

London Advisory Committee on Heritage

Report

11th Meeting of the London Advisory Committee on Heritage
November 14, 2018
Committee Rooms #1 and #2

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

ABSENT: H. Garrett

ALSO PRESENT: R. Armistead, J. Dent, L. Dent, K. Gonyou and J. Ramsay

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 no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 10th Report of the London Advisory Committee on Heritage, from its meeting held on October 10, 2018, was received.

3.2 ReThink Zoning Draft Terms of Reference

That it BE NOTED that the Memo dated October 31, 2018, from J. Adema, Planner II, with respect to the ReThink Zoning Draft Terms of Reference, was received.

3.3 Notice of Planning Application - Intent to Remove Holding Provision - 3400 Singleton Avenue

That it BE NOTED that the Notice of Planning Application dated October 17, 2018, from M. Sundercock, Planner I, with respect to the intent to remove a holding provision for the property located at 3400 Singleton Avenue, was received.

3.4 Notice of Public Information Centre No. 1 - Adelaide Street North Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Public Information Centre No. 1 from H. Huotari, Parsons Inc. and M. Davenport, City of London, with respect to the Adelaide Street North Municipal Class Environmental Assessment Study, was received.

3.5 Notice of Planning Application - Intent to Remove Holding Provision - 3105 Bostwick Road

That it BE NOTED that the Notice of Planning Application dated October 17, 2018, from M. Sundercock, Planner I, with respect to the intent to remove a holding provision for the property located at 3105 Bostwick Road, was received.

3.6 Public Meeting Notice - Zoning By-law Amendment - 809 Dundas Street

That it BE NOTED that the Public Meeting Notice dated October 24, 2018, from S. Wise, Senior Planner, with respect to a Zoning By-law Amendment for the property located at 809 Dundas Street, was received.

3.7 Notice of Cancellation - Public Meeting - Zoning By-law Amendment - 131 King Street

That it BE NOTED that the Notice of Cancellation - Public Meeting dated October 18, 2018, from M. Corby, Senior Planner, with respect to a Zoning By-law Amendment for the property located at 131 King Street, was received.

3.8 Notice of Planning Application - Zoning By-law Amendment - 446 York Street

That M. Knieriem, 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 property located at 446 York Street; it being noted that the Notice of Planning Application dated October 31, 2018, from M. Knieriem, Planner II, with respect to a Zoning By-law Amendment for the property located at 446 York Street, was received.

3.9 Notice of Planning Application and Public Meeting Notice - Official Plan Amendment - Amendment to the Cultural Heritage Guidelines of The London Plan

That it BE NOTED that the Notice of Planning Application dated October 16, 2018, and the Public Meeting Notice dated October 22, 2018, from L.E. Dent, Heritage Planner, with respect to an amendment to the Cultural Heritage Guidelines of The London Plan, as well as the Heritage Places 2.0 document, dated November 2018, and the attached presentation from L.E. Dent, with respect to the above-noted matter, were received; it being noted that the London Advisory Committee on Heritage will make official comments at the February, 2019 meeting.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That the following actions be taken with respect to the Stewardship Sub-Committee Report from its meeting held on October 24, 2018:

- a) NO FURTHER ACTION BE TAKEN with respect to the properties located at 536 and 542 Windermere Road based on the local knowledge and preliminary research of the Stewardship Sub-Committee; it being noted that this matter was brought to the attention of the London Advisory Committee on Heritage at their October 10, 2018 meeting;

b) priority levels presently used on the Register (Inventory of Heritage Resources) BE REMOVED; it being noted that all properties listed on the Register have the same level of protection and treatment under the provisions of Section 27 of the *Ontario Heritage Act*; and,

c) the remainder of the above-noted report BE RECEIVED;

it being noted that the attached presentation and handout from J. Ramsay, Project Director, Rapid Transit Implementation, were received with respect to an update on Bus Rapid Transit.

4.2 Education Sub-Committee Report

That the transfer of \$7925.00 from the 2018 London Advisory Committee on Heritage Budget allocation to the Public Art Acquisition Reserve Fund BE APPROVED in order to replace lost signs in the following locations:

- Harris Park;
- Gibbons Park Bathhouse; and,
- Graham Arboretum in Springbank Park;

it being noted that the Education Sub-Committee Report, from its meeting held on November 5, 2018, was received.

5. Items for Discussion

5.1 Request for Heritage Designation for Heritage Listed Property - 336 Piccadilly Street by N. and T. Tattersall

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 designation of the heritage listed property at 336 Piccadilly Street, 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 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 presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

5.2 Amendment to Heritage Designating By-law - 660 Sunningdale Road East

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the heritage designated property located at 660 Sunningdale Road East, notice of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value of interest by By-law No. L.S.P.-3476-474 BE GIVEN in accordance with the requirements of Section 30.1(4) of the *Ontario Heritage Act*, R. S. O. 1990, c. O. 18; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.3 Heritage Alteration Permit Application by Josef Dolezel - 508 Waterloo Street - West Woodfield 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 replace windows at 508 Waterloo Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- a) the second floor main window replacement should mimic the same style, size and proportions as the original window;
- b) the first floor main window should be preserved; and,
- c) 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 K. Gowan, Heritage Planner, with respect to this matter, was received.

