

London Advisory Committee on Heritage

Report

7th Meeting of the London Advisory Committee on Heritage
July 10, 2019
Committee Rooms #1 and #2

Attendance PRESENT: D. Dudek (Chair), S. Bergman, M. Bloxam, J. Dent, L. Fischer, S. Gibson, T. Jenkins, J. Manness, J. Monk, E. Rath, M. Rice, S. Spindler, K. Waud and M. Whalley and J. Bunn (Secretary)

ALSO PRESENT: L. Dent, K. Gonyou, L. Jones and M. Schulthess

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

1. Call to Order

1.1 Orientation

That it BE NOTED that the London Advisory Committee on Heritage heard a verbal presentation from M. Schulthess, Deputy City Clerk, with respect to an Advisory Committee orientation.

1.2 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.3 Election of Chair and Vice Chair for the term ending November 30, 2019

That it BE NOTED that the London Advisory Committee on Heritage elected D. Dudek and M. Whalley as Chair and Vice Chair, respectively, for the term ending November 30, 2019.

2. Scheduled Items

2.1 Heritage Alteration Permit Application by Kristine Strybosch at 117 Wilson Avenue - Blackfriars/Petersville 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 seeking retroactive approval for previously completed alterations to the property located at 117 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the existing gable cladding be painted;
- the existing glass lite of the existing front door be replaced with a plain glass lite as proposed in Appendix C, as appended to the staff report dated July 10, 2019, and the door be painted; and,
- the existing porch be constructed of wood, with a wooden guard/railing with top and bottom rail and wooden square spindles set between, as per the drawings in Appendix C, as appended to the staff report dated July 10, 2019, and all exposed wood be painted;

it being noted that the attached presentations from K. Gonyou, Heritage Planner, K. Strybosch and W. Pol, with respect to this matter, were received.

2.2 Request for Designation under Part IV of the Ontario Heritage Act by Kilworth United Church (2442 Oxford Street West)

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for designation of the heritage listed property at 2442 Oxford Street West (Kilworth United Church), the following actions be taken:

- 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 Appendix D of this report; and,
- b) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 2442 Oxford Street West to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report 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 Municipal Council's notice of intention 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. Gonyou, Heritage Planner and the attached photographs submitted by B. Moyer, with respect to this matter, were received.

2.3 Demolition Request for Heritage Listed Property at 567 King Street by J E. and K.A. O'Neil

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property at 567 King Street, the following actions be taken:

- a) the property owner BE REQUESTED to salvage any elements or artifacts from the building appropriate for reuse;
- b) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,
- c) the property at 567 King Street BE REMOVED from the Register;

it being noted that the attached presentation from K. Gonyou, Heritage Planner, as well as a verbal delegation from J. O'Neil, with respect to this matter, were received.

2.4 Heritage Alteration Permit Application by N. Carter at 10 Napier Street - Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to construct an addition and alterations to the existing building located at 10 Napier Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the drawings included in Appendix C, as appended to the staff report dated July 10, 2019 with the following terms and conditions:

- all exposed wood and the doors be painted;
- the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,

· the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

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

2.5 Notice of Planning Application - Intent to Revise the Wording for the Existing H-18 Holding Provision

That it BE NOTED that the Notice of Planning Application, dated May 14, 2019, from C. Parker, Senior Planner, with respect to the intent to revise the wording for the existing H-18 Holding Provision, as well as a verbal delegation from C. Parker, were received.

3. Consent

3.1 6th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 6th Report of the London Advisory Committee on Heritage, from its meeting held on May 8, 2019, was received.

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

That it BE NOTED that the Municipal Council resolution, from its meeting held on May 21, 2019, with respect to the 6th Report of the London Advisory Committee on Heritage, was received.

3.3 Public Meeting Notice - Official Plan Amendment - Draft Victoria Park Secondary Plan

That it BE NOTED that the Public Meeting Notice, dated May 31, 2019, from M. Knieriem, Planner II, with respect to an Official Plan Amendment related to the Draft Victoria Park Secondary Plan, was received.

3.4 Notice of Planning Application - Zoning By-law Amendment - 1600-1658 Hyde Park Road and 1069 Gainsborough Road

That it BE NOTED that the Notice of Planning Application, dated May 30, 2019, from C. Smith, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 1600-1658 Hyde Park Road and 1069 Gainsborough Road, was received.

3.5 Register of Cultural Heritage Resources

That it BE NOTED that the staff report dated July 10, 2019, as well as the attached presentation from K. Gonyou, Heritage Planner, with respect to the Register of Cultural Heritage Resources, were received.

3.6 City of London Long Term Water Storage Municipal Class Environmental Assessment - Notice of Project Completion

That it BE NOTED that the Notice of Project Completion, from P. Lupton, City of London and J. Haasen, AECOM Canada, with respect to the City of London Long Term Water Storage Municipal Class Environmental Assessment, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on June 26, 2019, was received.

