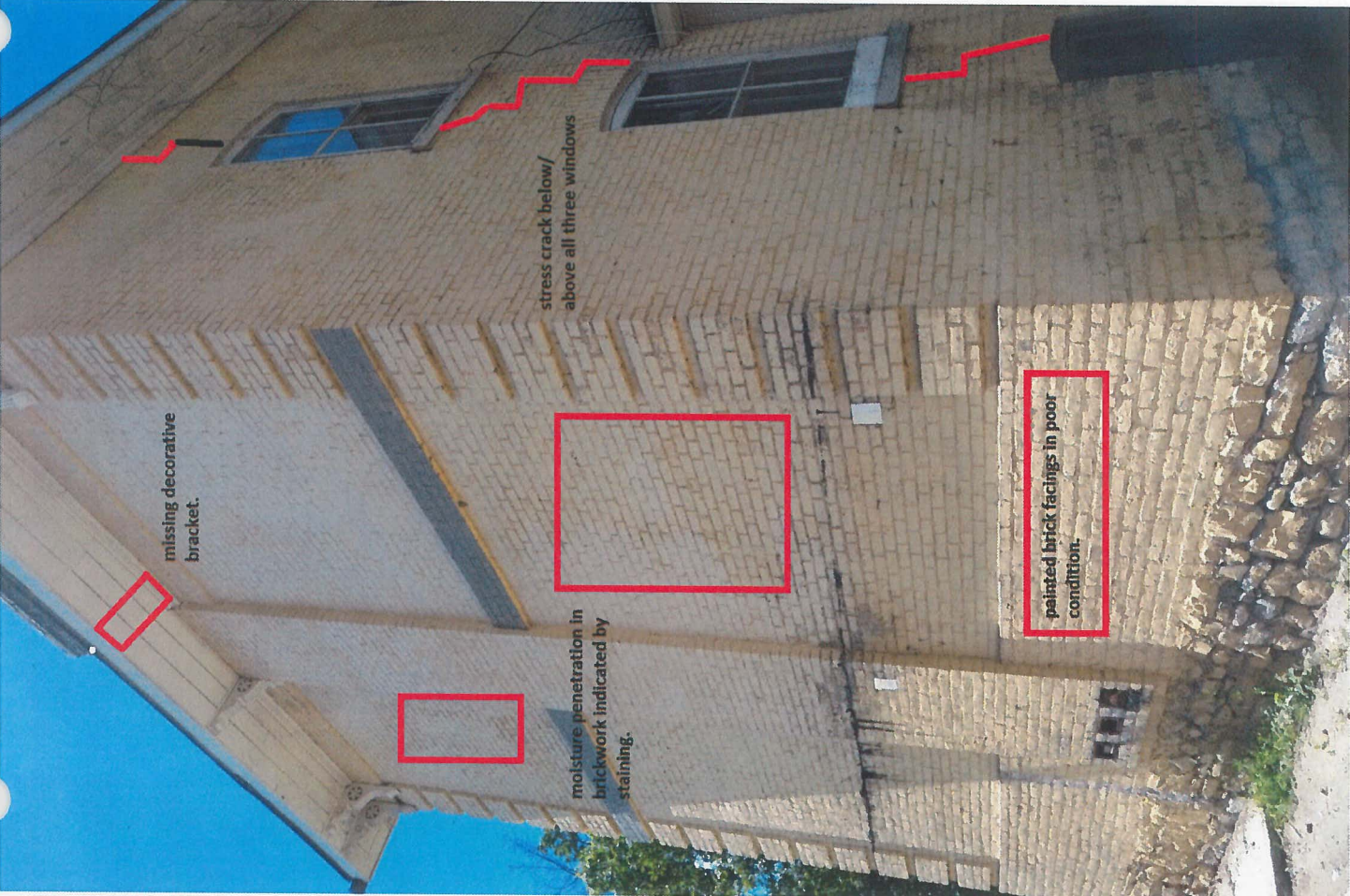


missing decorative brackets on three sides.

stress cracks above/below three rear windows

rear foyer addition not original.

aluminum windows in basement level



missing decorative bracket.

stress crack below/
above all three windows

moisture penetration in
brickwork indicated by
staining.

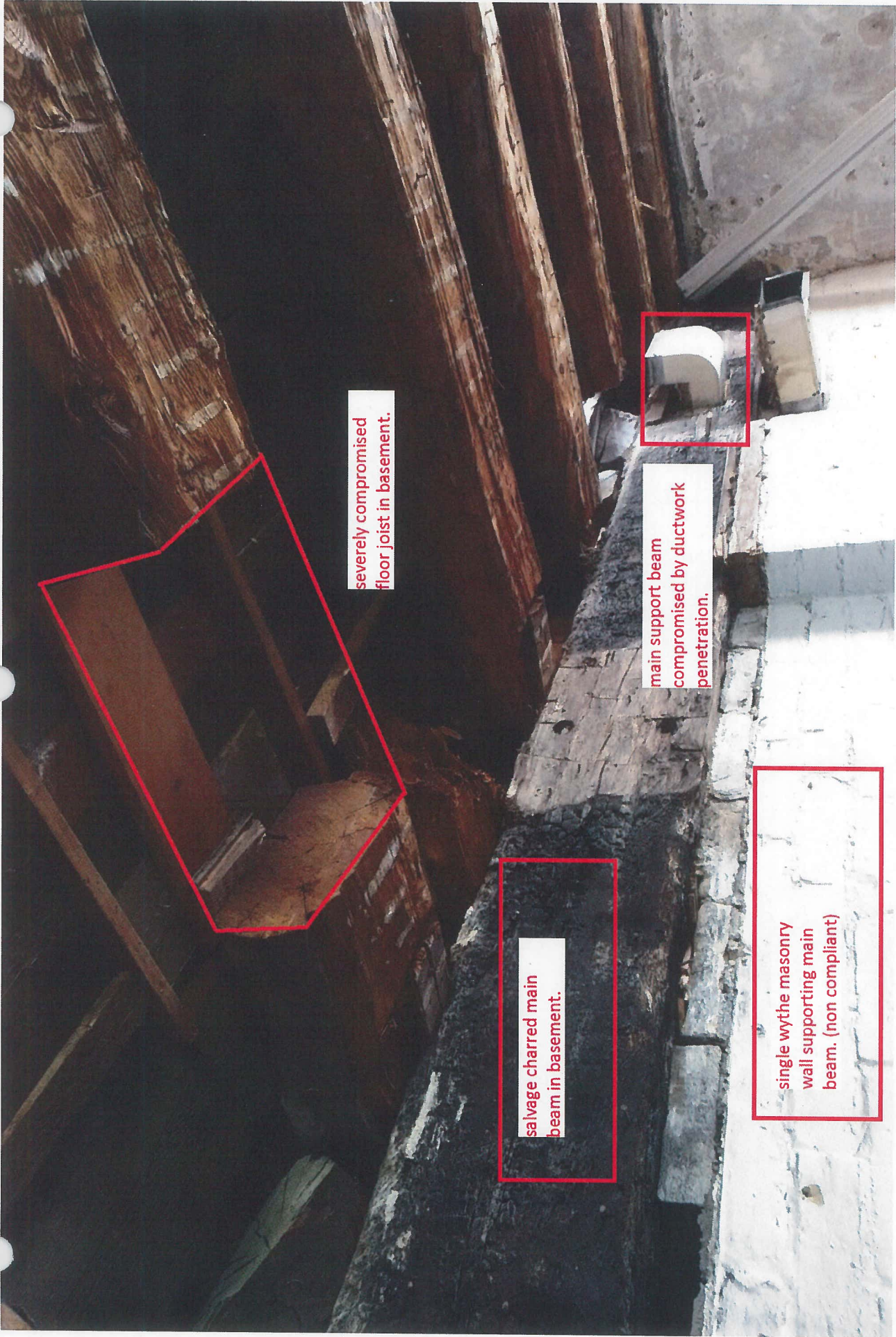
painted brick facings in poor
condition.

typical rubble foundation with no footing, not suitable for additional loading.





major portion of main beam support removed in basement. floor joists floating. (approx. 4'-0" removed)



severely compromised floor joist in basement.

main support beam compromised by ductwork penetration.