5.4 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) Ontario Heritage Trust - Heritage Matters Magazine - Autumn 2018

That it BE NOTED that the Ontario Heritage Trust - Heritage Matters Magazine for Autumn of 2018 was received; it being noted that a copy is on file in the City Clerk's Office.

7. **Adjournment**

The meeting adjourned at 7:55 PM.



Heritage Places 2.0 – A Description of Potential Heritage Conservation Districts in the City of London

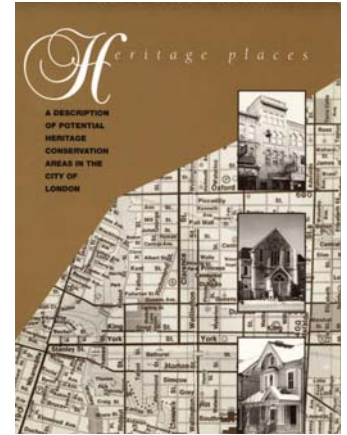
London Advisory Committee on Heritage
Wednesday – November 14, 2018

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Overview

- 1993 — OP guideline document
- primary reference to identify candidate areas for potential HCDs
- (14) areas originally identified
 - not originally prioritized
 - amended, expanded, consolidated, re-prioritized: (ex. Downtown, SoHo, Riverforks as part of Stanley-Becher, Ridout Restoration)
- (10) areas have since been designated as HCDs



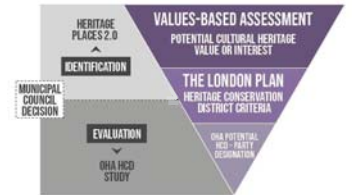
Council Direction

- At its meeting on January 17, 2017, Municipal Council directed Civic Administration to review the prioritized list of potential heritage conservation districts in the City, as well as update the current *Heritage Places* guideline document.
- Adoption of an updated *Heritage Places* guideline document requires an amendment to the City's Official Plan, *The London Plan*.



Approach – 'Reset' of Heritage Places

- March 2018 – Letourneau Heritage Consulting Inc. (LHC)
- Objectives:
- Review Policy Context – Update background component of Heritage Places to reflect the 2014-PPS, OHA and *The London Plan*
 - Consult with Heritage Community
 - Develop criteria for identification and prioritization of areas in the for potential HCD designation
 - Prepare a prioritized list for further study and consideration as potential HCDs
 - Prepare characterization studies of areas identified



Distinction between identification of properties and evaluation for further study for potential HCD designation



Heritage Community Input

- Invite input from nearly (50) members of London's heritage community
 - Identification of candidate areas for consideration as potential HCDs in London, along with what factors should be considered in the prioritization process
- Representatives from :
 - ACO London; Downtown London; HLF; the LACH; London Heritage Council; London Planners Council, Middlesex Historical Society; Urban League and neighbourhood associations
- Three (3) roundtable discussions and informal interviews
 - One (1) roundtable – during June meeting of the LACH
 - Opportunity to provide input via email or phone
- Over thirty (30) participated in the consultation process



Identification of Areas

- Values-Based Assessment derived from:
 - 1) Ontario Heritage Act – Ontario Regulation 9/06
 - 2) The London Plan
 - 3) Ontario Heritage Tool Kit and The Standards and Guidelines for the Conservation of Historic Places in Canada
- Values used to identify candidate areas
 - Historical/Associative Values
 - Physical/Design Values
 - Contextual Values
 - Other values include:
 - Spiritual Values
 - Educational and Scientific Values
 - Natural Values
 - Archaeological Values
 - Social Values

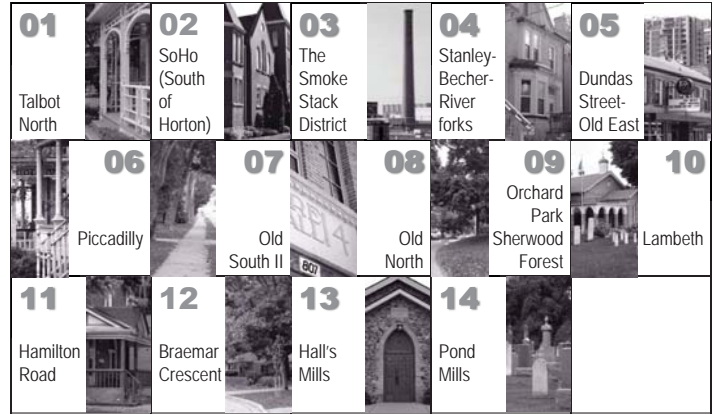


Prioritization Criteria

- Prioritization criteria derived from review of other municipalities' practices, previous staff reports and consultation with the members of the heritage community
- Prioritization criteria:
 1. Results of **values-based assessment** of candidate area
 2. **Potential for change** within candidate area
 3. **Community preparedness** or readiness/willingness to initiate and engage in an HCD Study process
 4. **Appropriateness** of HCD designation as **planning tool**
 5. **Other factors** such as previous Municipal Council direction, recognition of City planning priorities and implications of planned future initiatives.