4.2 Archaeology Sub-Committee Report

That the following actions be taken with respect to the Archaeology Sub-Committee Report, as appended to the agenda:

- a) the attached, above-noted Archaeology Sub-Committee Report BE FORWARDED to the Civic Administration as part of the review of the wording of the H-18 Holding Provision; and,
- b) the Civic Administration BE REQUESTED to circulate the revised H-18 Holding Provision to the London Advisory Committee on Heritage at a future meeting for review.

5. Items for Discussion

5.1 Heritage Places 2.0

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the Heritage Places 2.0 document, as appended to the agenda;

it being noted that the LACH recommends that the above-noted document be reviewed every five years;

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

5.2 Heritage Alteration Permit Application by St. Stephen's House at 25 Blackfriars Street - Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to alter the porch of the building located at 25 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings in Appendix C, as appended to the staff report dated July 10, 2019, with the following terms and conditions:

- no decorative brackets be installed;
- the existing dentil details be restored;
- turned, painted wood spindles be spaced no greater than 3" apart on centre;
- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

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

5.3 Heritage Alteration Permit Application by E. Snihurowych at 783 Hellmuth Avenue - Bishop Hellmuth Heritage Conservation District

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under

Section 42 of the Ontario Heritage Act seeking retroactive approval to alter the porch of the building located at 783 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE PERMITTED; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.4 Mayor's New Year's Honour List

That it BE NOTED that the communication dated July 2, 2019, from C. Saunders, City Clerk, with respect to the 2020 Mayor's New Years Honour List Call for Nominations, was received.

5.5 Heritage Planners' Report

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

6. Adjournment

The meeting adjourned at 8:37 PM.

Heritage Alteration Permit 117 Wilson Avenue, Blackfriars/Petersville Heritage Conservation District

London Advisory Committee on Heritage
Wednesday July 10, 2019

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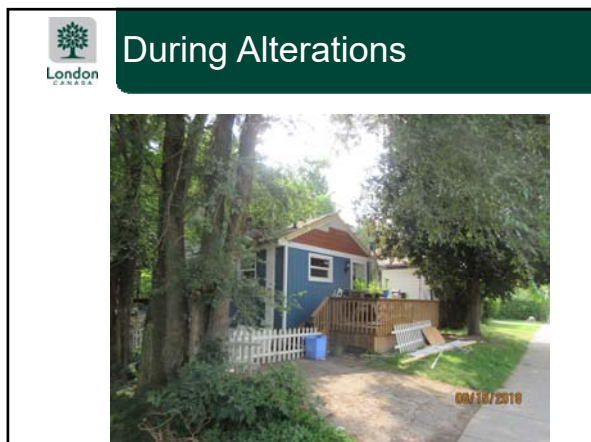
117 Wilson Avenue

- Blackfriars/Petersville Heritage Conservation District
- Designated on May 15, 2015
- Contributing Resource
- Unapproved alterations in Summer 2018
- Complaint
- HAP application received on June 18, 2019
- Decision required by September 16, 2019

Prior to Alterations

Property at 117 Wilson Avenue in June 2016 (courtesy Google).

During Alterations



During Alterations



Unapproved Alterations

Blackfriars/Petersville HCD Plan

Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:

- Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area;
- Encouraging the maintenance and retention of significant heritage landmarks identified in the district;
- Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district; and,
- Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.

Blackfriars/Petersville HCD Plan

- Policy 7.4.1.e: Alterations that have the potential to impact heritage attributes of a protected heritage resource shall not be permitted.
- Policy 7.4.1.i: Major alterations to the exterior façade of a contributing resource shall not be permitted. Such alteration should only be considered where the intent is to conserve the contributing resource.
- Policy 7.4.1.j: Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.



HAP Required

Table 1, Section 8, *Blackfriars/Petersville HCD Plan*:

- Shutter removal or addition
- Door replacement, different material, size, or design
- Porch/verandah replacement, different material, size, and design
- Removal/installation of cladding/siding, different material, colour



HAP Application

- Re-clad the exterior of the building, with the existing vinyl board and batten siding and existing faux "cedar shake" vinyl siding in the gables
- Remove the former shutters
- Replace the front door
- Construct a front porch



Exterior Re-Cladding



Existing vinyl board and batten abutting former brick or brick like cladding (chimney shown)



Existing vinyl faux cedar shingle style cladding in the gable



Shutters




Former shutters affixed adjacent to the front window




No shutters on the existing exterior




Front Door



Former front door



Existing front door




Recommended front door, plain glass lite




Porch




Former front porch



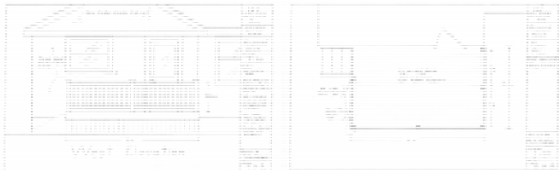
Porch



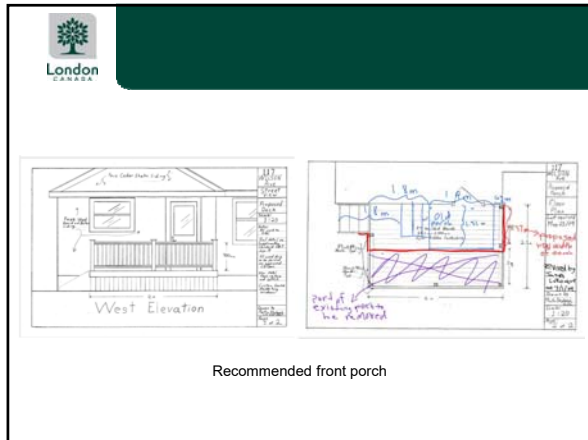
Existing front porch



Porch



Proposed front porch



Ontario Heritage Act

Section 42(4): Within 90 days after the notice of receipt is served on the applicant under subsection (3) or within such longer period as is agreed upon by the applicant and the council, the council may give the applicant,