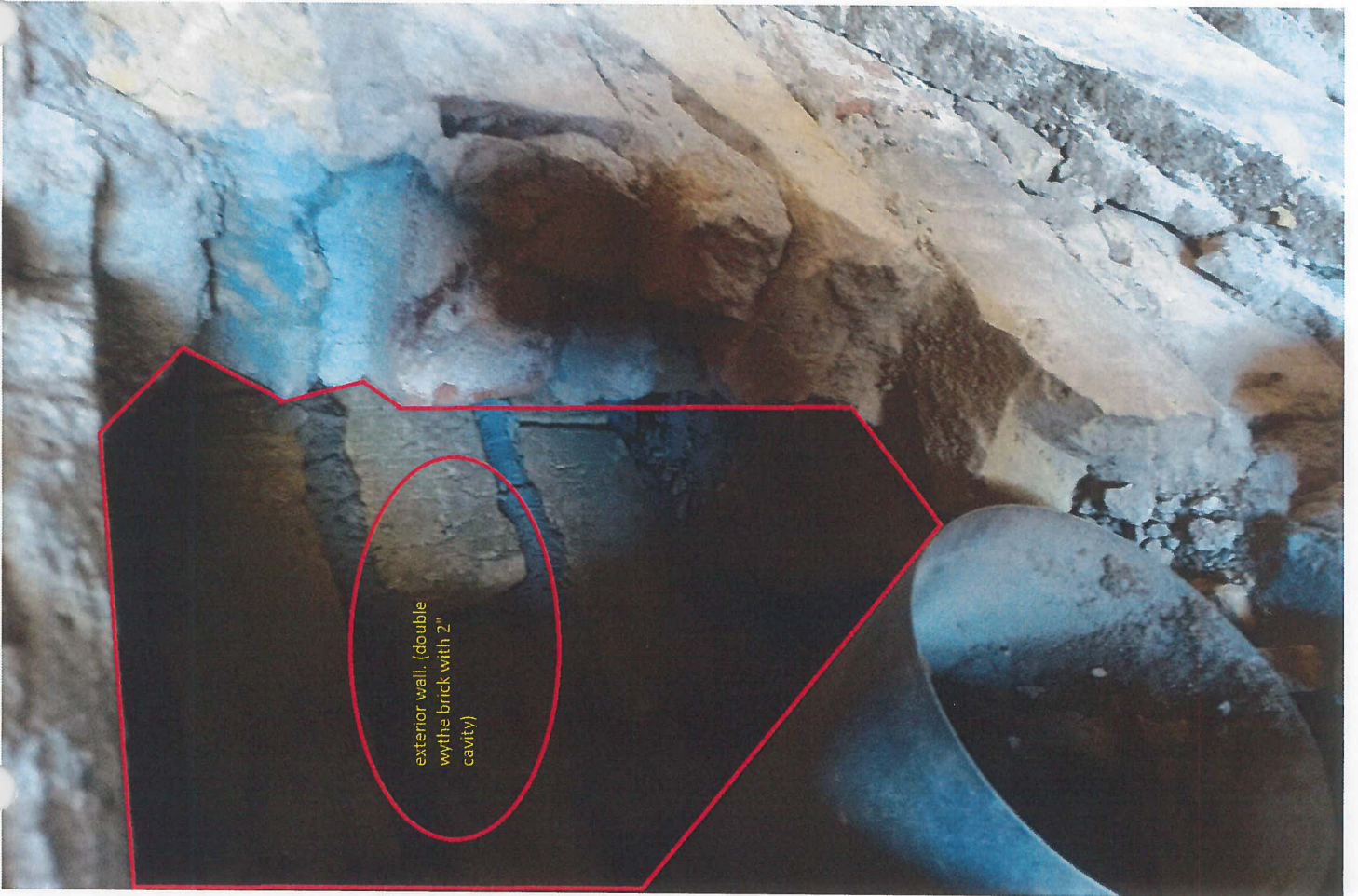
salvage charred main beam in basement.

single wythe masonry wall supporting main beam. (non compliant)

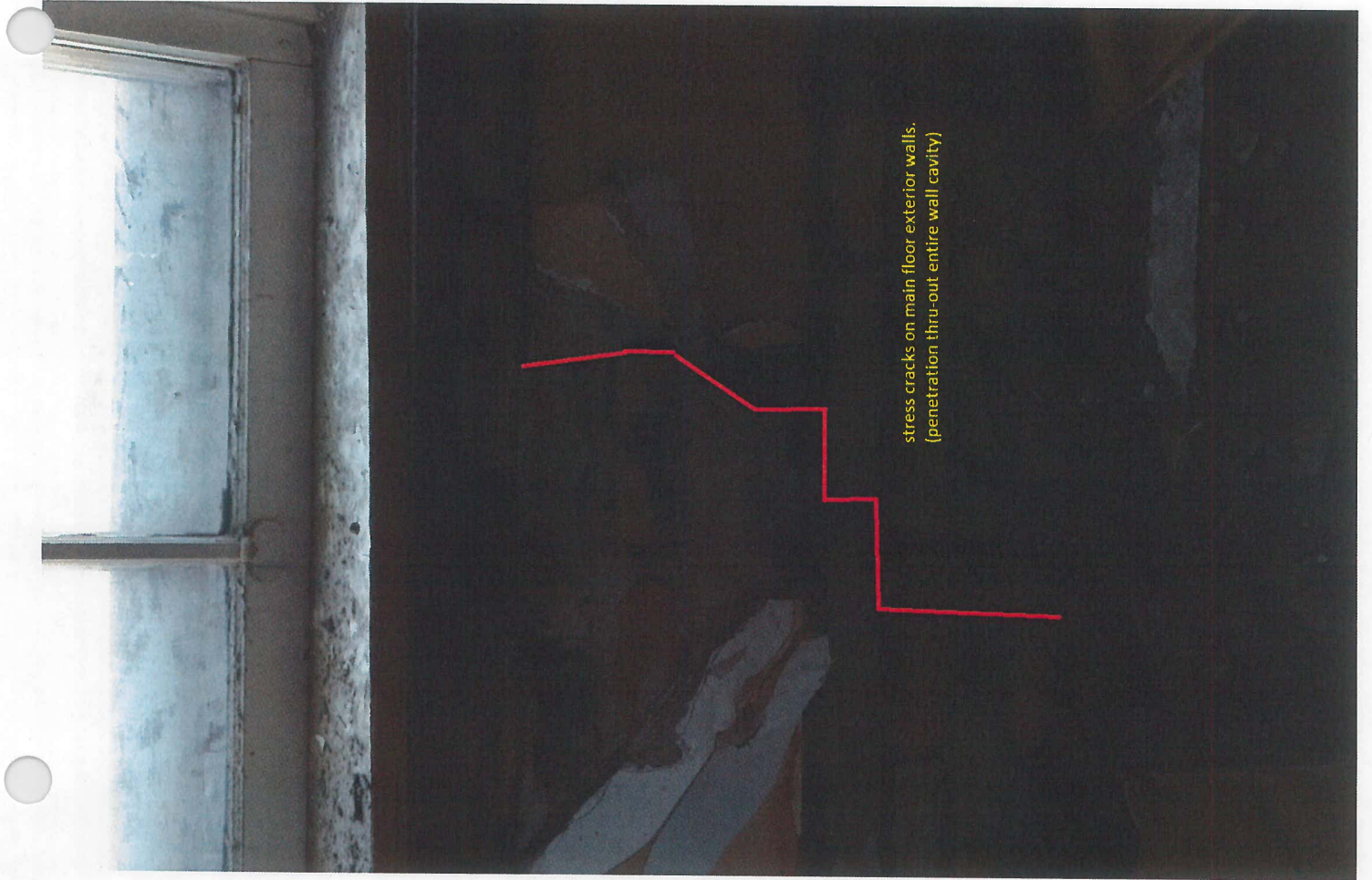


splitting floor joists
resting on main support
beam.

