

London Advisory Committee on Heritage Report

The 6th Meeting of the London Advisory Committee on Heritage
May 8, 2019
Committee Rooms #1 and #2

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

ABSENT: H. Elmslie

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

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 5th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 5th Report of the London Advisory Committee on Heritage, from its meeting held on April 10, 2019, was received.

3.2 Municipal Council Resolution - 2019 Appointments to the City of London Advisory Committees

That it BE NOTED that the Municipal Council resolution, from its meeting held on March 26, 2019, with respect to the 2019 Appointments to the City of London Advisory Committees, was received.

3.3 Public Meeting Notice - Zoning By-law Amendment - 1081 Riverside Drive

That it BE NOTED that the Public Meeting Notice, dated April 25, 2019, from N. Pasato, Senior Planner, with respect to a Proposed Zoning By-law Amendment for the property located at 1081 Riverside Drive, was received.

3.4 Public Meeting Notice - Zoning By-law Amendment - 2096 Wonderland Road North

That it BE NOTED that the Public Meeting Notice, dated April 23, 2019, from B. Debbert, Senior Planner, with respect to a Proposed Zoning By-law Amendment for the property located at 2096 Wonderland Road North, was received.

3.5 Public Meeting Notice - Zoning By-law Amendment - 4680 Wellington Road South

That it BE NOTED that the Public Meeting Notice, dated April 24, 2019, from M. Sundercock, Site Development Planner, with respect to a Proposed Zoning By-law Amendment for the property located at 4680 Wellington Road South, was received.

3.6 Draft Lambeth Area Community Improvement Plan

That J.M. Fleming, Managing Director, Planning and City Planner and L. Davies Snyder, Planner II, Urban Regeneration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Draft Lambeth Area Community Improvement Plan, as appended to the LACH public agenda, as it relates to heritage matters.

3.7 CHO Newsletter - Spring 2019

That it BE NOTED that the CHO Newsletter for Spring 2019, was received.

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 April 24, 2019:

- a) the property located at 700 Oxford Street East BE ADDED to the Register (*Inventory of Heritage Resources*); and,
- b) the remainder of the above-noted report BE RECEIVED.

5. Items for Discussion

5.1 Demolition Request for Heritage Designated Property Located at 123 Queens Avenue by JAM Properties Inc.

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of a heritage designated property located at 123 Queens Avenue within the Downtown Heritage Conservation District:

- a) the demolition request BE REFUSED; and,
- b) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;

it being noted that the attached presentations from K. Gowan, Heritage Planner and M. Rivard, Stantec Consulting, as well as a communication dated May 7, 2019 from R. Stranges, VanBoxmeer & Stranges Engineering Ltd., were received with respect to this matter.

5.2 Demolition Request for Heritage Listed Property Located at 3303 Westdel Bourne by Carvest Properties Ltd.

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the request for the demolition of the heritage listed property located at 3303 Westdel Bourne:

a) 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; and,

b) should no appeal be received to the above-noted notice of intent to designate, a by-law to designate the property located at 3303 Westdel Bourne to be of cultural heritage value or interest BE INTRODUCED at a future meeting of the Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to the notice of intent to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the attached presentation from K. Gowan, Heritage Planner, with respect to this matter, was received.

5.3 Heritage Alteration Permit Application by 1025123 Ontario Inc. for the Property Located at 371 Dufferin Avenue, West Woodfield Heritage Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to permit the existing signage at 371 Dufferin Avenue in the West Woodfield Heritage Conservation District BE PERMITTED with the term and condition that internal illuminations be prohibited; 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, L. Dent and K. Gowan, Heritage Planners, with respect to various updates and events, was received.

6. Deferred Matters/Additional Business

6.1 (ADDED) Proposed Changes to the Ontario Heritage Act

That it BE NOTED that a communication from K. Finnerty, Assistant Deputy Minister, Culture Division, Ministry of Tourism, Culture and Sports, with respect to proposed changes to the *Ontario Heritage Act*, was received.

7. Adjournment

The meeting adjourned at 7:18 PM.



Demolition Request – 123 Queens Avenue

London Advisory Committee on Heritage
Wednesday May 8, 2019

london.ca



Property Location and Status



Location of 123 Queens Avenue



Designated under Part V under the *Ontario Heritage Act*, located within the Downtown Heritage Conservation District



123 Queens Avenue



- Built between 1916-1922
- Three storey industrial structure
- Constructed of reinforced concrete
- Ornamental concrete diamonds
- Concrete parapet
- Recessed entrance with concrete lintel
- Connected to 450 Talbot



Property History



*Fire Insurance Plan 1912 Rev. 1915
(Courtesy of Western Archives)*



*Fire Insurance Plan 1912 Rev. 1922
(Courtesy of Western Archives)*



Property History



Photo of the front façade at 123 Queens Avenue looking west from Richmond (London Free Press, 1954).