- the permit applied for;
- notice that the council is refusing the application for the permit; or
- the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3).

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* seeking retroactive approval for previously completed alterations to the property located at 117 Wilson Avenue, within the Blackfriars/Petersville Heritage Conservation District, **BE APPROVED** with the following terms and conditions:

- The existing gable cladding be painted;
- The existing glass lite of the existing front door be replaced with a plain glass lite as proposed, per Appendix C, and the door be painted; and,
- The existing porch be reduced in size, per the drawings in Appendix C, projecting a maximum width of 1.37m from the façade of the building and across the façade of the building a maximum length of 4.0m plus the required stairs with matching guard/railing, constructed of wood, with a wooden guard/railing with top and bottom rail and wooden square spindles set between, per the drawings in Appendix C, and all exposed wood be painted.





My Home 117 Wilson Ave

Heritage Alteration Permit Application 117 Wilson Avenue

- a) Retain the existing colour of the gable cladding
- b) Retain the existing frosted door lite and colour
- c) Retain the existing exposed wooden stairs and railing
- c.4) Retain the existing porch 2.5 m deep by 4.0 m long



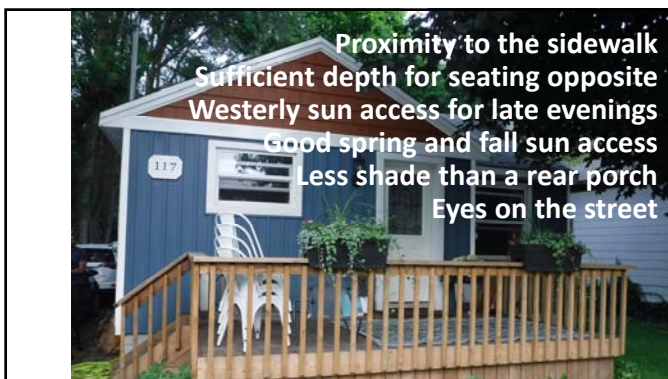
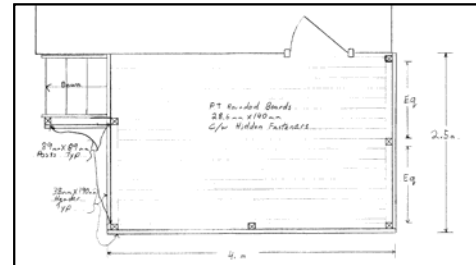
HCD Plan 7.4.1 Policies

- Minor addition of a porch is a positive impact on the Blackfriars/Petersville Heritage Conservation District
- It is sympathetic and contextual in relation to the existing resources
- Supports the cultural heritage value of porches in the District

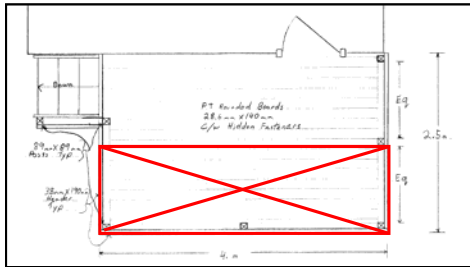
Ms. Kristine Strybosch HAP applicant
117 Wilson Avenue - Recommendation

- a) Paint the existing gable cladding – **AGREE**
- b) Replace the door lite with plain glass and paint the door – **AGREE**
- c) Wooden stairs and railing with top and bottom rail and square spindles between and painted – **AGREE**
- c.4) Reduce the porch depth to 1.37 m (4.5 feet) - **OPPOSED**

Requested porch:
Depth 2.5 m (8.2 ft); Length 4.0 m (13.1 ft)
Area: 10 m²(107 ft²)



City Recommendation:
 Depth 1.37 m (8.2 ft); Length 4.0 m (13.1 ft)
 Area: 5.48 m² (58.9 ft²) reduction of 48.1 ft²



Our Front Entrance Before

- Not Functional
- Uncomfortable
- Concrete stoop
- Dangerous
- Crumbling
- Not Inviting



Our Front Entrance After

- Supports Heritage Values
- Welcoming
- Safe
- Inviting
- Functional
- Attractive
- Comfortable
- An artistic expression as built by the owners
- Promotes a sense of being a "safe and friendly neighbourhood"



Provincial Policy Statement 2014

1.7 d) "encouraging a sense of place, by promoting well-designed built form.. And by conserving features that help define character,..."