salvaged-charred main support beam in basement.



exterior wall. (double
wythe brick with 2"
cavity)



stress cracks on main floor exterior walls.
(penetration thru-out entire wall cavity)

severely split and dry rot floor joists. (throughout many locations of building)





cantilevered floor system separating
and causing outward thrust on
exterior load bearing single wythe
walls.

configuration of load bearing wall
members not in proper orientation.
(load bearing strength is
compromised)



timbers above staircase floating, (original supports have been altered)

headroom height in stairwell 6'-0" (non-compliant.) salvaged staircase not custom built for house.

interior view of rear vestibule. (not original)



shifted and cracked exterior load bearing
masonry (main floor, single wythe.) penetration
throughout entire wall cavity.

signs of moisture penetration.

dry rot and decay of floor system. (not certifiable)

salvaged charred timber severely compromised due to notching. (not certifiable)

staining of floor joists indication of decay.

compromised joist due to opening cut in floor.



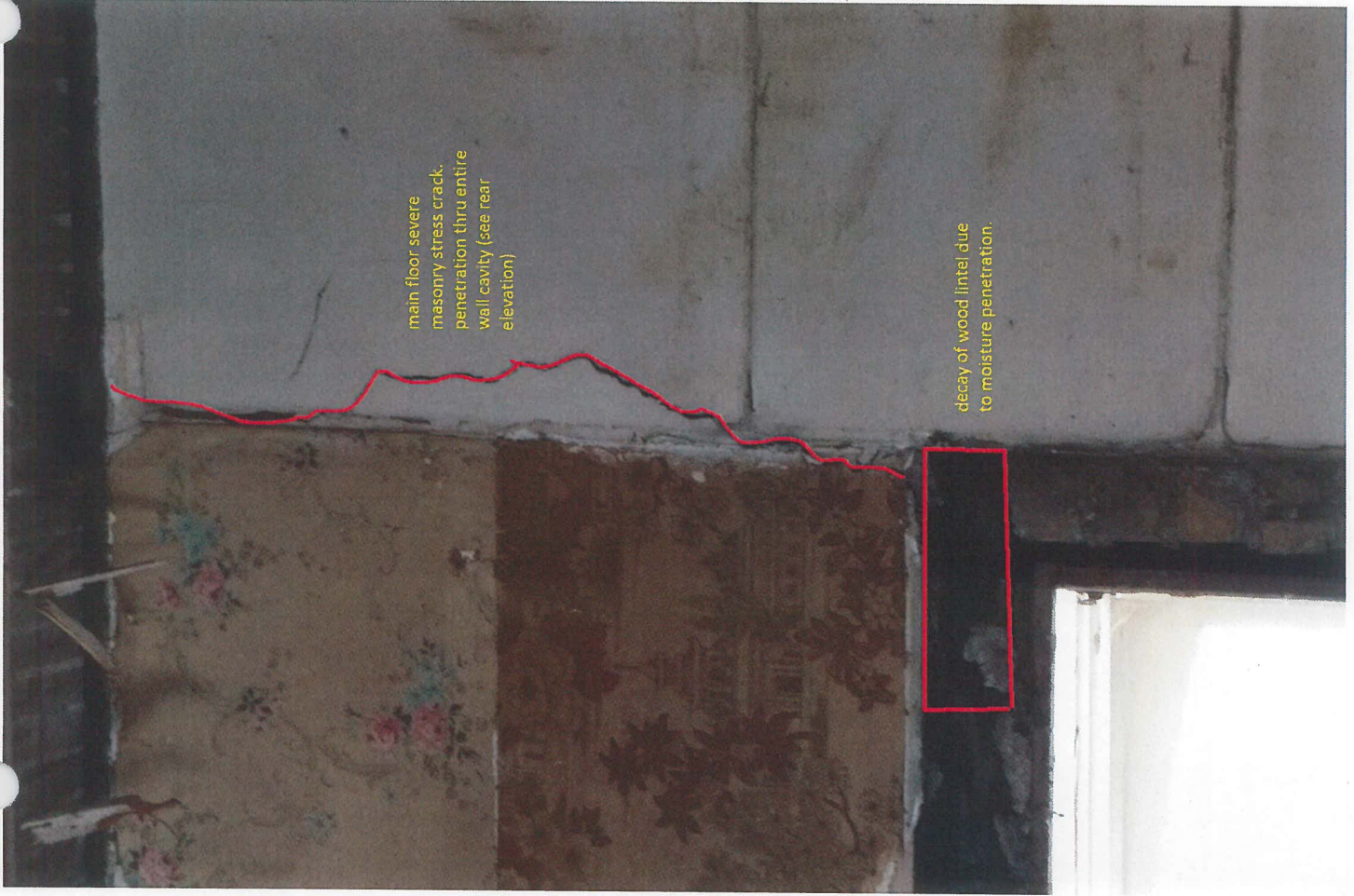


severe interior crack in exterior wall.
penetration is thru entire wall cavity. (see
exterior rear elevation)

damaged wood header
due to moisture
penetration.

main floor severe
masonry stress crack,
penetration thru entire
wall cavity (see rear
elevation)

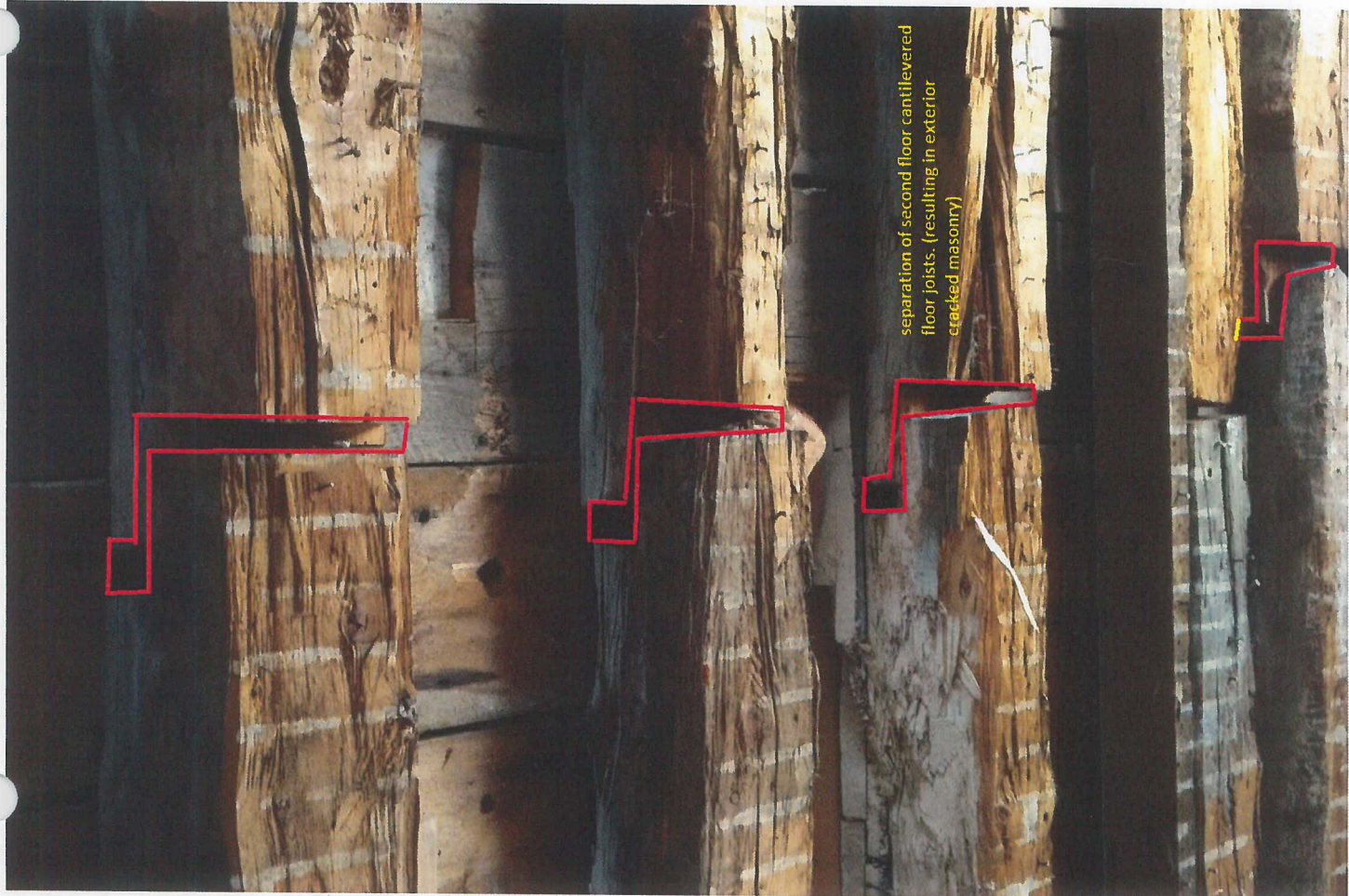
decay of wood lintel due
to moisture penetration.