Candidate Areas

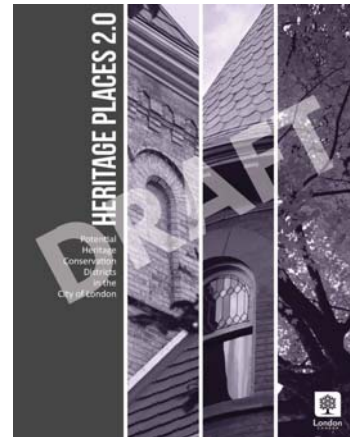


Candidate Areas – Locations



Considerations

- Outcome not an evaluation or recommendation of areas for designation
- Identification and recognition that areas have potential heritage significance which merits further study
- Prioritization not a measure or reflection of perceived cultural heritage value or interest or significance of area
- Areas not being recommended for designation, but may be recommended for further evaluation by Council decision to undertake HCD Study under OHA
- The identification and further prioritization of candidate areas will help to manage community expectations and staff resources by providing clarity in scheduling of future work and transparency and fairness to the nomination process.



PEC Actions

The proposed by-law and the draft guideline document – *Heritage Places 2.0* **BE RECEIVED**;

The comments received from the (Nov 12, 2018) PPM **BE CONSIDERED** in the preparation of the final Heritage Places 2.0 and proposed amendment to *The London Plan*; and,

The draft Heritage Places 2.0 **BE CIRCULATED** to the LACH, the Urban League and relevant neighbourhood associations for feedback.

The final guideline document *Heritage Places 2.0* will be brought before a future meeting of the Planning and Environment Committee for adoption as a Guideline Document to *The London Plan* following consultation with the LACH, Urban League and relevant neighbourhood associations.



AGENDA

1. Expanded Cultural Heritage Screening Report (CHSR)
2. Individual Cultural Heritage Evaluation Reports (CHER)
 - Draft Terms of Reference
 - Draft Table of Contents
3. Grouped CHER
 - Draft Terms of Reference
 - Draft Table of Contents
 - Grouped CHER example
4. Work plan



EXPANDED CHSR

DRAFT CHSR (APRIL 2018)

- Screened properties along the BRT corridors for potential cultural heritage value or interest
- Provided a historical and policy context, existing conditions and mapping
- Made recommendations for properties requiring further heritage studies

EXPANDED CHSR (OCTOBER 2018)

- Included properties identified by LACH, and identified properties that do not require further study
- Identified properties added to the City's Inventory of Heritage Resources this year
- Evaluated potential impacts and identified mitigation strategies
- Assessed changes to impacts due to evolving design in response to consultation
- Updated mapping
- Updated recommendations for properties requiring further heritage studies

INDIVIDUAL CHER: TERMS OF REFERENCE

A stand-alone CHER will include detailed information on the history of each individual property, including:

- General description of context, community, landscapes
- Land use history (ownership)
- Photos and description of the building exterior
- Analysis of comparative buildings in London
- Cultural heritage resource evaluation under Ontario Regulation 9/06
- Statement of cultural heritage value or interest with description of heritage attributes
- Recommendations for future cultural heritage studies, if appropriate



INDIVIDUAL CHER: TABLE OF CONTENTS

- Executive Summary
- 1 Introduction
- 2 Legislation and Policy Context
- 3 Historical Context
- 4 Existing Conditions
- 5 Cultural Heritage Evaluation
- 6 Conclusions
- 7 Recommendations
- 8 Images
- 9 Historic Photos and Mapping
- 10 Bibliography and Sources



GROUPED CHER: TERMS OF REFERENCE

A grouped CHER will be prepared for contiguous properties which share a geography, style, age, use and typology and will include:

- Shared general description of context, community, landscapes
- Individual land use history (ownership)
- Individual photos and description of the building exterior
- Individual analysis of comparative buildings in London
- Individual cultural heritage resource evaluation under Ontario Regulation 9/06
- Individual statement of cultural heritage value or interest with description of heritage attributes
- Recommendations for future cultural heritage studies, if appropriate



GROUPED CHER: EXAMPLE



“Four USRC Subways Cultural Heritage Evaluation Report”
Prepared in August 2016 for Metrolinx

Recommendations provided in a separate Cultural Heritage Evaluation Recommendations Report (CHERR)

CHERS prepared for London BRT will be a single report with recommendations to be provided within the CHER

