



Request to Repeal Heritage Designating By-law - 429 William Street

London Advisory Committee on Heritage
Wednesday March 13, 2019

london.ca



Property Location and Status



Location of 429 William Street



Designated under Part IV under the Ontario Heritage Act on December 6, 1993 (By-law No. L.S.P.-3227-417)



Repeal of Heritage Designating By-law - Owner's Initiative

Under Section 32(1) of the Ontario Heritage Act, an owner of a property designated pursuant to Section 29 of the Ontario Heritage Act may apply to Municipal Council to repeal a heritage designating by-law. Section 32 of the Ontario Heritage Act states,

- (2) After consultation with its municipal heritage committee [London Advisory Committee on Heritage], where one is established, the council shall consider an application under subsection (1) and within ninety days of receipt thereof shall,
 - Refuse the application and cause notice of its decision to be given to the owner and to the [Ontario Heritage] Trust; or,
 - Consent to the application to repeal the designating by-law, and
 - Cause notice of the intention to repeal the by-law to be served on the owner and the [Ontario Heritage] Trust, and
 - Publish notice of the intention to repeal the by-law in a newspaper of general circulation in the municipality (Section 32(2), Ontario Heritage Act).

A request to repeal the heritage designating by-law for 429 William Street was received on January 15, 2019 and the 90-day timeline will expire on April 15, 2019.



By-law No. L.S.P.-3227-417

"In a neighbourhood known for its brick architecture, this pre-1877 frame building is noteworthy. This **one and half storey, front end, gable frame house** has **door and unusual window trim detailing on all elevations** which is seldom seen in London. All the **windows and storms** as original. There is **remnant finial in central peak**. There is a **bay window** on first floor of front façade. The **porch** is a later addition (1910-1920). The original roof was probably wood shingle." (By-law No. L.S.P.-3227-417)



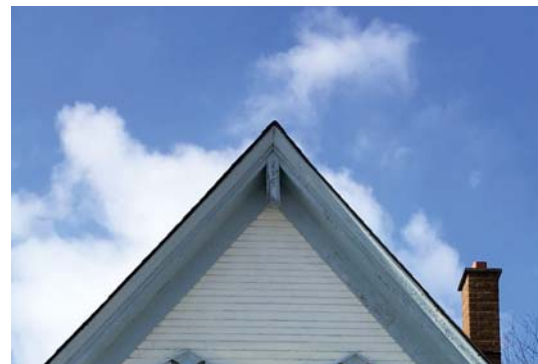
429 William Street



- Constructed 1871
- One-and-a-half story frame building
- Front end gable with a remnant finial in the central peak.
- Window and door trim on all elevations
- Original windows and storms
- Bay window on first floor of the front facade.
- The porch is a later addition (1910-1920).



429 William Street





429 William Street



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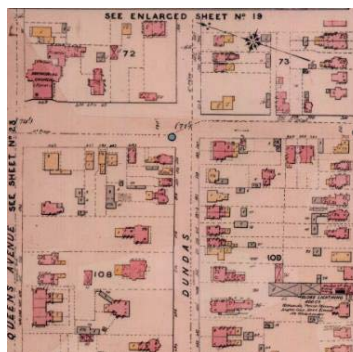
429 William Street - History

- 18??: Patent to John Wilson
- 1870: Owned by Robert Kirkpatrick, noted as vacant
- 1871-1875: Occupied by John Webb
- 1876-1883: Occupied by Charles Conover
- 1884-1886: Occupied by Richard Evans
- 1887: Occupied by Edward N King
- 1888-1889: Occupied by Robert W Scott
- 1890-1893: Occupied by Miss Ethel Penny
- 1894-1896: Occupied by Frank Harding
- 1897-1900: Occupied by William H Hamilton
- 1904-1906: Occupied by Charles E Cuttell
- 1907... Occupied by Louis Roedding

*appears to have stayed in the Roedding family until 1962



Fire Insurance Plans



Detail of sheet 24 of the 1881 Rev. 1888 Insurance Plan showing the property at 429 William Street surrounded by wooden dwellings. Courtesy Western Archives



Detail of sheet 24 of the 1912 Rev. 1922 Insurance Plan showing the property at 429 William Street surrounded by brick dwellings. Courtesy Western Archives



Contextual Images



West Side of William Street, February 2019



Contextual Images



West Side of William Street, February 2019



Contextual Images



East Side of William Street, February 2019



Contextual Images



Corner at Dundas Street and William Street, February 2019



Contextual Images



536 Queens Ave, February 2019



534 Queens Ave, February 2019



Test to Repeal a Heritage Designating By-law

A property may be designated under Section 29 of the Ontario Heritage Act if it meets one or more of the following criteria for determining cultural heritage value or interest:

1. The property has design value or physical value because it,
 - a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - b) Displays a high degree of craftsmanship or artistic merit, or
 - c) Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - a) Is important in defining, maintaining or supporting the character of an area,
 - b) Is physically, functionally, visually, or historically linked to its surroundings, or,
 - c) Is a landmark.