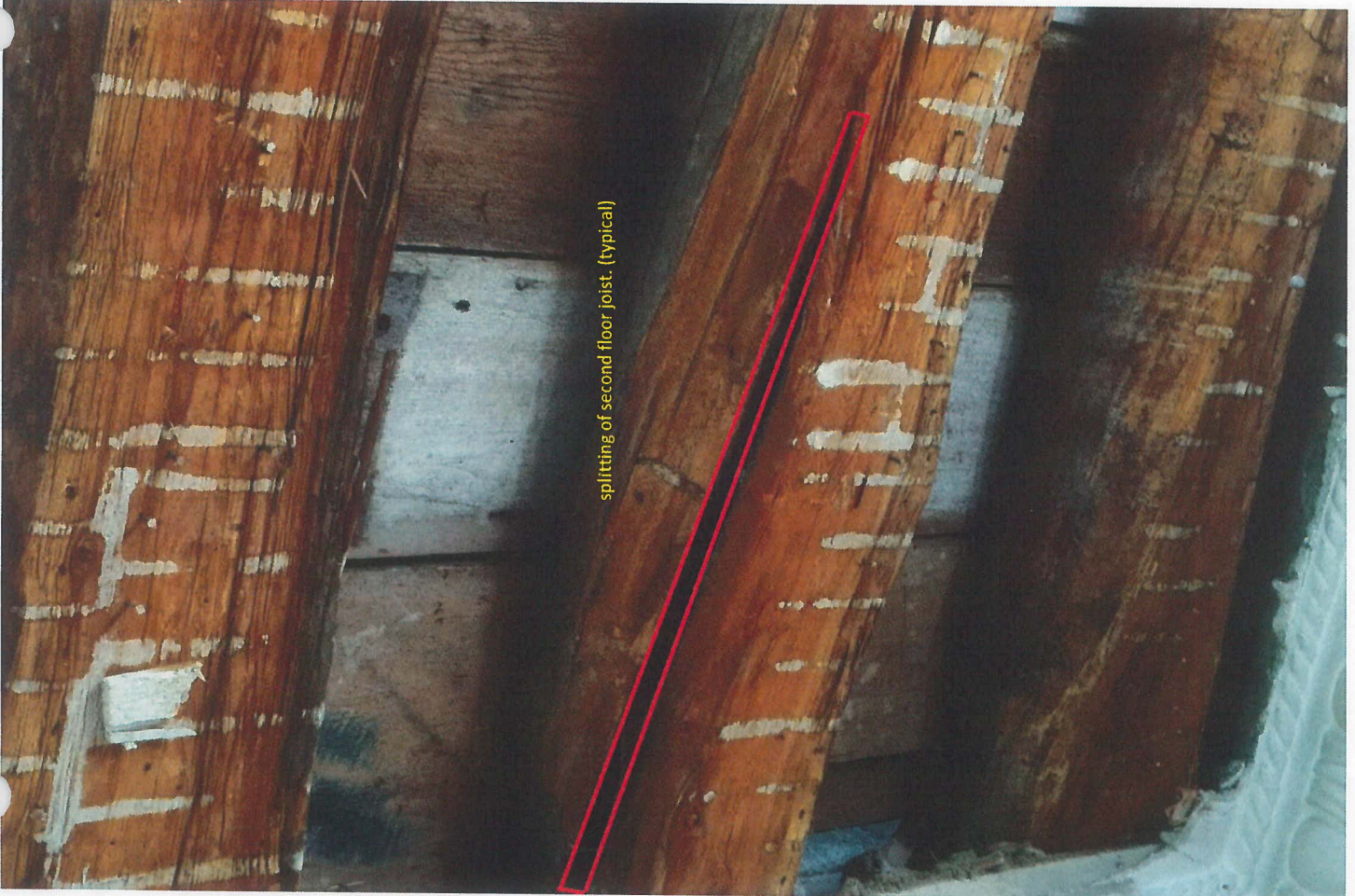


beam compromised by
attic hatch opening.

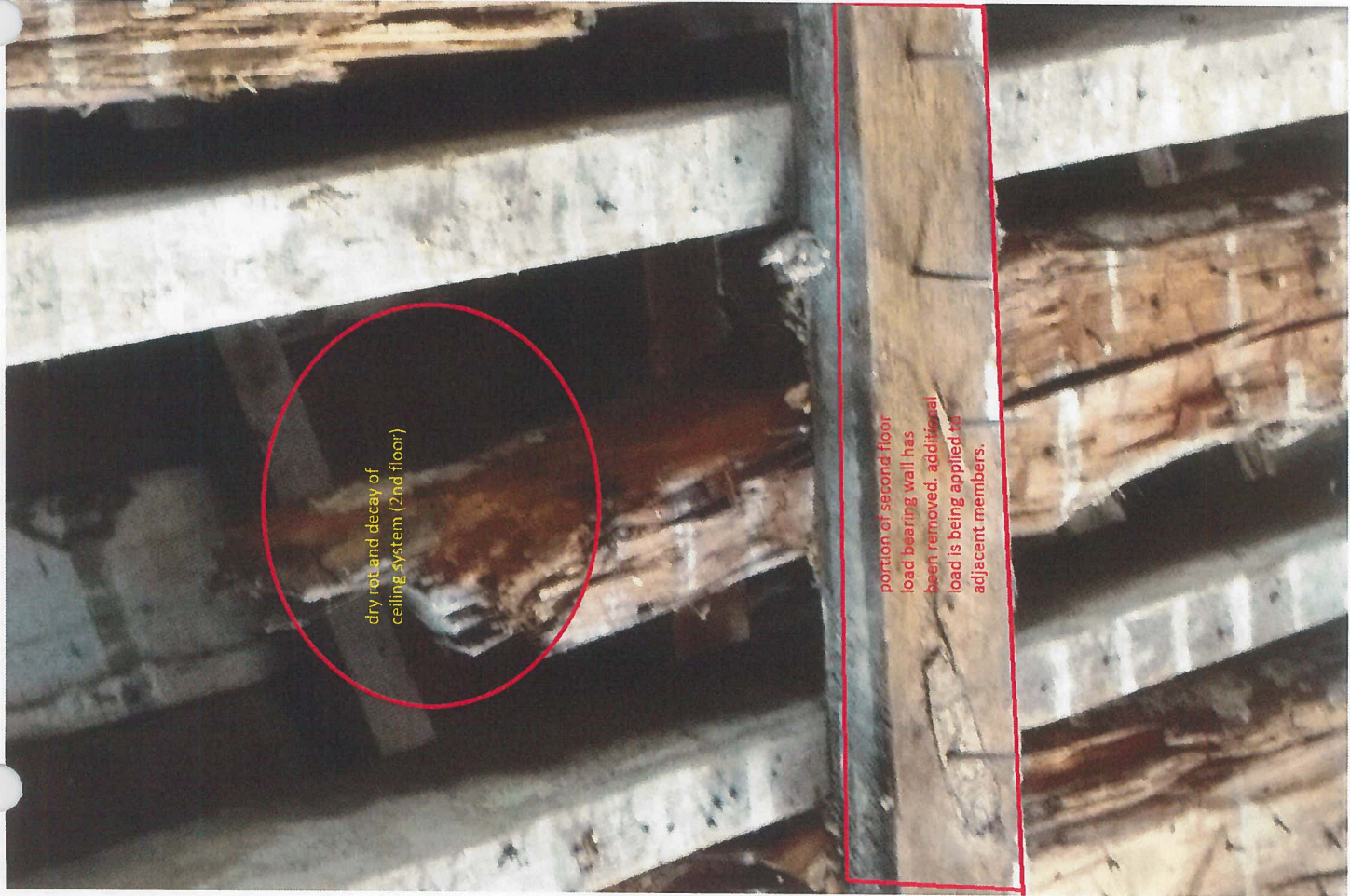
no connections at interior
or exterior walls. (friction
fit) allowing exterior to
thrust outward.