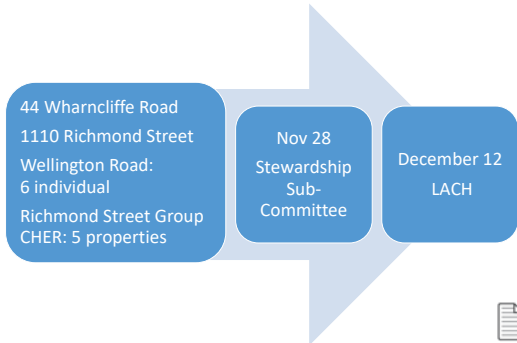


GROUPED CHER: TABLE OF CONTENTS

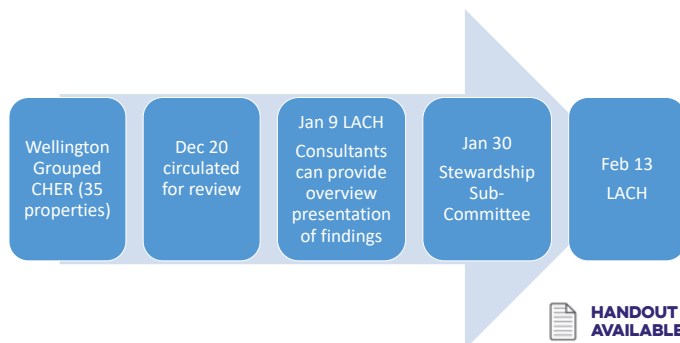
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- 10 Bibliography and Sources



WORK PLAN: 2018



WORK PLAN: 2019



TIMELINES / NEXT STEPS

- Submit updated CHSR to MTCS
- Continue work on grouped and individual CHERs
- Continue to bring reports to LACH and Stewardship Subcommittee
- Cultural heritage evaluations to be completed in time for LACH meeting in February 2019
- Transit Project Assessment Process with Environmental Project Report to be completed by end of March 2019

QUESTIONS?



COMMENT AND RESPONSE TABLE

At the LACH meeting on October 10, the project team provided the expanded Cultural Heritage Screening Report (CHSR) and the draft terms of reference for the individual and group CHER. The draft table of contents and an example of a grouped CHER was provided to the Stewardship Sub-committee.

The following table summarizes the comments received from the LACH Stewardship Sub-Committee report dated October 24, 2018 and the project team's responses.

#	COMMENT	RESPONSE
1	The historical section of the CHER should be focused on the history of the property and how it fits into the London context, rather than a regurgitation of the history of London.	The historical context and settlement history section of the CHER will be focused on the immediate context where each property is located (e.g. the neighborhood and street). A detailed land use history will be included for each property. In the draft CHERs, we have referenced the CHSR for a more detailed history of London.
2	It may not be essential to take land registry research back to the Crown in all instances.	We have been able to complete land registry research back to the Crown for 44 Wharncliffe Road North, 1110 Richmond Street and the Richmond Street Group CHER. We understand that this may not always be possible or desirable, and will document as far back as we can.
3	A combined Terms of Reference for both group and individual CHERs should be considered as the essential/required content is identical.	The purpose of having a Terms of Reference for both individual and group CHERs is to clarify where background information, descriptions of context and historical research can be shared for properties in the Group CHER, and where property-specific details are required.
4	Only a brief summary of provincial and municipal context and policies should be included in the CHERs.	We agree. Only a summary will be included, specifically the Ontario Heritage Act, Planning Act, Provincial Policy Statement 2014, and Environmental Assessment Act.
5	Consideration should be given to combining all relevant information on an individual property (description, evaluation, conclusion, and recommendation) to be better suited for a reader's perspective for the group CHERs.	We have reorganized the group CHER Table of Contents so that all the property-specific information, including the land use history, architectural description, description of integrity, O. Reg. 9/06 evaluation and Statement of Cultural Heritage Value or Interest (if applicable) is in one section. We will also include a picture of the relevant property at the beginning of each section.
6	It should be noted that the grouping or sum of properties together may be of cultural heritage value or interest, rather than just the individual properties on their own (e.g. collective value of the streetscape).	We do consider the contextual value of each property within its streetscape, and this will be considered in each CHER.
7	There are concerns with the potential volume of including all of the necessary information on thirty-five (35) properties in one CHER. Consideration should be given to break this down further, perhaps on a block-basis, for a more manageable CHER.	It is expected that the 35 Wellington Group CHER properties will be organized into sub-groupings based on our research and common elements. Block-by-block Group CHERs may make sense and will be considered and evaluated as an approach.

Appendix D – Statement of Cultural Heritage Value or Interest

Legal Description

“Part Lot 16, e/s Waterloo Street, as in LC131018, London”

Description of Property

The property located at 336 Piccadilly Street, known as Kenross, is located on the northeast corner of Piccadilly Street and Waterloo Street. A two-and-a-half storey red brick residence with a prominent central tower is located on the property.

Statement of Cultural Heritage Value or Interest

The property at 336 Piccadilly Street is of significant cultural heritage value or interest because of its historical or associative values, its physical or design values, and its contextual values.

Historical or Associative Values

The property at 336 Piccadilly Street has direct historical associations with Charles R. Somerville (1856-1931). Following a successful career as a paper box manufacturer, the home at 336 Piccadilly Street was built in 1909 for the Somerville family replacing an earlier structure on the property. The home was named “Kenross,” a portmanteau for the two children of Charles R. Somerville, Kenneth Ian (1895-1918) and Charles Ross “Sandy” (1903-1991). During their occupation of the home, Charles R. Somerville served as the Mayor of London in 1918-1919. Sandy Somerville later became the first Canadian to win the coveted U.S. Amateur Title in 1932 and was a Canadian golfing legend.