London Plan

Cultural Heritage 554. *Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.*

Place Types Neighbourhoods 918: *Through the review of all planning and development applications, neighbourhoods will be designed to create and enhance a strong neighbourhood character, sense of place and identity.*

10.0 Architectural design guidelines

- To manage change and preserve the existing unique architectural character... Tangible and intangible characteristics valued by the residents
- Tangible: physical aspects to convey ideas, emotions tell stories
- Intangible: experiences, emotions and ideas created by built elements
- Example: ubiquitous front porch and intimate relation to the public sidewalk and adjacent porches.
- Sense of a friendly safe neighbourhood

Large Porches
in the Area
*All are
contributing
resources

21 Albion St.



100
Albion St



Architectural Design Guidelines: 10.2.5 Porches

- Porches are additions to the basic house
- A place to see from and to be seen in
- Social interaction is possible and encouraged
- Early porches were modest
- As owners became more affluent porches grew larger

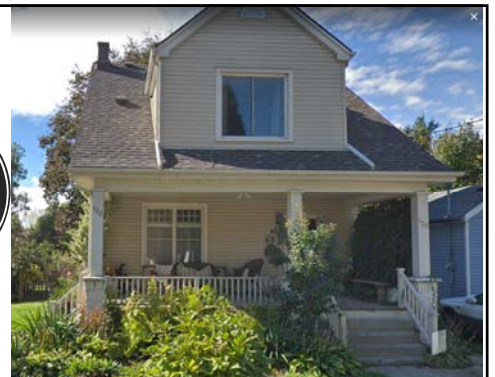
57 Albion St



10
Blackfriars St



120 Wilson
Ave.



Community
Support

We collected **over**
a **100 signatures**
from our
neighbours,
demonstrating
their support for
our changes!

LACH Committee request for
117 Wilson Avenue

Clauses a) and b) no change

Delete the phrase in clause c):

~~c) The existing porch be reduced in size, per the drawings in Appendix C, projecting a maximum width of 1.37m from the façade of the building and across the façade of the building a maximum length of 4.0m plus~~

Retain the remainder of clause c)

Thank you.
Questions?








Request for Designation 2442 Oxford Street West Kilworth United Church

London Advisory Committee on Heritage
Wednesday July 10, 2019

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2442 Oxford Street West




- Kilworth Village
- Former Delaware Township
- Annexed 1993
- Surrounded by Komoka Provincial Park
- Listed on the Register

Property location of 2442 Oxford Street West




Kilworth United Church



- Built 1850-1851
- Methodist Episcopal Church
- Stone sanctuary
- Gothic Revival (1876 windows)
- Stone vestibule (1939)


Kilworth United Church prior to 1939. Source: Delaware Women's Institute, *Tweedsmuir History* Vol. 1, c.1947-1971 (Middlesex Centre Archives); B44.




Ontario Regulation 9/06

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 whether it is of cultural heritage value or interest:


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



Cultural Heritage Evaluation Report


Kilworth Heritage Evaluation Report		Prepared By: Martha Sellens
Date: 2017-12-01, revised 2018-01-14		
Heritage Address: 1441 Oakdale St W, London, ON N6H 4G1	Resource Name: Kilworth United Church	
Date of Construction: 1880-1890	Designated Object: Kilworth Episcopal Methodist Church	
Legal Description: Lot 47 and part Lot 17, RCP 439, designated as Part 1, 1.1, 1.4, 1.5, 1.8B	1004, Catherine Township	
		
<p>Heritage Act, City of London Planning Act, and Ontario Heritage Act, 1990</p> <p>Official Plan, Designating Cultural Heritage Value in Section 22(1)</p>		
Physical Design Value	10	10
Historical/Associative Value	10	10
Contextual Value	10	10
<p>A property over the designated under Section 22 of the Ontario Heritage Act or if it meets one or more of the above criteria, Ontario Heritage Act Regulations 1990.</p>		

- Martha Sellens, graduate student
- Historical research
- Evaluation using O. Reg. 9/06 criteria
- Presented to Kilworth United Church
- Comments and revisions




Cultural Heritage Value

- Physical or Design Values
 - Rare, early modest vernacular stone church with Gothic Revival stylistic elements
- Historical or Associative Values
 - Methodism and the United Church
 - Pioneer families
 - Kilworth
- Contextual Values
 - Defining, maintaining, and supporting the character of Kilworth
 - Landmark



Comparative Analysis



Heritage listed and designated properties in and near Kilworth

- Under-represented area in heritage listed and designated properties
- Second oldest church building in the City of London
- Rare stone building
- High degree of integrity



Heritage Attributes




1. Form, style, and message of the building, including its location and setting

2. Location of the building on the property


3. Stone construction of the building including granite field stones and limestone

4. Stained glass windows including eight pointed arch windows in the Sanctuary (three on east wall, three on west wall, two on north wall), and one pointed window on the north side above the main door


5. Simple gable roof with belfry and bell



Consultation



- Review by experts
- Two meetings with Kilworth United Church
- Letter of support
- Designation of stone church building



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 designation of the heritage listed property at 2442 Oxford Street West (Kilworth United Church), that the following actions **BE TAKEN**:

- 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 Appendix D of this report; and,
- b) Should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 2442 Oxford Street West to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report **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 Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board.