Photo of the south side of Queens Avenue looking east from Talbot Street Photo taken prior to 1988



Ontario Heritage Act

In requests for demolition of a building located on a heritage designated property, the *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act).
- Municipal Council must respond within 90 days after receipt of a demolition request. Consultation with the municipality's municipal heritage committee (the London Advisory Committee on Heritage) is required.

The demolition request was received on March 27, 2019 and the 90-day period for the demolition request for the building located on 123 Queens Avenue expires on June 25, 2019.



Downtown Heritage Conservation District Plan

- The *Downtown Heritage Conservation District Plan* provides policies and guidelines to protect, manage, and enhance the unique heritage attributes and character of London's Downtown
- Section 3.1 identifies Principles for the *Downtown Heritage Conservation District*. One of these heritage principles is:
Find a Viable Social or Economic Use - Buildings that are vacant or underutilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit.
- Section 4.6 of the *Downtown London Heritage Conservation District Plan* **strongly discourages** demolition of buildings with a heritage conservation district



Heritage Impact Assessment

- A Heritage Impact Assessment accompanied the demolition request for the building located at 123 Queens Avenue
- A Heritage Impact Assessment is:
 - *A study to determine if any cultural heritage resources are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.(MTCS, Infosheet #5)*
- The Heritage Impact Assessment reviewed the Downtown Heritage Conservation District Plan and character statements of the Downtown Heritage Conservation District.



Impacts to Heritage Designated Properties

- The Heritage Impact Assessment found that:
 - *“Both direct and indirect impacts are anticipated as a result of the proposed development. Direct impacts include the demolition of the structure at 123 Queens Avenue. This is an irreversible impact and contrary to the policies of the Downtown London HCD, which discourages demolition of heritage buildings.” (Stantec 6.3)*
- Direct impacts to 123 Queens Avenue and 450 Talbot Street
- Indirect impacts, such as vibration, are also identified as having impacts on adjacent buildings on heritage designated properties within 50 metres of the property at 123 Queens Avenue



Impacts to Downtown Heritage Conservation District

- Direct impacts to the character of the Downtown Heritage Conservation District include:
 - The removal and alteration to original building composition of independent structures of typically two or three storeys
 - The removal of existing building materials
 - Alteration of the existing streetscape along Queens Avenue
 - The removal of the laneway connecting Talbot Street and Queens Avenue
- Impacts are the result of a change in the existing patterns of the building, lot, and landscape fabric as the building at 123 Queens Avenue, which contributes to these elements, would be removed



Heritage Impact Assessment Recommendations

- Heritage Impact Assessment recommends demolition of the building at 123 Queens Avenue because the health and safety concerns outweigh the retention of the building
- Only mitigative measures for the impacts to the building at 123 Queens Avenue have been identified. The following conservation recommendations include:
 - Vibration Assessment
 - Demolition Plan
 - Documentation and Salvage
 - Commemoration
- No mitigative measures for the impact on the Downtown Heritage Conservation District have been recommended



Mitigating Impacts

- The property has been designated as part of the Downtown Heritage Conservation District and the property contributes to the existing streetscape and character of the District.
- Changes to the Downtown Heritage Conservation District should be in keeping with the *Downtown Heritage Conservation District Plan's* guidelines.
- Anticipated impacts to the Downtown Heritage Conservation District need to be mitigated
- In the absence of a structure to replace the current building, the impacts cannot be mitigated.



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 demolition of a heritage designated property located at 123 Queens Avenue, within the Downtown Heritage Conservation District, the following report **BE RECEIVED** and the following actions **BE TAKEN**:

- A. That the demolition request **BE REFUSED**; and,
- B. That the Chief Building Official **BE ADVISED** of Municipal Council's intention in this matter.



JAM Properties
123 Queens Avenue

London Advisory
Committee on
Heritage



The Story

Built as an addition to the Green-Swift Block between 1916 and 1922, the building housed two boilers and included a chimney, coal hopper, and boiler feed pumps. **None of these remain.**

Originally home to Cities Heating Company Limited (CHC) and used as a plant building until 1952 when offices were created.

Sold in 1989 to Trigen who continued to use the boilers to distribute heat in the downtown core. In 1995, the company moved to Bathurst and Colbourne Streets. **The building has been vacant since.**

JAM purchased the property this past winter.