The home was sold in 1923 to Arthur H. Brener, in 1929 to George W. Little, in 1932 to James L. Thayer, in 1935 to Albert H. Murphy, in 1951 to Alex M. Auchterlonie (during whose tenure the property at 340 Piccadilly Street was sold off), in 1958 to Donald J. Matthews, in 1967 to Norman Hills, and in 2007 to Natalie and Timothy Tattersall.

Physical or Design Values

Kenross, the building located at 336 Piccadilly Street, is a monumental, landmark building. It is a unique and representative example and expression of the late Queen Anne Revival architectural style which demonstrates the exuberance of the Edwardian Period prior to the Great War (World War I). Completed in 1909 for the Somerville family, the building is complicated in its massing and refined in its demonstration of a high degree of craftsmanship in its details and finishes.

The building has a t-shaped plan, with a central, prominent three storey tower. The building is two and a half storeys in height, with the tower being a full three storeys in height. The foundation of the building is clad in coursed, rusticated red sandstone blocks. Rusticated sandstone is also used for the plinths of the porch. Dressed sandstone can also be found in the lintels of most window openings as well as coping on the Flemish gable on the west façade. The building is clad in smooth-finished red brick masonry laid in a stretcher bond pattern. This brick was imported, in keeping with the styles popular with London’s affluent classes at the time. The round tower component features particularly decorative sandstone and moulded brickwork, including a full entablature with moulding, dentils, and pilaster-like finishes which emphasizes a Palladian motif.

The building is capped by a cross-gable roof, and accented by dormers. The roof features a wide overhang accented by modillions, projecting eaves, and a plain frieze in the soffits. The slate roof is composed of rounded or fishscale shingles. Slate cladding can also be found in the chimneys protruding from gables on the west façade. Metal cresting accentuates the ridges of the roof and metal flashing in the valleys of the roof. A metal finial is located at the top of the conical tower roof. The building features four brick chimneys with decorative brickwork detailing. Dormers are located on the north and south slopes of the roof. The dormer roofs have a hipped roof with a slight bellcast slope, which is also accented by metal cresting. The main gables of the cross-gable roof feature half timbering in a different style. The south end-gable features half-timbering in

a Tudor Revival-inspired motif with braces, beams, and struts painted in a contrasting colour to the stucco. The end-gable on the north façade features similarly-inspired details, but emphasizes quatrefoil motifs in its woodwork details. The end-gable on the east façade also features half-timbering, but here with a greater emphasis on the sloping aesthetic of the braces.

The majority of windows of the building are located in triplets. This includes the triple window with quarry, or diamond-shaped leaded glass motif, on the main floor, the three-bay oriel window with leaded window in the second storey, the Palladian window in the gable and the same motif in the doorway to the upper porch, the triple arched windows of the tower, and the triplet of plain rectangular sash windows on the second storey. Additionally, the single, paired, and triplet columns of the porch create three main bays across the porch and the three chimneys of the west façade also create a motif that accentuates the Flemish gable.

Wood windows are located throughout the building in a variety of styles compatible with the period and style of the building. In addition to the quarry windows of the main storey, diamond-shaped motifs in beveled leaded windows and fanlights are found throughout the building. All of the windows and doors, including the main front door, located in the tower are curved to match the curve to fit the curve of the walls of the round tower, which demonstrates a high degree of craftsmanship found throughout Kenross. In addition to its leaded windows and bevelled glass, Kenross includes a number of important, decorative stained glass windows and the 'Tree of Life' window program found in the Dining Room.

The porch wraps around part of the south and east sides of the building which emphasizes an asymmetrical, Queen Anne Revival composition to the building. The flat roof of the porch is supported by single, paired, and triplet wood columns set on rusticated red sandstone blocks. The columns are intricate, with two-thirds fluting, bases, and Scamozzi Ionic capitals. Dressed sandstone steps provide access to the porch via its middle bay. A low, solid red sandstone wall closes the ends of the steps; a painted metal handrail accentuates the sloping curvature of the entrance steps. The porch railings are composed of small, delicately-spun wood spindles set between a carved top and bottom rail. The low height of the railing curves up to match the height of the cap stone of the plinths. The porch deck is painted tongue and groove wood, which is accentuated by a moulded frieze affixed immediately below on the porch skirt. A plain frieze with moulding forms part of the porch's entablature. An oak enclosure or vestibule provides access to the main front door to the building.

On the interior, the refined details and craftsmanship continues. The home is centred on the bifurcated main staircase, providing a focal point for the home and its circulation where semi-public and private spaces are distinctly defined. The location of the staircase on the west wall is articulated on the exterior by the Flemish gable; its windows flood the staircase with natural light. The home features eight fireplaces, each of a unique design and detail. Of further note is the mosaic flooring of the front foyer and the wood Palladian style column entry feature between the front foyer and main hall.

The property is defined by a stone curb, which acts as a short retaining wall to formally define the property at the municipal sidewalk.