separation of second floor cantilevered floor joists. (resulting in exterior cracked masonry)



splitting of second floor joist. (typical)



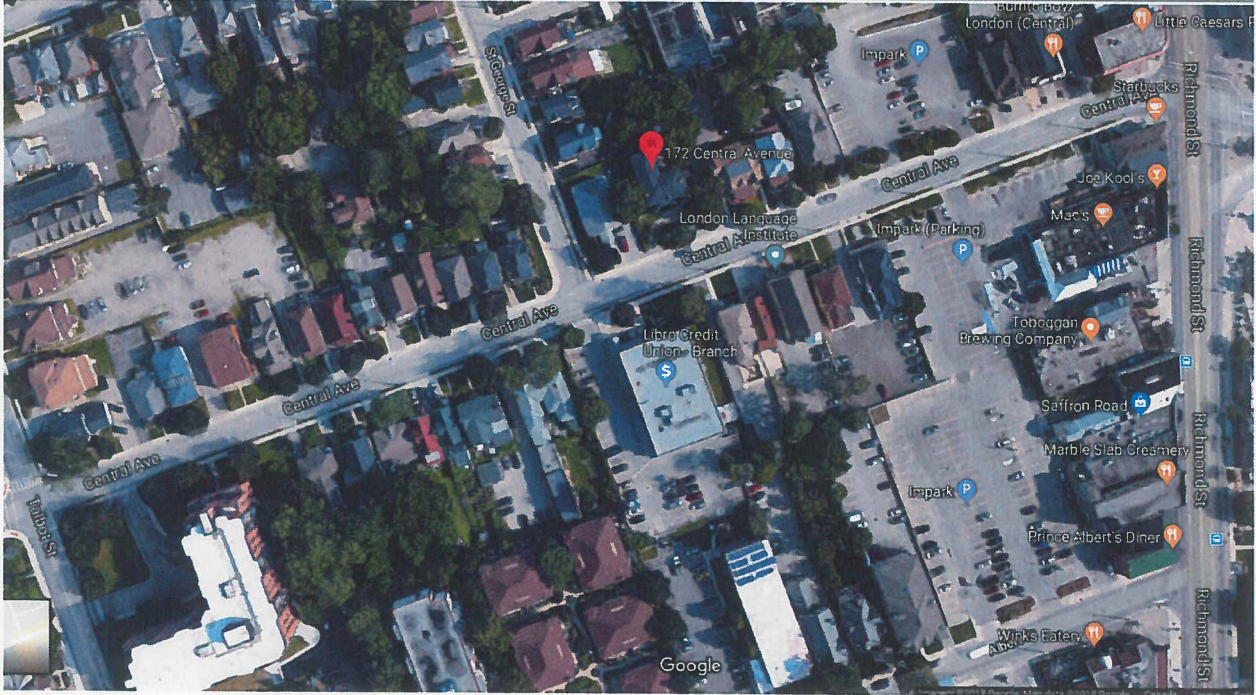
dry rot and decay of ceiling system (2nd floor)

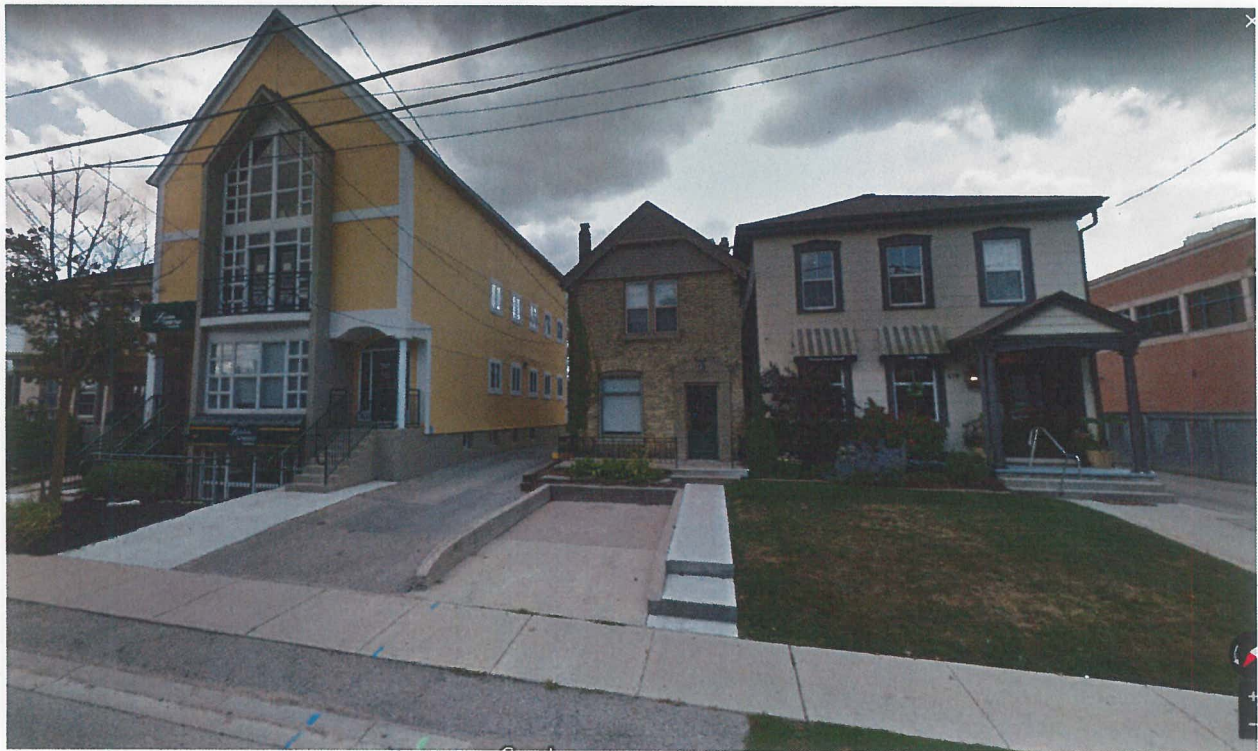
portion of second floor load bearing wall has been removed. additional load is being applied to adjacent members.