Acknowledgments

- Martha Sellens, graduate of Public History Program, Western University
- Beth Moyer, Kilworth historian and member of Kilworth United Church
- Linda Kaiser, Delaware Township historian and Director of Middlesex Centre Archives
- Kilworth United Church














Demolition Request for Heritage Listed Property 567 King Street

London Advisory Committee on Heritage
Wednesday July 10, 2019

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567 King Street





567 King Street



- Built c.1880-1881
- First owned and occupied by Joseph Sanders, plasterer
- Buff brick
- Two-storey
- Three-bay
- Shallow hipped roof
- Italianate



Demolition Request

- Heritage listed property
- Demolition Request received June 4, 2019
- 60-day review timeline per Section 27(3), *Ontario Heritage Act*
- Timeline expires on August 3, 2019
- Site visit on June 24, 2019
- Notice sent to property owners within 120m and published in *The Londoner*
- Public participation meeting at the Planning & Environment Committee on July 22, 2019



Ontario Regulation 9/06

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 whether it is of cultural heritage value or interest:

1. Physical or design value:

- Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- Displays a high degree of craftsmanship or artistic merit; or,
- Demonstrates a high degree of technical or scientific achievement.

2. Historical or associative value:

- Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
- Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
- Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. Contextual value:

- Is important in defining, maintaining or supporting the character of an area;
- Is physically, functionally, visually or historically linked to its surroundings; or,
- Is a landmark.



Physical or Design Values

Is a rare, unique, representative or early example of a style, type, expression, material, or construction method

The property at 567 King Street has been identified as reflecting elements of the Italianate architectural style in its buff brick construction, vertical emphasis in window and door openings, and shallow hipped roof.

The property at 567 King Street is not a rare, unique, or early example of a style, type, expression, material, or construction method. The Italianate architectural style was popular in London in the 1870s and 1880s, with many comparable examples, including those of an earlier date (see Appendix D). Attributed to the number of comparison properties, the subject property cannot be considered rare or unique from a City-wide or area/neighbourhood perspective. As there are many stronger examples of the style, type, expression, material, and construction method which retain a higher degree of integrity in their demonstration or articulation of the Italianate architectural style, the subject property at 567 King Street is not considered to be representative.

Displays a high degree of craftsmanship or artistic merit
Demonstrates a high degree of technical or scientific achievement

The property at 567 King Street does not display a high degree of craftsmanship or artistic merit.

The property at 567 King Street is not known to demonstrate technical or scientific achievement.



Historical or Associative Values

Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

Historical research undertaken for the property at 567 King Street has not identified any direct associations with a theme, event, belief, person, activity, organization, or institution that are significant to a community.

Yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 567 King Street is not believed to yield or have the potential to yield information that contributes to an understanding of a community or a culture in a significant way.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

Historical research undertaken for the property at 567 King Street did not attribute the building's construction to an architect, artist, builder, designer, or theorist.



Contextual Values

Is important in defining, maintaining, or supporting the character of an area

The property at 567 King Street contributes to the character of the area, however not in a significant manner. The subject property has a relationship to the adjacent property at 575 King Street, as any adjacent property would (similar setback, similar height, different scale, material, and massing); the relationship is not significant between the two built structures. The character of the area has been previously affected by demolitions resulting in the amount of surface parking lots in the vicinity, as well as the change in uses from predominantly residential to commercial or institutional which may or may not retain the residential form of buildings. The subject property does not sufficiently represent the character of the area to warrant its retention of a relic of the area's past or changing character.

Is physically, functionally, visually, or historically linked to its surroundings
Is a landmark

The property at 567 King Street is not physically, functionally, visually, or historically linked to its surroundings in a significant manner.

The property at 567 King Street is not believed to be a landmark in the community.



Comparative Analysis

- Two-storey, buff brick, three-bay, hipped roof, Italianate residential buildings
- 44 examples
- Integrity as a representative example of the Italianate architectural style



Recommendation Options

1. Recommend designation pursuant to Part IV, *Ontario Heritage Act* to prevent demolition
2. Recommend that the property be removed from the Register, allowing the demolition to proceed

Not possible to include terms and conditions on a demolition request for a heritage listed property



Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property at 567 King Street, that the following actions **BE TAKEN**:

- a) The property owner **BE REQUESTED** to salvage any elements or artifacts from the building appropriate for reuse;
- b) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the building on this property; and,
- c) The property at 567 King Street **BE REMOVED** from the Register.