The Queen Anne Revival architectural style is the most eclectic of the nineteenth century style, a cocktail of styles drawing inspiration from fifteenth century English architecture, with a blend and revival of Classical and Medieval motifs suited to a local vernacular. The particular execution of these architectural motifs in Kenross demonstrates the enthusiasm and flamboyance of the Edwardian Period and a culmination of the Queen Anne Revival architectural style and its expression. Kenross was designed to impress.

Contextual Values

The property at 336 Piccadilly Street is a landmark that defines the character of the Piccadilly area through its prominent location at the corner of Piccadilly Street and

Waterloo Street. The Piccadilly area is characterized by late Victorian and Edwardian homes, ranging in size and architectural style. Kenross is the grandest and largest historic home in the area.

Heritage Attributes

Heritage attributes that contribute to and support the cultural heritage value of the property at 336 Piccadilly include:

- Form, scale, and massing of the building, including the tower;
- Location of the building on the northeast corner of Piccadilly Street and Waterloo Street;
- Complex and flamboyant expression of the late Queen Anne Revival architectural style
- Red sandstone, including foundation cladding, coping of the Flemish gable, and lintels
- Red brick exterior cladding, including decorative detailing
- Slate-clad cross-gable roof with cresting, as well as the conical tower roof with finial
- Projecting eaves with plain frieze in the soffit and modillions
- Dormers with slight bellcast roof
- Half-timbering of the end-gables
- Four chimneys with decorative brick detailing
- Windows, including the quarry or diamond-shaped leaded windows, three-bay oriel window with leaded windows, the Palladian window motifs, arched and square-topped windows, as well as the curved windows, fan lights, leaded windows, bevelled details, and stained glass throughout
- Porch, including red sandstone plinths, turned wooden balustrade, wood columns, plain frieze, tongue and groove decking
- Oak enclosure/vestibule at the front door
- Curved wood front door
- Mosaic tile in the front foyer of the main storey
- Wood, Palladian style column entry feature between the front foyer and main hall with the staircase
- The wood bifurcated main staircase from the main storey of the house to the attic storey, including wood balustrade and desk at main level
- The eight fireplaces (including mantle and surrounds):
 - White mantle with rosettes and marble surround in the living room
 - Classically-inspired wood mantle with paired columns with green tile surround and brass firebox cover in the study
 - Stained wood mantle beneath the staircase with blue tile and brass firebox detailing
 - Arts and Crafts style tile fireplace with heavy metal brackets and hood, with wood mantle located in the dining room
 - Puce-colour tile with green tile detail located in the south bedroom on the second storey with brass firebox detailing and paneled metal firebox insert and painted wood mantle
 - Light peach and blue tile Neoclassical fireplace and mantle located in the east bedroom on the second storey
 - Blue tile, three-sided fireplace located in the corner of the northeast bedroom on the second storey
 - Arts and Crafts style fireplace with tile and wood mantel, with decorative carving, located in the ballroom of the attic storey
- Stone curb at the sidewalk edge of Piccadilly Street and Waterloo Street

The staircase affixed to the north façade of the building and detached garage are not considered to be heritage attributes of the property.



Request for Designation 336 Piccadilly Street Kenross

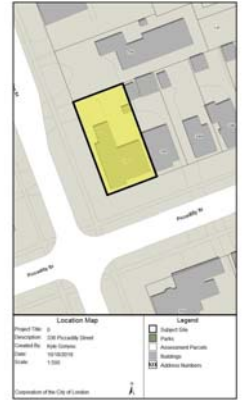
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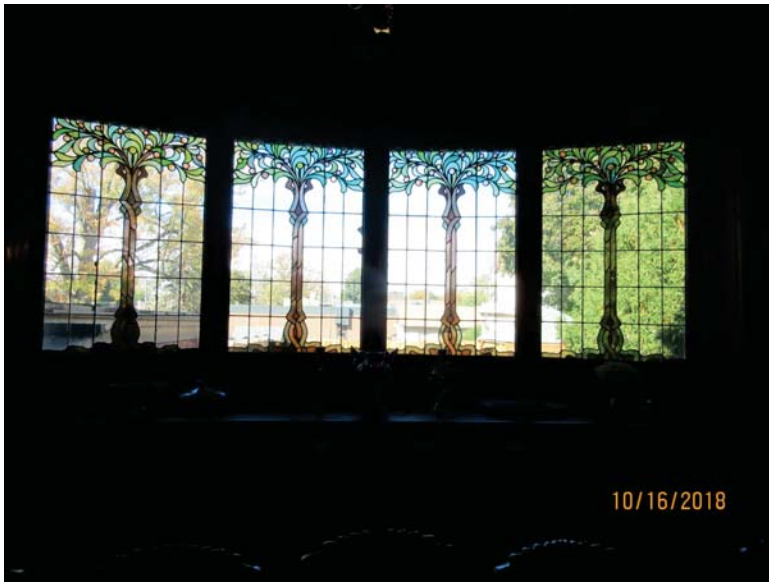
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336 Piccadilly Street

- Earlier house (c.1882-1887, demolished 1907)
- Constructed 1907-1909
- ACO Geranium Heritage House Tour: 1979, 2000, 2017