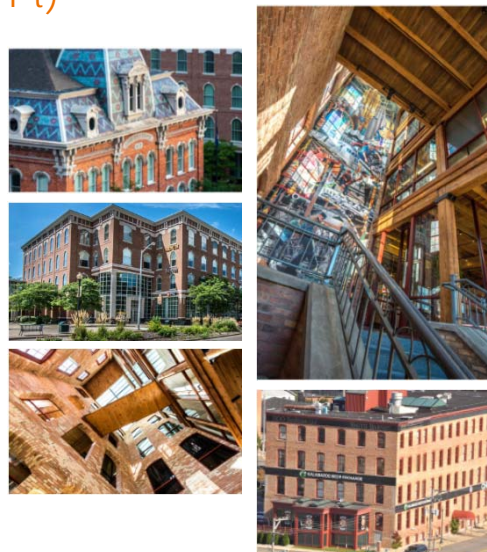
JAM Properties

- Property owners committed to working within a heritage framework in London
 - The Factory (Kellogg's)
 - The Powerhouse
 - Covent Market Lane



JAM Properties (con't)

- Experienced owners of historic buildings across the province and internationally
 - The Factory
 - The Powerhouse (nominated by London Heritage Award in 2019 for Conservation and Reuse)
 - Covent Market Lane



The Vision

If the building could be rehabilitated, it would be – we know how to do this and have done it before.

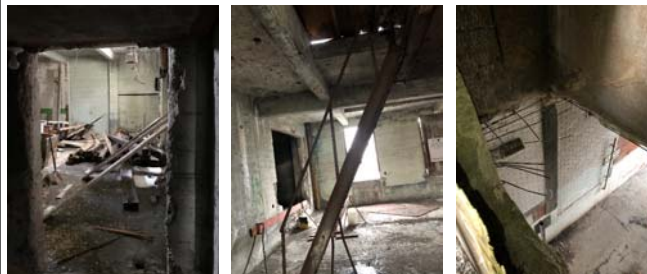
This building is unsafe and has not been possible to secure against continual break-ins.

We want to incorporate whatever we can into the new site while providing an opportunity for the public to better understand its own history.



The Approach

History, planning, context – we looked at it all. All impacts associated with adjacent buildings can be mitigated. What cannot be mitigated is the effect on the streetscape. This can only be addressed through proposing a new building be constructed. We're not there yet.



To lessen the effect, JAM is committed to **documenting** the structure, **salvaging** any and all materials possible, and **commemorating** the history of the place in future developments.

What we're asking



Consider the context – this is not a pristine streetscape (mostly parking lots and has been for decades) and is not in keeping with the larger HCD

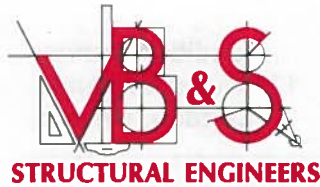
Consider the opportunity – making way for good and informed development in the Downtown HCD is essential for good City building and exposing the original wall of the Greene Block could build momentum



Consider the public – this building is dangerous and is the ongoing subject of complaints (from the City, neighbours, and the public while none of the 47 property owners in the area expressed concern at removal)

Essentially, we're asking for an exception. We want to record and salvage what we can before the building cannot be safely entered. We want time to come up with a great plan for the site and don't want to see someone injured while we work.





VanBoxmeer & Stranges Ltd.

458 Queens Ave
London, Ontario
N6B 1X9
P: (519) 433-4661
vbands@vbands.com

4802 Portage Rd, Unit 1
Niagara Falls, Ontario
L2A 6E3
P: (905) 357-2030
al@vbands.com

May 07, 2019
VB&S #: 19158

JAM Properties
180 Cheapside Street
London, Ontario
N6A 1Z8
Attn: Mr. Archie Leach

JAM Properties
Structural Review and Comments
123 Queens Avenue
London, Ontario

Dear Mr. Leach:

After our discussions with you, we understand our scope to be limited to a visual inspection only of the structure and provide an opinion on its integrity. It must be noted that only a visual review of the building was completed and that destructive testing and "tapping" of the concrete was not completed. It was determined by visual inspection and given the state of the building and that additional testing would not be required.

This letter serves as a summary of our structural review of the building at 123 Queens Avenue. We herewith provide a quick summary of our review of the existing structure.

1.1 Building Construction

The existing reinforced concrete structure is a 3 storey building with basement constructed in the early 1900's. It is reported that the building was completed some time between 1916 and 1922. This building is believed to be one of the first cast in place concrete structures in London. The first being the Harrison-Pensa building located immediately to the west of 123 Queens Ave. It was reported that the building was a former coal powered heat plant while selling steam heat to the other buildings in the downtown area. See Stantec Heritage Impact Assessment report dated March 26, 2019 (File No:160940616).

1.2 Roof/Floor Construction

The roof and floor framing is constructed for the most part using cast in place concrete. **See Photo No 01.** There have been subsequent floor additions to the building by adding Hambro Joist and concrete system. **See Photo No 02.** These joists were exposed and not fire rated.



Photo No 01: Typical Floor Construction



Photo No 02: Added Hambro Floor System

1.2 Foundation Construction

The foundation walls are constructed of cast in place concrete. There many openings in the foundation walls that have been infilled with brick. **See Photo No 03.**



Photo No 03: Concrete Foundation Walls

2.0 Observations

2.1 Exterior Beams/Lintels

The exterior walls have openings mostly used for windows. However, there are openings at the west side of 123 Queens Avenue facing the lane way that are large framing the opening over the loading doors. **See Photo No 04.** The northmost beam is a transfer beam supporting the bearing wall located between the windows. This beam is carrying a lot of load and it appears to be distressed.