Heritage Alteration Permit 10 Napier Street Blackfriars/Petersville Heritage Conservation District

London Advisory Committee on Heritage
Wednesday July 10, 2019


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10 Napier Street



- Blackfriars/Petersville Heritage Conservation District
- Designated on May 15, 2019
- Contributing Resource
- HAP application received on June 17, 2019
- Decision required by September 15, 2019



Contributing Resource

Blackfriars/Petersville HCD Plan

Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:

- Encouraging that alterations, additions, and renovations to heritage resources be consistent with the identified cultural heritage value of the area;
- Encouraging the maintenance and retention of significant heritage landmarks identified in the district;
- Avoiding unnecessary demolition and inappropriate alterations of identified heritage resources that contribute to the heritage value of the district; and,
- Encouraging sympathetic design and appropriate alterations when new development is proposed to ensure that there is no negative impact on the heritage value of the area, with particular attention to form, scale, massing, and setback.



Blackfriars/Petersville HCD Plan

- Policy 7.4.1.e: Alterations that have the potential to impact heritage attributes of a protected heritage resource shall not be permitted.
- Policy 7.4.1.i: Major alterations to the exterior façade of a contributing resource shall not be permitted. Such alteration should only be considered where the intent is to conserve the contributing resource.
- Policy 7.4.1.j: Additions or alterations to contributing resources should be sympathetic, subordinate, distinguishable, and contextual in relation to the existing resource and its context, as well as the heritage attributes and cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.



Design Considerations



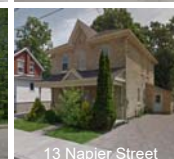
88 Albion Street



29 Argyle Street



9 Blackfriars Street



13 Napier Street

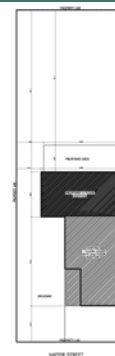


HAP Application

- Addition to the rear of the existing house, approximately 20'6" by 36'5" and two-storeys in height and matching the foundation height of the existing building (no basement), clad in fiber cement board ("Hardie Board") in a horizontal clapboard pattern with end boards, a shallow hipped roof with asphalt shingles, and single or double hung vinyl windows with fiber cement board trim;
- Second storey addition to the existing one-storey building; and,
- Exterior alterations, including:
 - Remove the existing stucco cladding and cladding the existing building in fiber cement board ("Hardie Board") in a horizontal clapboard pattern with end boards to match the proposed addition;
 - New single or double hung vinyl windows with fiber cement board trim;
 - Replacement of the existing wood railing/guard and steps for the porch with new wood railings/guard in a traditional style, with trimmed square posts and square spindles at the front/side porch and side entry;
 - New asphalt shingles with aluminum soffit, fascia, and eaves;
 - Retained front door with the doorway trimmed in fiber cement board, with the side door to match the existing door; and,
- Retaining the existing driveway.



Proposed Site Plan





Proposed Elevations





Register of Cultural Heritage Resources

London Advisory Committee on Heritage
Wednesday July 10, 2019
london.ca



Inventory of Heritage Resources


Ontario Heritage Act

- Section 27(1.1): The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2005, c. 6, s. 15.
- Section 27(1.2): In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2005, c. 6, s. 15.




Inventory as Register





Listings and Designations




Since 2006:

- 3,096 heritage listed and designated properties
- 5 Heritage Conservation Districts
- 1 Cultural Heritage Landscape

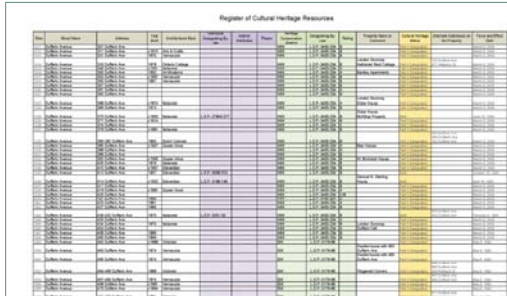


Recent Updates

- September 12, 2018. Report to the London Advisory Committee on Heritage. **"Removal of Properties from the Register."** (Housekeeping Report).
- January 21, 2019. Report to the Planning & Environment Committee. **"Priority Levels on the Register (Inventory of Heritage Resources)."**



Register

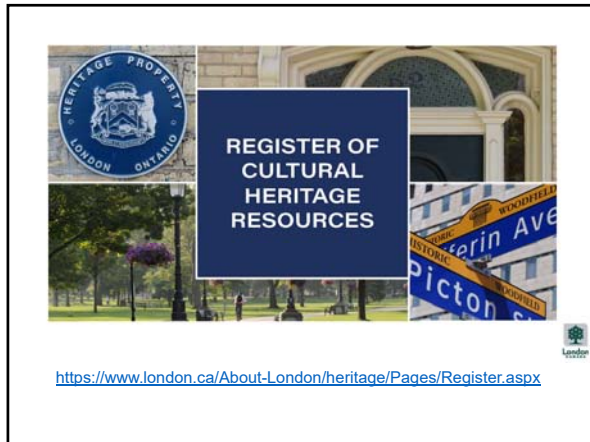


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Next Steps

- No action or decision of Municipal Council is required; Register records previous decisions regarding the cultural heritage status of properties
- Additions or removals from the Register were out of scope of this update
- Add Register to the City's website
- Distribute printed copies of the Register (upon request)



LACH Archaeology Sub-Committee

Meeting Date: N/A

Attendees (via email): Kyle Gonyou, Krista Gowan, Tara Jenkins, Darryl Dann,
John Moody, Josh Dent, Sarah Gibson

Agenda Items/Comments and Recommendations:

1. To clarify the language of the h-18 Holding Provision to current archaeology standards.

a) Initial draft revised wording of h-18 Holding Provision:

The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.