Charles Ross Somerville

- 1856-1931
- Somerville Paper Box Co.
- Mayor of London: 1918-1919
- “Kenross” – Kenneth Ian + Charles Ross



Research

- ACO Geranium Heritage House Tours
- 100 Fascinating Londoners
- Fire Insurance Plans
- Tax Assessment Rolls
- Land Registry
- Property File
- London Room clippings
- Topography of Grief
- *London & Its Men of Affairs*
- Municipal Yearbook
- Western Archives
- Ken Somerville
- Natalie & Tim Tattersall
- Architectural
- No attributed architect known

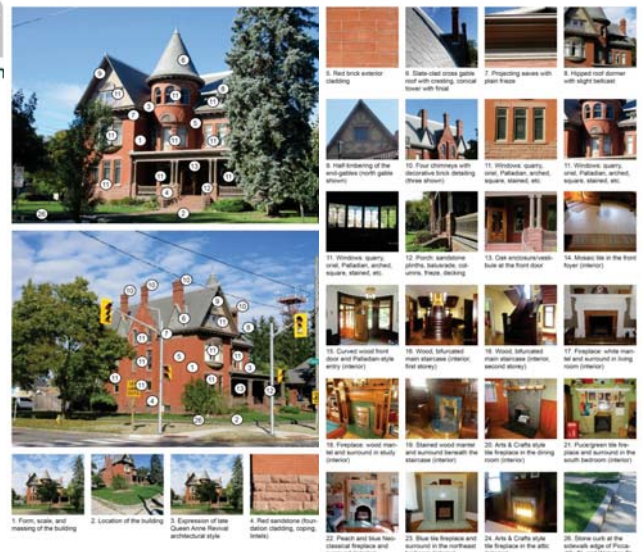


Evaluation

Criteria of O. Reg. 9/06	Yes/No
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes
Displays a high degree of craftsmanship or artistic merit	Yes
Demonstrates a high degree of technical or scientific achievement	No
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Is important in defining, maintaining or supporting the character of an area	Yes
Is physically, functionally, visually or historically linked to its surroundings	No
Is a landmark	Yes



Comparative Analysis



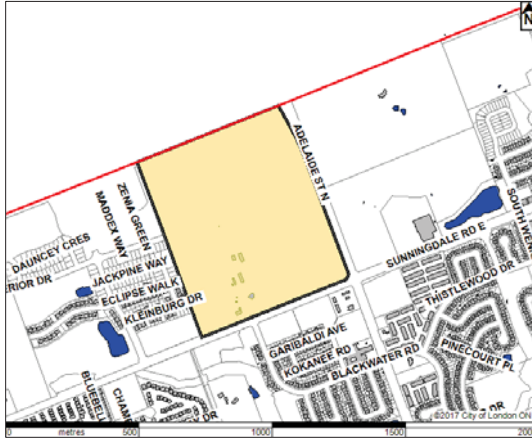


Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the designation of the heritage listed property at 336 Piccadilly Street, 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 to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report.



Property Location



Reference Plan



Overlay Plan



Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the heritage designated property at 660 Sunningdale Road East, notice of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474 **BE GIVEN** in accordance with the requirements of Section 30.1(4) of the *Ontario Heritage Act*, R. S. O. 1990, c. O. 18.



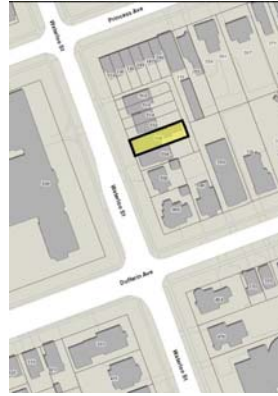
Heritage Alteration Permit 508 Waterloo Street

London Advisory Committee on Heritage
Wednesday November 14, 2018

london.ca



Property Location + Status



Location of 508 Waterloo Street

- Designated –Part V under the *Ontario Heritage Act*
- Located within the West Woodfield Heritage Conservation District (By-law No. L.S.P.-3400-254 –March 9, 2009)



Property Description



08/25/2016

- Constructed c.1893
- Queen Anne styling
- Set back from Waterloo Street, has detailed gables, unique second floor window, spacious porch, double leaf doors with transoms and pairs with the 504 Waterloo Street

508 Waterloo Street (c.2016)



Heritage Alteration Permit

- The property was altered without obtaining Heritage Alteration Permit approval.
- A Heritage Alteration Permit application was submitted by the property owner and received October 12, 2018.
- The property owner has applied for a Heritage Alteration Permit to:
 - Remove original wood windows from the front façade; and
 - Replace windows with “Gentek” aluminum windows with faux muntins