"friction fit" ceiling joists randomly configured with no connection to interior or exterior walls. (2nd floor)

load bearing wall members orientated in wrong direction. (load bearing capacity reduced)











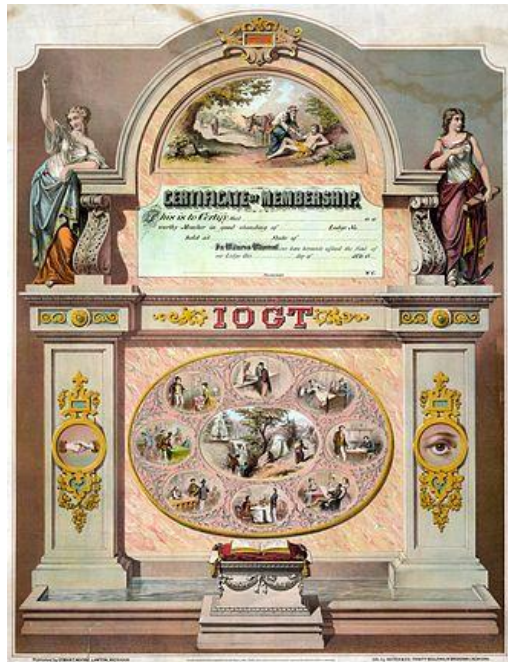


*Dr. Oronhyatekha
& 172 Central Avenue*



Oronhyatekha





THE
Independent Forester.

THE OFFICIAL ORGAN OF THE
INDEPENDENT ORDER OF FORESTERS

TORONTO, ONT., MAR., 1892.

VOL. XII. NO. 9.

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Why Designation?



- Designated person of National Historic Significance (2005) by Historic Sites & Monuments Board of Canada




London's first Indigenous physician



ORONHYATEKHA, M.D.

CONSULTATION ROOMS, 390 RICHMOND STREET, } LONDON, ONT.
OPP. CITY HALL.

Member of the College of Physicians and Surgeons, O.; studied at Oxford University, England, under Dr. Acland, Regius Professor of Medicine and Physician to H.R.H. the Prince of Wales. Government Consulting Physician to the Indians.

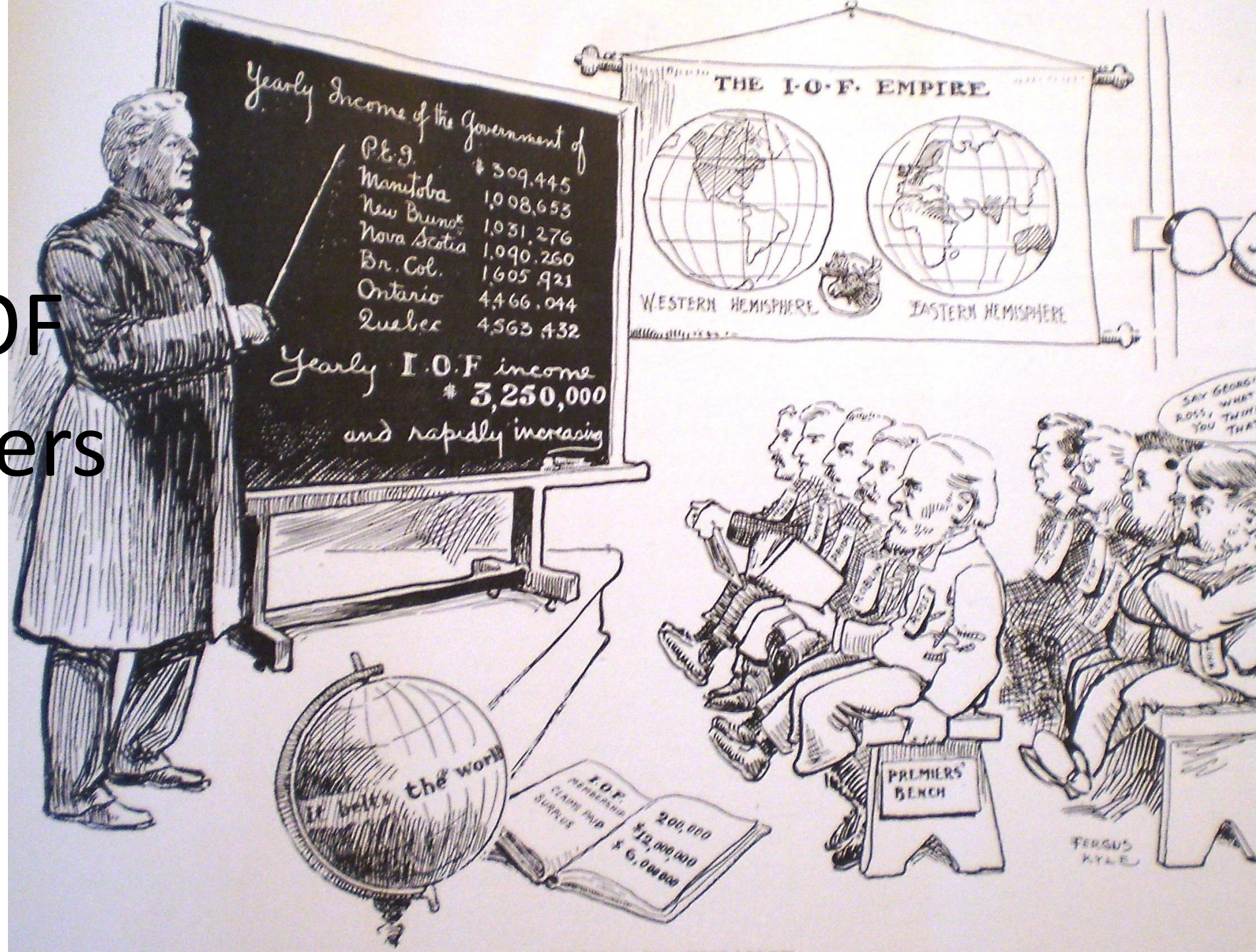


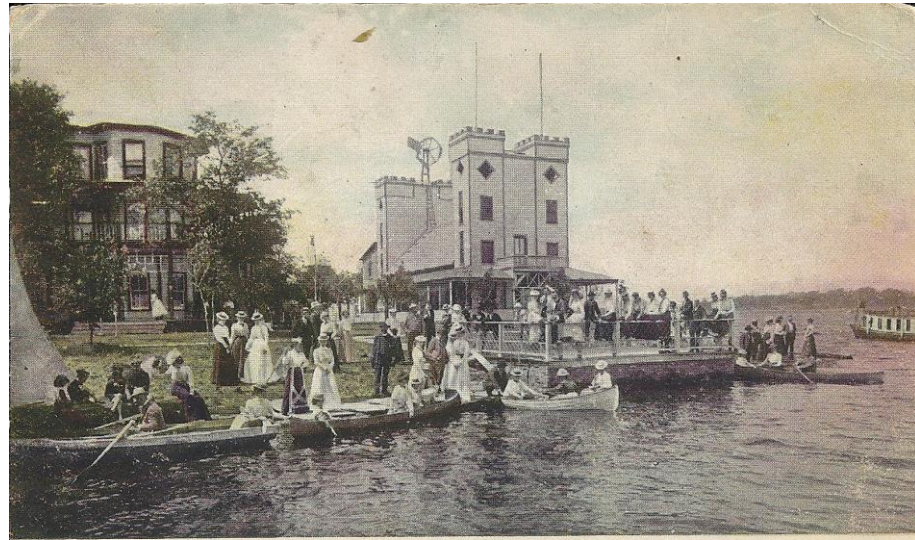
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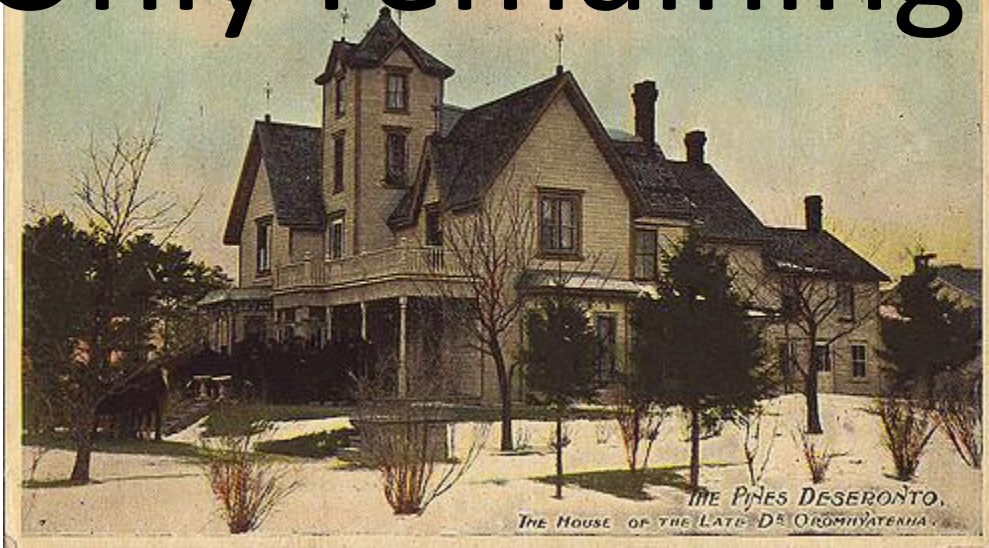


