

LACH Stewardship Sub-Committee

Report

Wednesday April 24, 2019

Location: Planning Office, 206 Dundas Street

Start Time: 6:30pm – 8:15pm

Present: M. Whalley, J. Hunten; J. Cushing, K. Gowan (staff)

Agenda Items:

1. **Request for Demolition: 123 Queens Avenue** (heritage designated property)
The Stewardship Sub-Committee reviewed the Heritage Impact Assessment for the property located 123 Queens Avenue (Stantec, March 2019). The Stewardship Sub-Committee is satisfied with the research undertaken, but finds that it fails to recognize the stylistic importance of the building which is now a rare survival of a downtown industrial building which exhibits the concrete post and beam construction (formerly seen on the façades of 450 Talbot Street). The Heritage Impact Assessment failed to recognize the negative impact an interim parking lot would have to the Downtown Heritage Conservation District as 123 Queens Avenue is the last building facing Queens Avenue between Talbot and Richmond Street.

Motion: The Stewardship Sub-Committee recommends that the demolition request for 123 Queens Avenue be refused.

Moved: M. Whalley, J. Cushing

2. **Request for Demolition: 3303 Westdel Bourne** (heritage listed property)
The Stewardship Sub-Committee finds that 3303 Westdel Bourne is a representative example of a Italianate farmhouse with its buff brick, brick voussoirs with intact original window openings, etched glass transom light, return eaves, field stone foundation, and paired brackets. Also notable is the wrap-around verandah with chamfered wood posts and intact gingerbread.

The large barn contributes to the agricultural character of the property.

Motion: The Stewardship Sub-Committee recommends that the demolition request for 3303 Westdel Bourne be refused and the property be designated under Part IV of the *Ontario Heritage Act*.

Moved: J. Cushing, J. Hunten

3. **Cultural Heritage Landscapes in London**
Research on possible Cultural Heritage Landscape is continuing.

4. Request for Designation: 75 Langarth Street East

Research contributing to the evaluation of the property at 75 Langarth Street East is continuing.

5. Request for Designation: 36 Pegler Street

Research contributing to the evaluation of the property at 36 Pegler Street is continuing.

6. Request for Listing: 700 Oxford Street East

The Stewardship Sub-Committee received the statement below regarding 700 Oxford Street E.

700 Oxford St E

Thomas Legg first appears in the City Directory as a labourer in 1890 at approximately this address (outside City Limit at Adelaide). In 1892 he is listed as owning and operating a dairy at this site, the nearest adjacent neighbor to the east was Gammage florist. Still at that address he is formally listed after 1914 and he is listed from that date in 'Dairies' in the City Directory. He occupies the house until 1930. From 1928 a C.T. Bailey (salesman) is also listed at this address until the later 1950s. A Stanley Legg (son?) is listed at 712 Oxford E after 1927 – he is a concrete block manufacturer. No notable occupiers after this date - Mrs Buchanan and then son and then daughter at least up to 70/80s.

This a c1910 red brick four square Edwardian style house with some Queen Anne embellishments. The roof is a cross gable and clad in fish-scale tile. All the gables are filled with fish-scale shaped decorative bargeboards and there is a rectangular tri-partite gable window in each. All windows are topped and tailed by concrete lintels and sills. The windows (those that are still original which is most of them) feature bevelled glass in a lozenge shape outlined with metal in the upper one third. There are two notable small windows on the east side with an unusual pointed bay shape. The doors on the front and on the west side (back door) are surmounted by a carved wooden top and pilasters at the sides. The basement is of rusticated concrete block.

There is still a large garden surrounding the property, particularly on the east side which was apparently very well tended until recently.

Motion: The Stewardship Sub-Committee recommends adding 700 Oxford Street E to the Register (*Inventory of Heritage Resources*).

Moved: M. Whalley, J. Cushing

7. HAP 371 Dufferin Avenue

The Stewardship Sub-Committee received a verbal report from K. Gowan regarding the Heritage Alteration Permit application for signage at 371 Dufferin Avenue.

Motion: The Stewardship Sub-Committee recommends that the Heritage Alteration Permit application for 371 Dufferin Avenue be approved.

Moved: J. Cushing, J. Hunten