The bottom of the beams are delaminated where the concrete below the main reinforcing steel has broken away from the main body of the beam. The delamination has exposed the reinforcing and the reinforcing is corroding. The delamination of the beams is typical of all large exterior beams along the west face of the building including the beam in the link portion between 450 Talbot and 123 Queens Avenue. **See Photo No 05.**



Photo No 04: Delaminated Concrete Beams



Photo No 05: Delaminated Concrete Beam at Link

The existing reinforcing bars are square non-deformed bars used in construction during that time period. The bars along the bottom of the beams are completely exposed for

approximately 65% of the length of the beam. The reinforcing has lost its bond within the concrete beams and the bars are now ineffective.

Missing in the beams in building of this period, are steel reinforcing stirrups that are a design Code requirement in new concrete beams designed today. We have not completed a design review of the beams however, experience would have us believe that this beam if reviewed would not be adequate to resist the applied loads.

2.2 Exterior Suspended Slab

The suspended slab in the link connecting 123 Queens Avenue is exposed to view. **See Photo No 06.** The underside of the concrete slab is severely delaminated exposing the reinforcing bars. Approximately 70% of the reinforcing bar is exposed and corroded. Given the large amount of concrete delamination, bar corrosion and bar exposure, we believe that this slab has lost a majority of original design capacity.



Photo No 06: Suspended Link Slab (Exterior)

2.3 Interior Excavation

There are signs that during a former renovation, an excavation was completed for what may have been an elevator. We were informed that this excavation could also be the remnants of a demolition of the original smoke stack. **See Photo No 07.** The depth of the excavation extends below the level of the existing footing. This excavation is undermining the footing and should be infilled if the opening is to remain.



Photo No 07: Excavation of the Interior (east Side)

2.3 Interior Upper Beams

The interior upper beams are all delaminated in varying degrees. Similar to the exterior beam, the concrete at the bottom of the beam has delaminated and has completely spalled and will continue to spall over time. **See Photo No 08.** There are no signs of any stirrups in any of the concrete beams.



Photo No 08: Typical Interior Upper Beam

2.4 Interior Basement Beams

Access was gained into the basement and in particular at the south end of the building.

This portion of the floor is constructed of a series of concrete beams and slabs. **See Photo No 09.** It appears that this portion of the floor supported the old boiler. Of all of the beams in the building, it is the beams in this area appear to be the most compromised. The bottom of the beams in the southern half have delaminated and the reinforcing bars being corroded the most. It is presumed that continual humidity and moisture has contributed to the condition of these beams.



Photo No 09: Interior Basement Beams (south end)

2.4 Interior Suspended Slabs

The interior suspended slabs are all showing signs of concrete delamination. While the concrete has not all spalled, there is evidence that the reinforcing has corroded, the steel expanded and a crack has cracked developed along the length of the bar. There are areas similar to the exterior slab on photo No 05 where the concrete is completely spalled exposing the concrete reinforcing. **See Photo No 10 and 11.**



Photo No 10: Interior Suspended Slab (cracked along rebar)



Photo No 11: Interior Suspended Slab (Delaminated Concrete)

3.0 Comments

3.1 Building Structure

The concrete building is severely deteriorated. Virtually every concrete floors beams, wall and pier is showing severe signs of deterioration. Based on our experience, and the cracking observed in the slabs, this would prove that the in-situ concrete would prove to be delaminated and not performing as originally designed.

The interior of the building has been exposed to decades of cycles of freeze thaw cycles over time, and in particular the horizontal surfaces. At the time the concrete was placed, the concrete mix was not designed to incorporate air-entrainment which would have limited the concrete damage from freeze-thaw.

3.2 Building Restoration

As this was a cursory review of the building, we would need to complete a full review and analysis of every floor, beam, and walls structure. This would require destructive testing to determine the extent of the delamination and corroded reinforcing bar. Restoring this building would not seem to be an economical option.

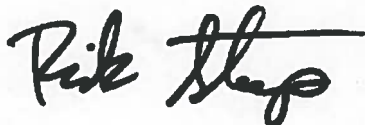
Should the concrete be found to be delaminated throughout the depth of the slab and beam, which as noted above we believe to be, this would require that the entire slab and reinforcing be removed and replaced including the reinforcing. Removal of a floor to complete the restoration would require bracing of any wall that was deemed to be capable of remaining, as the wall would lose the lateral restraint provided by the floor.

All reinforcing steel that is corroded would need to be fully exposed back to sound steel. A new piece of reinforcing would then be installed and lapped with the non-corroded bar with the appropriate lap length. Given the extent of the corrosion, this would involve so much labour that it would be uneconomical.