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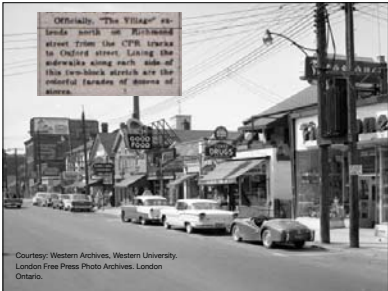
Good evening. My name is Mark Tovey. I am at the Department of History at Western University, working in partnership with the Culture Office. I have been conducting an oral history project in the neighborhoods that surround Oxford and Richmond Streets. I'm here tonight to tell you about a prospective Heritage Interpretive Sign for "The Village", sometimes called "The Richmond Village", the two-block shopping street on Richmond Street between Oxford and the CPR Tracks.



Two years ago I did the research for the Richmond Row Heritage Interpretive Sign. As you can see, heritage interpretive signs include both images and text.



Before it was incorporated into Richmond Row, the shopping area north of the CPR tracks on Richmond Street was known to locals as "The Village". You can see the distinctive Murray-Selby shoe building in the background, and just to the left of it, the perennial Campus Hi-Fi, which in 1959, when this photograph was taken, was called the Campus Food Bar. Many fondly recall The Richmond Bakery.



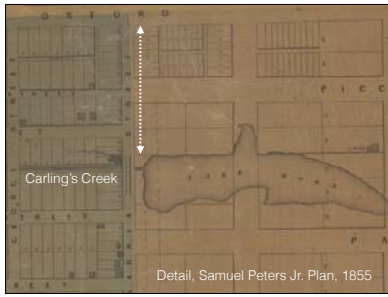
Fisher Drugs, and Stan C. Reade Photo. On Sept 26, 1957, the London Free Press described the location of "The Village" as follows: "Officially, 'The Village' extends north on Richmond Street from the CPR tracks to Oxford Street. Lining the sidewalks along each side of this two-block stretch are the colorful facades of dozens of stores."



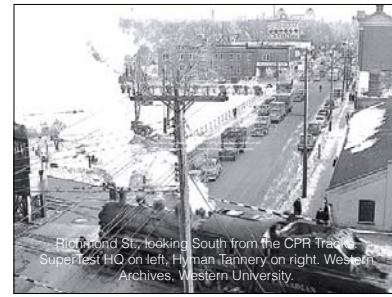
Starting in 1949, a group of retailers in The Village met regularly, calling their group the North London Merchants Association. It was designed to provide "better services and facilities, in more pleasant surroundings, for the shopping public." Topics discussed over coffee included "traffic problems, store hours, Christmas decoration, and district-wide sales."



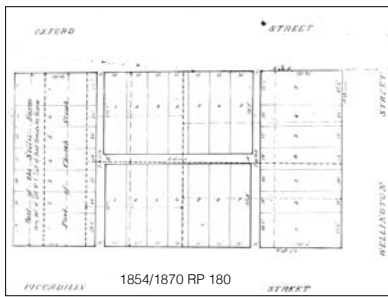
It is easy to see from this photograph from 1948 what might have prompted the moniker, "The Village". The stretch appears self-contained, like the cross-roads of a small town. This is a view looking south along Richmond Street approaching Oxford Street.



The Village has always been an area apart. Initially it was separated from lands to the south by Carling's Creek and Lake Horn.



Later, it would be separated from parts south by the CPR railroad and the industrial lands that built up around the rail line and around Carling's Creek.



The Village is sometimes also known as The Richmond Village because its stores run along Richmond Street. What we now know as Richmond Street was an amalgamation of several streets. The part of Richmond Street where The Village is today was related to a former street that ran just between Oxford and Lake Horn. That street was called Church Street. Church Street was slightly to the east of current-day Richmond Street, as you can see from Registered Plan 180.



Richmond Street was named after the Governor in chief of British North America, the Earl of Richmond, Charles Lennox. Appointed in 1818, Richmond's term was cut short in 1919 by his premature demise. While touring Upper and Lower Canada, Richmond was bitten by a tame (but rabid) fox, and died of the resulting hydrophobia.



The area's commercial history begins in the 1850s, when it was subdivided into long, narrow commercial lots. Although the buildings gradually changed, the plan of subdivision north of Piccadilly Street did not. The narrow shops we see today (and the "dozens of stores" mentioned by the Free Press article), owe their footprint to the plans of subdivision from the 1850s.

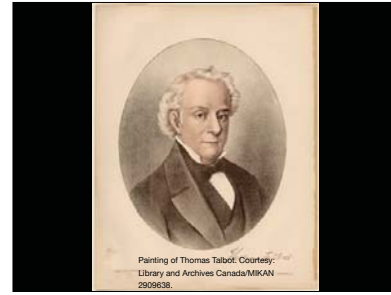


These plans helped establish not just the rhythm of the street but the mom-and-pop character of the area. Small, narrow lots make it easier for local entrepreneurs to start new businesses. Here we can see the interior of Norfolk Lingerie.



Courtesy: Western Archives, Western University, London
Free Press Photo Archives, 12 April 1967.

And here is Cindy Kydd in her store 'La Jolie Jupe' in 1967, when it was located at 711 Richmond Street. The Murray-Selby Building (left) and the train station (right) can be seen out the window in the background.



Painting of Thomas Talbot. Courtesy: Library and Archives Canada/MIKAN 2909638.

The first event of historical note that happened in The Village was the groundbreaking ceremony for the Great Western Railway, conducted by Col. Thomas Talbot in 1847. The groundbreaking happened in the area just west and north of the corner of Piccadilly and Richmond Street.



However, in spite of having already broken ground on the project, Great Western Railway was persuaded by the City of London to situate their rail line closer to the business district downtown. North London would wait another 40 years for its first passenger train (pictured), run by the Canadian Pacific Railway on May 30th, 1887.



Courtesy: Western Archives, Western University, London
Free Press Photo Archives, Water Sprinkler Burst at Murray-Selby Shoes London Ontario, 15 August 1954.

The Murray-Selby shoe building, built c. 1908 on the south-east corner of Piccadilly and Richmond, has been re-developed as an office building sporting a glass atrium.