Heritage Alteration Permit

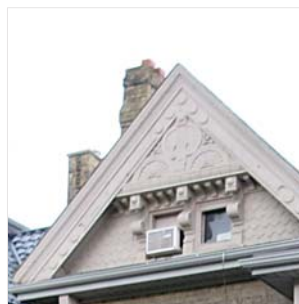


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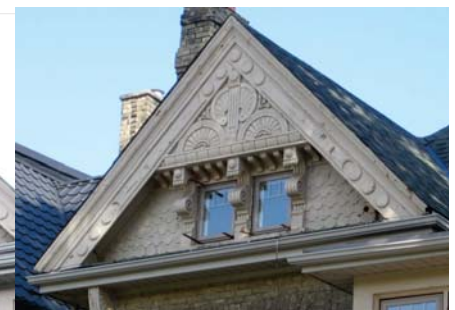
508 Waterloo Street after alterations



Heritage Alteration Permit



508 Waterloo Street c.2016



508 Waterloo Street after removal of the attic windows



Heritage Alteration Permit



508 Waterloo Street c.2016



508 Waterloo Street after removal of the second floor main window



Heritage Alteration Permit



508 Waterloo Street c.2016



508 Waterloo Street after removal of the solarium windows



Heritage Alteration Permit



508 Waterloo Street -2018
(photo courtesy of property owner)



Proposed replacement for first floor main window and transom (photo courtesy of property owner)



Policy

Ontario Heritage Act

- Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval.

West Woodfield Heritage Conservation District Plan Guideline's:

- "Restore" wherever possible rather than "replace"
- The preservation of original doors and windows is strongly encouraged wherever possible
- Replacement windows should mimic the original windows with respect to style, size and proportion



Analysis

- Attic and solarium replacement windows are in accordance with the guidelines as the windows are similar in style, size and proportions to the previous windows
- Second and first floor main windows do not comply to the guidelines.
 - The second floor main window was an original single hung sash wood window with unique decorative detail and has been replaced with an aluminum window that has two awing windows with faux muntins.
 - The first floor main window, which has not yet been replaced, is a single hung sash wood window and the proposed replacement is also an aluminum window that has two awing windows with faux muntins.



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 replace windows at 508 Waterloo Street, within the West Woodfield Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) The second floor main window replacement should mimic the same style, size and proportions as the original window
- b) The first floor main window should be preserved
- c) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed

Heritage Planners' Report to LACH: November 14, 2018

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 24 Bruce Street (WV-OS HCD): Front door replacement
 - b. 187 Dundas Street (Downtown HCD): New storefront and signage
 - c. 939 Queens Avenue (OE HCD): Rear addition visible from the street
 - d. 211 Dundas Street (Downtown HCD): Signage
 - e. 491 English Street (OE HCD): Driveway alteration (amendment)
 - f. 370 Richmond Street (Downtown HCD): Masonry repointing
 - g. 562 Dufferin Avenue (EW HCD): Rear addition
 - h. 742 Elias Street (OE HCD): Side porch
 - i. 82 Empress Avenue (B/P HCD): Window replacement
 - j. 68 Rogers Avenue (Downtown HCD): Siding replacement
 - k. 226 Dundas Street (Downtown HCD): Façade alteration
 - l. 228 Dundas Street (Downtown HCD): Façade alteration
2. Lorne Avenue Park – Community Meeting and Design Charette – Thursday November 15, 2018 from 7:00-9:00pm at Boyle Community Centre (530 Charlotte Street)
3. Special Call for Stewardship Sub-Committee Members to help review Cultural Heritage Evaluation Reports (CHERs) for Rapid Transit
4. Recent LPAT Decisions:
 - a. “Kingston’s Capital Condo rejected by appeal hearing” *The Kingston Whig-Standard* (November 9, 2018)
 - b. “Fight for Oakville’s Glen Abbey Golf Course headed to Ontario Court of Appeal” *Inside Halton* (November 7, 2018)
5. Update: re: Request to Repeal the Heritage Designating By-law for 1266 Riverside Drive (The Cedars). Property owner has agreed with the City to extent the legislated timeline to allow for further discussion. The LACH will be consulted.
6. Update: Blackfriars Bridge

Upcoming Heritage Events

- Hamilton Road’s Steam Legacy, Hidden History of Hamilton Road, Crouch Branch (550 Hamilton Road) on Thursday November 15, 2018, 7:00pm
- Terrific Tales of London & Area – Tuesdays, Central Library (Richmond Room) at 7pm
 - November 20: Oscar Wilde’s London connection
 - November 27: Mohawk physician and Oxford scholar, Dr. Oronhyatekha
- A Night of Mystery at Elsie Perrin Williams Estate – Friday November 16, 2018 <https://heritagelondonfoundation.ca/event/mystery-night-dinner-silent-auction-at-the-elsie-perrin-williams-estate/>
- Kilworth United Church Christmas Home Tour – Saturday November 24 and Sunday November 25. Ticket \$25. www.kilworthunited.ca or 519-641-7367
- Christmas Tea at Eldon House – December 1-2. 1:00pm – 3:00pm seating. Tickets Adults \$34.95 + HST & \$24.95 + HST for children under 12. More information <https://www.londontourism.ca/Events/Christmas-Tea>
- Victorian Christmas Tea at Grosvenor Lodge – December 9 from 1:00pm to 3:00pm. Tickets \$40. More information <https://heritagelondonfoundation.ca/event/victorian-christmas-tea/>