We do believe that based on what we have seen, demolition would be the most practical solution for this building. Trying to remediate the concrete would involve the complete demolition and replacement of floors, beams and concrete that not much of the historical building would remain and be recognized as original.

We thank you for the opportunity to submit this report. If you have any questions, please do not hesitate to call.

Regards,
**VanBoxmeer & Stranges
Engineering Ltd.**



Rick Stranges, P. Eng.
Vice-President
RAS/ras

Appendix F – Statement of Cultural Heritage Value or Interest

Legal Description

LT 22 RCP 423; DELAWARE TWP

Roll Number

3303 Westdel Bourne: 090110081000000

Description of Property

3303 Westdel Bourne is located on the west side of Westdel Bourne, North of Deadman's Road in London, Ontario. The property at 3303 Westdel Bourne includes a farmhouse, three barns, and a shed.

The farmhouse located at 3303 Westdel Bourne was built in 1877 in the Italianate style. The farmhouse is a two storey, buff brick, asymmetrical farmhouse, with a complex massing. The farmhouse has one projecting and one recessed bay and a one storey buff brick wing in the rear. The building is capped by a hipped roof that form a flat roof at its peak. Two single-stacked buff brick chimneys flank the north and west slopes of the roof. The two storey portion of the house has return eaves as well as tongue and groove soffits. Decorative paired brackets, that are a defining element of the Italianate style, are found around the entire house.

The building has an asymmetrical façade that is comprised of one recessed bay and one projecting bay. The projecting bay is highlighted by the decorative bargeboard on the front gable and an oculus window in the gable's centre. On the main floor, an entry door is located in the recessed bay. The door itself has been replaced, but the original opening has been retained. Two fixed windows in the central bay are now in the place of the original door, and the segmented arch transom with decorative etched glass. The etched glass shows a floral motif surrounding a bird.

Brick voussoirs with contrasting mortar appear above every original window and door opening. Many windows tall, narrow and in pairs with segmented arch openings. Although all the windows appear to have been replaced, the replacement windows are wood and maintain their openings. The original cast stone sills can be found below each window. The buff brick is laid in a common bond pattern and the foundation is field stone with coursing detail.

The ell shaped wrap-around verandah is covered by a hipped roof and supported by decorative chamfered posts. The chamfered posts are connected to a concrete base with pressed design and are topped with capitals connected to fluted brackets. Each fluted bracket connects to a pierced panels supported by a decorative bracket. Spandrels extend around the verandah with a centre decorative bracket attached below.

Barn 1

Barn 1 is the largest of the barns located on the property at 3303 Westdel Bourne. Barn 1 is in the Bank Barn style as the lower level housed animals and the upper level served as storage (Appendix C, see Barn 1). The foundation of the barn has been parged in concrete and has a number of openings for multi-pane windows. The barn is a timber frame with a gable roof covered in corrugated metal and vertical barn board siding. The beams in the barn are a mix of hand hewed and machine cut. The beams in the barn are a mix of hand hewed and machine cut with a typical diagonal post and beam brace connection. The beams are connected to the post with mortise-and-tenon joints. The beams on the first level are notched into the top of the foundation wall. A reinforced concrete silo is connected to the north façade of the barn.

A barn hill is connected to the east façade of Barn 1. The barn hill appears to have a root cellar that has been parged and altered, an open space in the middle – known as a "walk way", and field stones making up the rest of the barn hill.

Barn 2 & 3

Barn 2 and Barn 3 is just south west of the Barn 1. Similar to Barn 1 the barns are also a timber frame with a gable roof and vertical barn board siding. The beams in the barn

are a mix of hand hewed and machine cut with a typical diagonal post and beam brace connection. The beams are connected to the post with mortise-and-tenon joints. The only difference is that Barn 3 sits on top of concrete piers.

Shed

The shed is a vernacular in form with timber framing and a corrugated metal roof. What is suspected to be a dog house is connected to the south façade.

Statement of Cultural Heritage Value or Interest

The property at 3303 Westdel Bourne includes a farmhouse which is a representative example of a farmhouse in Italianate style within the former Delaware Township. The farmhouse displays many of the elements commonly found on building in the Italianate style, including the most defining element of the style, paired brackets. The farmhouse also has narrow segmented arched windows, paired windows, hipped roof, wide overhanging eaves, and a projecting bay with gable and oculus window. The decorative details of the wrap-around verandah details displays a high degree of craftsmanship when comparing two other Italianate style farmhouses in the former Delaware Township.

Barn 1 (the largest barn) located on the property at 3303 Westdel Bourne is a rare and representative example of the bank barn as it has a timber frame structure with mortise and tenon joints, a gable roof, concrete foundation, and has vertical “barn board” cladding. Barn 1 is rare because it retains its barn hill, which has both a root cellar and a walk way underneath the ball hill.