Courtesy: Western Archives, Western University, London
Free Press Photo Archives, Water Sprinkler Burst at Murray-Selby Shoes London Ontario, 15 August 1954.

The news story associated on this photo on August 15th, 1945 said: "Spectators and fire trucks blocked Richmond Street at the CPR tracks yesterday afternoon when a defective water sprinkler at Murray-Selby Shoes Ltd. burst and sent hundreds of gallons of water out third story windows and down the wall to the street below. Parts of the lower floors also were flooded. Damage was not immediately known".



London Free Press, November 25, 1925. Courtesy: Cindy Hartman

The Davis Taxi Service building opened on the 23rd of November, 1925. It cost \$20,000 to build, and the architect was W.H. Hawkins. The date of construction, 1925, can still be seen at the top of the building. The main floor was used to store cars and to house the Davis Taxi Service; the top floor was used for apartments.



Esso (Supertest) Gas Station c. 1920

SuperTest (a London-based firm) is noted for having developed the full-service model of gas station: one of London, Ontario's gifts to the world. Pictured here is one of SuperTest's distinctive "Tudor-style" stations on the north-east corner of Piccadilly and Richmond (picture left). By the time of this photograph, it was run by Imperial Oil. The old gas station still exists inside the current structure. Rather than being torn down, the space inside was expanded. The two gables of the gas station can still be seen at the top of the building.



The Black Walnut Cafe currently on the site incorporates some of the original windows (pictured right) SuperTest days.



Courtesy: Western Archives, Western University; London Free Press Image Archives, September 24, 1957.

By 1957, The Village was thriving. Shoppers came "from many points in the city" to "enjoy the friendly greetings" that were "so much part of life in The Village."



Courtesy: Western Archives, Western University; London Free Press Photo Archives; London Ontario, 28 July 1959.

Most of the buildings from the early part of the 20th Century remain, however the kinds of stores in The Village have changed. Gas stations, drug stores, and diners have given way to boutiques, cafés, and hair salons.

**The Richmond Village
Heritage Interpretive Sign**
 Mark Tovey, PhD
 Department of History, Western University
 In partnership with the Culture Office at the City of London
 London Advisory Committee on Heritage
 July 11th, 2018

The Richmond Village Heritage Interpretive Sign is being developed by the Culture Office at the City of London. Our hope in bringing this Heritage Interpretive Sign project to your attention is that the Education sub-committee of LACH would be willing to look at the draft text for the sign when it is ready. Thank you for your attention, and I would be happy to answer any questions.



Heritage Alteration Permit 104 Wharncliffe Road N.

London Advisory Committee on Heritage
Wednesday July 11, 2018

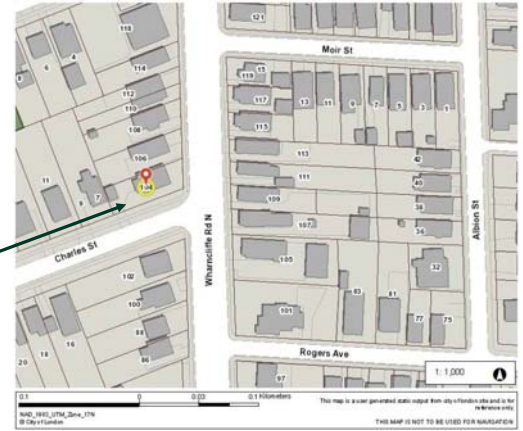
london.ca



Property Location + Status

- Designated – Part V OHA
- Blackfriars-Petersville HCD

104 Wharncliffe Road N



Property Description

- 1-storey brick
- constructed c1910
- exhibiting Queen Anne styling
- hipped roof w/front gable
 - patterned shingling
- rusticated concrete block piers
- divided lite transoms capping primary windows



Heritage Alteration Permit

- Heritage Alteration Permit application met Conditions for Referral to the LACH (By-law No. C.P.-1502-129)
- Addition of dormer at rear w/o obtaining a Heritage Alteration Permit
- Bring into compliance – with the *Ontario Heritage Act* and policies of the *Blackfriars-Petersville Heritage Conservation District Plan + Guidelines*



Scope of Work

Addition of rear dormer

- New vinyl window with internal grille bars set between glass panes
- Surface of dormer (gable end) will be installed with patterned wood shingling to match that found on the front gable; wood to be treated and painted
- Addition of crown moulding where shingles meet wood soffit
- All wood to be treated and painted



Analysis

Application compliant with the policies and guidelines of the Blackfriars-Petersville Heritage Conservation District Plan (Sections 7.4.1, 10.2 and 10.3.1):

- ✓ dormer addition is compatible in scale and overall form with the existing dwelling
- ✓ patterned wood shingling is sympathetic to the design and detailing of the front dormer
- ✓ new dormer window is proportioned and sized appropriately for the dormer
 - ✓ arched form is complementary to the District character (commonly seen in dormers throughout the District)



Staff Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to add a rear dormer to the building located at 104 Wharncliffe Road North, within the Blackfriars-Petersville Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- All exposed wood be painted; and,
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

Statement of Significance – 1903 Avalon Street

'Clarke House' on corner of Clarke Rd and Avalon St.

~~House appears to be of some age although difficult to date precisely because of additions and changes.~~

It appears that the house may have originally been one and a half storey and new gable windows were added to the front façade. All other windows are original – wood frames and mullions with wood sills and topped with a modified soldier course. The windows on the upper storey are very similar, except with narrower concrete sills.

The current house is of buff 'London' brick in English bond. Although it is now painted white, evidence of the original brick can be seen above the front door where the more recent wood 'porch' has no ceiling. Porch is supported by (later) rustic stone columns. The front door is most likely a replacement with a fanlight and half sidelights.

The current house is believed to date from pre-confederation.

There are posts on the boulevard fronting on to Clarke Rd that displayed "Clarke House" and name of occupier. The posts are still there but no longer display any names. These open up to a partial avenue of mature trees (at least 100 years old) that lead at a direct right angle from Clarke Rd to the back of the property, implying that the house was once located here – at the west end of the property.

The current house is to the north of this – at right angle to this former ghost driveway.

There have been additions to the rear (now fronting Avalon St) which appears to have been at least partially a 'tail'.

Heritage Planners' Report to LACH: July 11, 2018

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 66 Blackfriars Street (Blackfriars-Petersville HCD): new windows
 - b. 242 Dundas Street (Downtown HCD): signage
 - c. 28 Palace Street (East Woodfield HCD): window & siding replacement
 - d. 74 Albion Street (Blackfriars-Petersville HCD): front gable window replacement
 - e. 353 Central Avenue (West Woodfield HCD): porch railing
 - f. 349 Talbot Street (Downtown HCD): signage
 - g. 31 St. Patrick Street (Blackfriars-Petersville HCD): window replacement
 - h. 362 Commissioners Road W (Part IV): replacement of entrance railings

2. City of London's newest heritage planner – welcome to Krista Gowan

Upcoming Heritage Events

- Eldon House – <http://www.eldonhouse.ca/events/>
 - June 26th - August 26th (1:00 - 3:30pm, Tuesday through Sunday) – Summer Tea Program
- Elsie Perrin Williams Estate – <http://elsieperrinwilliamsestate.ca/events/>
 - August 12th (12:30-1:30pm) – Concert on the Lawn
- Museum London – Architectural Walking Tours - Tours of downtown London highlighting historical and architectural landmarks
 - Saturdays, July 7th - August 18th, 10:30am & 1pm
- Hume Cronyn Memorial Observatory, Western University – Summer Public Nights
 - Saturdays, July 7th - 28th, 8:30–11:00pm
 - Learn about the astronomy and enjoy stargazing through the telescopes as well as historical displays of the Observatory.
- Fanshawe Pioneer Village – Summer Theatre: The Boy With An "R" In His Hand and Welcome To Bon Echo
 - Wednesday July 11th - Thursday July 26th