Recent Conservation Review Board Hearings

1. Conservation Review Board hearing 0807 (2009)
2. Conservation Review Board hearing 1713 (2018)
 - The Conservation Review Board also stated that: *“the property resale value issue raised in this proceeding does not relate to the “heritage merits” and is thus beyond the scope of the Review Board’s considerations.”* (CRB1713).
 - There had been no substantial changes to the property since the date of the heritage designation

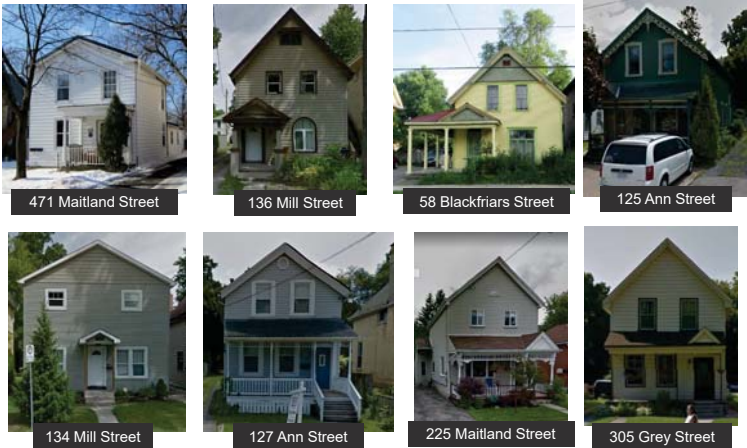


Test to Repeal a Heritage Designating By-law

Ontario Reg. 9/06 Criteria		Heritage Planner Comments	Does the property meet the Criteria?
1. The property has design value or physical value because it,	a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	<ul style="list-style-type: none"> • a representative example of a one and a half storey, frame building with a front gable in the City of London. • The bay window is a rare attribute of one and a half storey, front gable, and frame building. • The porch, although a later addition (1910-1920), contributes to the cultural heritage resource as it expresses the evolution of the property 	Yes
	b. Displays a high degree of craftsmanship or artistic merit, or	<ul style="list-style-type: none"> • trim around windows and doors on all elevations displays a high degree of craftsmanship. 	Yes
	c. Demonstrates a high degree of technical or scientific achievement	Research was undertaken, and the property at 429 William Street does not demonstrate a high degree of technical or scientific achievement.	No



Comparative Properties



Test to Repeal a Heritage Designating By-law

Ontario Reg. 9/06 Criteria		Heritage Planner Comments	Does the property Meet the Criteria?
2. The property has historical value or associative value because it,	a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Research was undertaken, and a significant theme, event, belief, person, activity, organization or institution to the community has not been discovered.	No
	b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	<ul style="list-style-type: none"> • The building has been a private residence for labourers, tailors, school teachers, freight agents, and shoe makers. • The building has also been used as a private school and for businesses. • The property has the potential to yield information that contributes to an understanding of the community. 	Yes
	c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community,	Research was undertaken and an architect and builder were unable to be identified.	No



Test to Repeal a Heritage Designating By-law

Ontario Reg. 9/06 Criteria		Heritage Planner Comments	Does the property Meet the Criteria?
3. The property has contextual value because it,	a. Is important in defining, maintaining or supporting the character of an area,	<ul style="list-style-type: none"> • The property was once surrounded by wooden dwellings but is now amongst brick dwellings. • Some of the surrounding brick buildings have elaborate details such as the former Bishop Cronyn Memorial Church (442 William Street). • The property supports the character of the area by continuing to be a frame building in an area of brick dwellings. 	Yes
	b. Is physically, functionally, visually, or historically linked to its surroundings, or,	Research was undertaken and the property at 429 William Street was not found to be physically, functionally, visually, or historically linked to its surroundings in a significant way.	No
	c. Is a landmark.	The property at 429 William Street is not a landmark.	No



429 William Street



429 William Street, 1993 (at the time of designation)



429 William Street, February 2019



Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the request to repeal the heritage designating By-law No. L.S.P.-3227-417 for the property at 429 William Street **BE REFUSED** and that notice of this decision **BE GIVEN** to the property owners and to the Ontario Heritage Trust.