The farmhouse on the property located at 3303 Westdel Bourn displays a high degree of craftsmanship. Elements that display a high degree of craftsmanship include, the contrasting mortar in the brick voussoirs, the etched glass transom window, but particularly, elements of the verandah. The ell shaped wrap-around verandah is covered by a hipped roof and supported by decorative chamfered posts. The chamfered posts are connected to a concrete base with pressed design and are topped with capitals connected to fluted brackets. Each fluted bracket connects to a pierced panels supported by a decorative bracket. Spandrels extend around the verandah with a centre decorative bracket attached below.

The property located at 3303 Westdel Bourne is significantly associated with the Ireland family. The Ireland family is one of the earliest settlers to the Delaware Township area and the property was farmed by the family for 141 years. The Ireland's were active community members throughout the 141 years. George and Clementine Ireland were active members of the Kilworth United Church (2442 Oxford Street). Walter Ireland and his family were known for growing vegetables and apples, which they sold at the Covent Garden Market in London (Grainger 2006, 283). Also, Maggie Ireland and Marian Ireland were active member of the Women's Institute

The area of the former Delaware Township is evolving and developing with modern residential developments to the north and south of the subject property. The farmhouse and Barn 1 are important in defining and maintaining the historic agricultural character of the area that developed in the early to late nineteenth century. Retaining the farmhouse and Barn 1 provides a tangible link to the historic agricultural character of this area. The prominent design values of the farmhouse and Barn 1 allows it to define this character. The farmhouse and Barn 1 communicates the history of a family who immigrated to Delaware Township, farmed their property, and sold their produce at the Covent Garden Market in London. The property at 3303 Westdel Bourne is important in defining the character of the Delaware Township area.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 3303 Westdel Bourne include:

Farmhouse

- Form, scale, and massing of the two storey buff brick farmhouse
- Setback of the farmhouse from Westdel Bourne;

- Orientation of the farmhouse with its broadest façade towards Westdel Bourne;
- Buff brick in a common bond pattern;
- Two stacked buff brick chimneys;
- Asymmetrical, staggered three-bay façade;
- Hipped roof with front gable ;
- Decorative bargeboard on the front gable and an oculus window in the gable's centre of the projecting bay ;
- Paired wood brackets at the eaves;
- Wood soffits
- Segmented arch window openings with brick voussoirs with contrasting red mortar;
- Original main door opening with a segmented arch transom with decorative etched glass with floral and bird motif;
- Cast stone sills;
- Field stone foundation with coursing detail;
- The ell shaped wrap around verandah is covered by a hipped roof and supported by decorated chamfered posts;
 - The posts are topped with capitals that connect to fluted brackets;
 - Connected to each bracket is a pierced panel with an out bracket below;
 - A spandrel, with a decorative bracket attached below in the centre, connects the pierced panels together;
 - The base of the verandah is concrete with a pressed design

Barn 1

- Form, scale, and massing of the two level, timber frame barn;
- Relationship to the farmhouse;
- Parged concrete foundation with a number of openings for multi-pane windows;
- Gable roof covered in corrugated metal;
- Vertical barn board siding;
- Mix of hand hewed and machine cut beams connected to the post with mortise-and-tenon joints;
- A reinforced concrete silo is connected to the north façade of the barn;
- A barn hill is connected to the east façade;
 - The form, scale, and massing;
 - Suspected root cellar that has been parged on the exterior; and
 - An open space in the middle of the barn hill – known as a “walk way”.



Demolition Request- 3303 Westdel Bourne

London Advisory Committee on Heritage
Wednesday May 8, 2019

london.ca



Property Location and Status



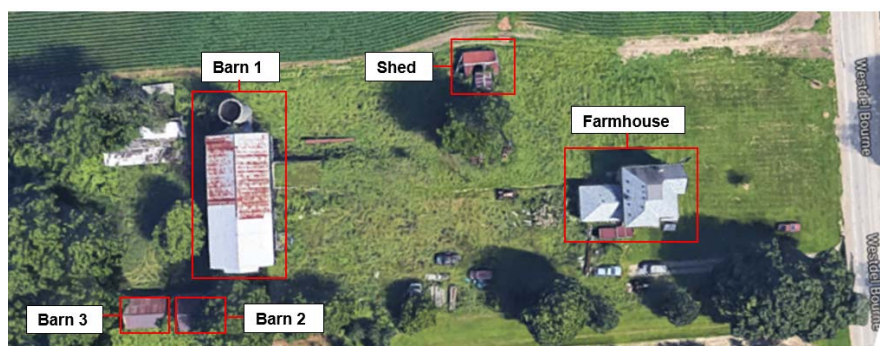
Location of 3303 Westdel Bourne



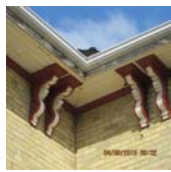
Heritage Listed Property



Location of buildings



3303 Westdel Bourne - Farmhouse



- Built in 1877 in the Italianate Style
- Two storey, buff brick asymmetrical farmhouse with a one storey wing in the rear
- Projecting bay with a front gable and an oculus window in the gable's centre
- Paired brackets
- Paired, tall, narrow windows
- Field stone foundation