All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once the Ministry of Tourism, Culture and Sport has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

No soil disturbance arising from demolition, construction, grading, or any other activity, shall take place on the subject property prior to the City of London receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.

b) Recommended revised wording of the h-18 Holding Provision by Archaeological Sub-Committee (June 2019):

The proponent shall retain a professional archaeologist, licensed by the Ministry of Tourism, Culture and Sport (MTCS) under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property. Development or property alteration shall only be permitted on the subject property containing archaeological resources or areas of archaeological potential if the archaeological resources have been conserved by removal and documentation, or by site preservation (Stages 3 and 4) (Provincial Policy Statement, Section 2.6.2). Any archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists (MTCS), the Ontario Heritage Act, the Planning Act, and/or the Provincial Policy Statement, and shall complete required engagement with First Nations.

All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once MTCS has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

No soil disturbance arising from demolition, construction, grading, or any other activity, shall take place on the subject property prior to the City of London receiving the MTCS compliance letter indicating that all archaeological licensing and **technical review** requirements have been satisfied.

Commented [u1]: Do we need to identify non-technical review here as well?


Commented [TJ2R1]: Could make it "reporting requirements" – would cover non-tech and tech




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


London Advisory Committee on Heritage
Wednesday – July 10, 2019

london.ca



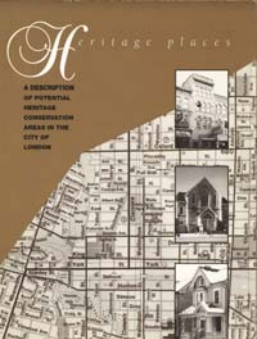

Background + Follow-Up

- **2018** – heritage community input and update to original *Heritage Places* (1993)
 - preparation of draft *Heritage Places 2.0: A Description of Potential Heritage Conservation Areas in the City of London*
- November 12, 2018 – PEC
 - PPM public participation meeting
 - proposed by-law and draft guideline document **BE RECEIVED**
 - comments received from PPM **BE CONSIDERED**
 - draft *Heritage Places 2.0* **BE CIRCULATED** for feedback
 - final guideline document to be brought before a future meeting of PEC for adoption as a Guideline Document to The London Plan
- **2019** – feedback and revisions to *Heritage Places 2.0* (draft (2018))
 - scheduled for August 12, 2019 PEC, adoption of by-law
 - policy 1721 _4 of *The London Plan* be deleted and replaced with the revised policies attached to this report




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*.

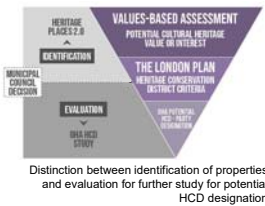



Approach – ‘Reset’ of Heritage Places

- 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


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



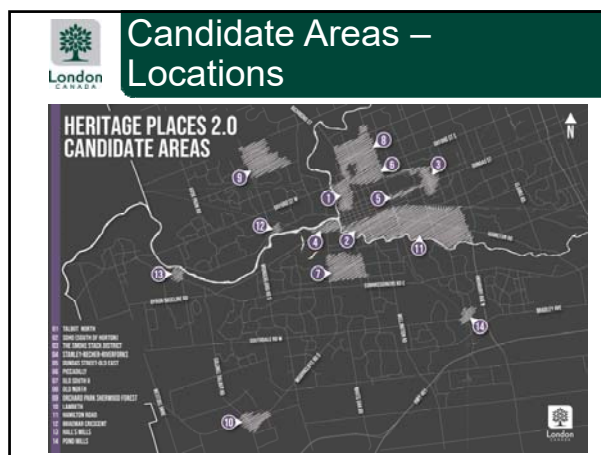
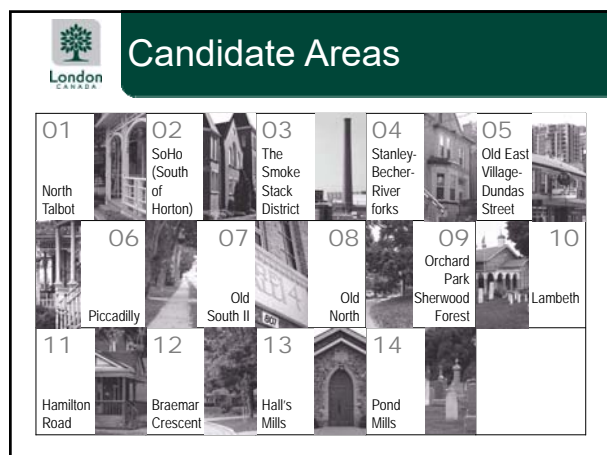
Identification of Areas

- Values-Based Assessment derived from:
 - Ontario Heritage Act – Ontario Regulation 9/06
 - The London Plan
 - 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:
 - Results of **values-based assessment** of candidate area
 - Potential for change** within candidate area
 - Community preparedness** or readiness/willingness to initiate and engage in an HCD Study process
 - Appropriateness** of HCD designation as **planning tool**
 - Other factors** such as previous Municipal Council direction, recognition of City planning priorities and implications of planned future initiatives.