3303 Westdel Bourne-Farmhouse



Original door opening and transom window



Decorative verandah details



3303 Westdel Bourne- Barn 1



Barn 1 located at 3303 Westdel Bourne





3303 Westdel Bourne- Barn 2 & 3



Exterior of Barn 2 at 3303
Westdel Bourne



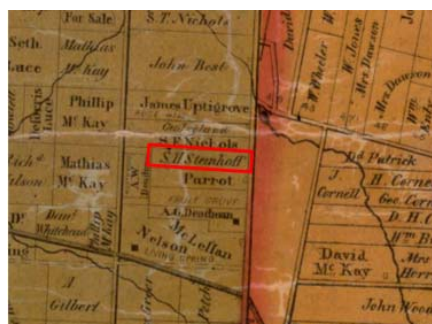
Interior of Barn 2 at 3303
Westdel Bourne



Exterior of Barn 3 at 3303
Westdel Bourne



Property History



1862 Tremaines' Map of the County of
Middlesex, Canada West. Location of
3303 Westdel Bourne in red box.



1878 Illustrated Historical Atlas of
the County of Middlesex. Location
of 3303 Westdel Bourne in red box.



Ireland Family



Picture of Ireland family standing in front of 3303 Westdel Bourne in 1919. Courtesy of Middlesex Centre Archives.



Picture of Floy Ireland, dated 1919. Courtesy of the Middlesex Centre Archives



Comparative Properties



2420 Westdel Bourne,
c. 1875



4775 Westdel Bourne,
c. 1875



5617 Highbury
Avenue, c.1900





Ontario Heritage Act

- Section 27(1.2) enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register (Inventory of Heritage Resources).
- 60-day review period starts once a demolition request has been received
- Section 29 enables municipalities to designate properties to be of cultural heritage value or interest.
 - Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB).
 - 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
- The 60-day period for the demolition request for the farmhouse on the property at 3303 Westdel Bourne expires on May 24, 2019.



Evaluation using O. Reg 9/06

Ontario Reg. 9/06 Criteria		Heritage Planner Evaluation	Meets 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"> • The farmhouse is a representative example of a farmhouse in Italianate style within the former Delaware Township. • Barn 1 (the largest barn) located on the property at 3303 Westdel Bourne is a rare and representative example of the bank barn. 	Yes
	b. Displays a high degree of craftsmanship or artistic merit, or	<ul style="list-style-type: none"> • Elements that display a high degree of craftsmanship include, the contrasting mortar in the brick voussoirs, the etched glass transom window, but particularly, elements of the verandah. 	Yes
	c. Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> • While the barn hill has a walk way, the barns and farmhouse do not demonstrate a high degree of technical or scientific achievement 	No



Evaluation using O. Reg 9/06

Ontario Reg. 9/06 Criteria		Heritage Planner Evaluation	Meets 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,	<ul style="list-style-type: none">The Ireland family is one of the earliest settlers to the Delaware Township area and the property was farmed by the family for 141 years. The Ireland's were active community members throughout the 141 years.	Yes
	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 farmhouse and barns located on 3303 Westdel Bourne are not believed to yield or have the potential to yield, information that contributes to the understanding of a community or culture.	No
	c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Although it is suspected that members of the Ireland Family were involved in building the farmhouse and barns, it has not been confirmed.	No



Test to Repeal a Heritage Designating By-law

Ontario Reg. 9/06 Criteria		Heritage Planner Comments	Meets Criteria
3. The property has contextual value because it,	a. Is important in defining, maintaining or supporting the character of an area,	The farmhouse and Barn 1 are important in defining and maintaining the historic agricultural character of the area that developed in the early to late nineteenth century.	Yes
	b. Is physically, functionally, visually, or historically linked to its surroundings, or,	The property located at 3303 Westdel Bourne is not physically, functionally, visually, or historically linked to its surroundings.	No
	c. Is a landmark.	While certainly recognizable, it is not conclusive if the farmhouse and the barns are a landmark in the context of their community	No



Heritage Attributes



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 3303 Westdel Bourne, that the following actions **BE TAKEN**:

- 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 F of this report; and,
- Should no appeal be received to the notice of intent to designate, the attached proposed by-law to designate the property at 3303 Westdel Bourne to be of cultural heritage value or interest **BE INTRODUCED** at a future meeting of Municipal Council immediately following the end of the appeal period.

IT BEING NOTED that should an appeal to the notice of intent to designate be received, the City Clerk will refer the appeal to the Conservation Review Board.



Heritage Alteration Permit Application - 371 Dufferin Avenue

London Advisory Committee on Heritage
Wednesday May 8, 2019

london.ca



Property Location and Status



Location of 371 Dufferin Avenue



Designated under Part V under the *Ontario Heritage Act*, located in the West Woodfield Heritage Conservation District



371 Dufferin Avenue



- Constructed 1914
- Two and half storeys
- Symmetrical residential-type building
- Central entryway, flanked by a triplet of windows
- Broad verandah with metal balustrades
- Building set back from Dufferin Avenue



Legislative/ Policy Framework

The 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.
- Municipal Council must respond within 90 days after a request for a Heritage Alteration Permit application (Section 42(4), Ontario Heritage Act).
- The Heritage Alteration Permit application was received on April 8, 2019 and the 90-day timeline will expire on July 7, 2019.

The West Woodfield Heritage Conservation District Plan

- Section 9.3.5 of the *West Woodfield Heritage Conservation District Plan* includes the following guidelines:
- Freestanding signs should not be of a design and size so as to impede views to the building.
- Sign materials should be complementary or compatible to those of the building.
- The use of internally lit, neon or plastic signage is strongly discouraged.



Heritage Alteration Permit Application



A Heritage Alteration Permit application provided the following details:

- Freestanding on a 33cm/4" metal pole (1.88m/74" high, 1.37m/54" wide) set on a base plate;
- Coloured plexiglass sign (72cm/28.5" high, 1.19m/47" wide) set in a metal frame;
- No electrical (therefore, not illuminated).



Analysis



Property at 371 Dufferin Avenue in July 2009.



Property at 371 Dufferin Avenue in July 2016.



Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to permit the existing signage at 371 Dufferin Avenue, West Woodfield Heritage Conservation District, **BE PERMITTED** with the terms and conditions that internal illuminations be prohibited

Heritage Planners' Report to LACH: May 8, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 182 Bruce Street (Wortley Village- Old South HCD): Porch alterations
 - b. 37 Empress Avenue (Blackfriars/Petersville HCD): Porch alterations
 - c. 484 Colborne Street (West Woodfield HCD): Upper deck alterations
 - d. 111 Wortley Road (Wortley Village- Old South HCD): ramp and railing
 - e. 135 Duchess Avenue (Wortley Village – Old South HCD): porch
 - f. 291 Pall Mall Street (West Woodfield HCD: gable alterations
 - g. 15 St. Andrews Street (Blackfriars/ Petersville HCD): side stair alterations
2. Invitation to Reception for London's Advisory Committees - May 9, 2019, 7:00-9:00pm at the Top of the Hall Café and Promenade Deck, City Hall
3. Heritage Places 2.0 – The final guideline document Heritage Places 2.0 is being brought before the PEC on July 22, 2019 for the adoption as a Guideline Document to *The London Plan*. Following previous consultation with the LACH in November 11, 2018, staff will be seeking a recommendation from the LACH on this matter at its meeting on July 10th. The draft document can be accessed at the City's site [Current Land Use Applications and Studies – Heritage Places 2.0 \(https://www.london.ca/business/Planning-Development/land-use-applications/Pages/O-8965.aspx\)](https://www.london.ca/business/Planning-Development/land-use-applications/Pages/O-8965.aspx). If you have any questions, please contact Laura Dent, Heritage Planner ldent@london.ca P: 519.661.CITY (2489) x 0267
4. Insurance and Heritage Properties
5. Proposed amendments to the *Ontario Heritage Act* – Bill 108, *More Homes, More Choices Act*: <https://ero.ontario.ca/notice/019-0021>

Upcoming Heritage Events

- Mother's Day Tea – Sunday May 12, 2019 at Eldon House. \$20-\$40. 12:00, 1:30 and 3:00 p.m. Seating. By reservation only. For more information visit: <https://eldonhouse.ca/product/mothers-day-tea/>
- Fanshawe Pioneer Village Opening Weekend – Saturday May 18, 2019. For more information visit: <http://fanshawepioneervillage.ca/events/opening-weekend-1>
- Thames Valley Regional Heritage Fair Awards Night - Thursday May 23, 2019 at Museum London
- Spring Tea – Sunday May 26, 2019 at Grosvenor Lodge. \$25 per person. For more information, please contact: events@heritagelondonfoundation.ca
- Ontario Heritage Conference in Goderich and Bayfield, May 30-June 1, 2019. <https://www.ontarioheritageconference.ca/> (early bird registration ends April 30)
- ACO Geranium Heritage House Tour –Sunday June 2, 2019, 12:00pm – 5:00pm Early Bird tickets \$25. Tickets on sale now. For more information visit: <https://acolondon.ca/events>
- Ontario Genealogical Society, Ontario Ancestors 2019 Conference and Family History Show, June 21-23, 2019 – London Convention Centre. More information: <https://conference2019.ogs.on.ca/>