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.

HERITAGE PLACES 2.0

A vertical strip of four images showing historic architecture in London, with the text 'HERITAGE PLACES 2.0' overlaid.







Heritage Alteration Permit 25 Blackfriars Street Blackfriars/Petersville Heritage Conservation District

London Advisory Committee on Heritage
Wednesday July 10, 2019


london.ca




25 Blackfriars Street



- Blackfriars/Petersville Heritage Conservation District
- Designated on May 15, 2019
- Contributing Resource
- HAP application received on May 7, 2019
- Decision required by August 5, 2019



Prior to Alterations





During Alterations





Blackfriars/Petersville HCD Plan

Goal: To encourage the conservation of contributing heritage resources including buildings, landmarks, and other structures that contribute to the cultural heritage value of the district by:

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Blackfriars/Petersville HCD Plan

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Blackfriars/Petersville HCD Plan

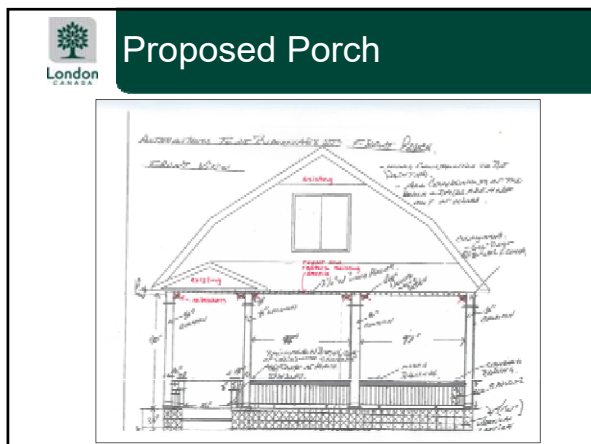
Section 11.2.9

- Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration
- When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original
- Fiberglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale or design of applied decoration detracts from the visual appearance and architectural coherence of porches and verandahs



Style Comparisons





Ontario Heritage Act

Section 42(4): Within 90 days after the notice of receipt is served on the applicant under subsection (3) or within such longer period as is agreed upon by the applicant and the council, the council may give the applicant,

- the permit applied for;
- notice that the council is refusing the application for the permit; or
- the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3).

Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the porch of the building located at 25 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:

- No decorative brackets be installed;
- The existing dentil details be restored;
- Turned, painted wood spindles be spaced no greater than 3" apart on centre;
- All exposed wood be painted; and
- Display the Heritage Alteration Permit in a location visible from the street until the work is completed.









Heritage Alteration Permit 783 Hellmuth Avenue Bishop Hellmuth Heritage Conservation District

London Advisory Committee on Heritage
Wednesday July 10, 2019

london.ca



783 Hellmuth Avenue




- Bishop Hellmuth Heritage Conservation District
- Designated on February 7, 2003
- HAP application received on May 15, 2019
- Decision required by August 13, 2019




Prior to Alterations





During Alterations







Alterations Completed



Bishop Hellmuth HCD Plan

For porches:

- Posts should be carefully selected and designed to suit the architectural style of the building. The four typical post styles are:
 - Solid round turned wood;
 - Solid square wood with applied ornament;
 - Built-up square box columns;
 - Turned hollow columns; and,
- Handrails and newel posts should match the post style.

For screen doors:

- The traditional and appropriate style is a wood frame door with interchangeable storm and screen inserts. This allows for a design that mirrors the proportions and hardware of the principle door. Paint colour can also be applied to match the house.



Ontario Heritage Act

Section 42(4): Within 90 days after the notice of receipt is served on the applicant under subsection (3) or within such longer period as is agreed upon by the applicant and the council, the council may 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. 2005, c. 6, s. 32 (3).



Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval to alter the porch of the building located at 783 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, **BE PERMITTED**.



Heritage Planners' Report to LACH: July 10, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 54 Palace Street (East Woodfield HCD): screen door
 - b) 722 Elias Street (Old East HCD): siding replacement
 - c) 332 Richmond Street (Downtown HCD): façade alteration
 - d) 513 Talbot Street (Part IV): signage
 - e) 435 Ridout Street North (Part IV and Downtown HCD): windows and door
 - f) 36 Oxford Street West (B/P HCD): rear addition and alterations
 - g) 161 Duchess Avenue (WV-OS HCD): side addition, porch alterations
 - h) 124 Dundas Street (Downtown HCD): amendment to HAP for addition
 - i) 14 Cummings Avenue (B/P HCD): porch replacement
 - j) 656 Queens Avenue (Old East HCD): porch replacement
 - k) 864-872 Dundas Street (Part IV): signage
 - l) 117 York Street (Downtown HCD): signage
 - m) 465 Ontario Street (Old East HCD): window replacement, porch alterations (2)
 - n) 525 Ontario Street (Old East HCD): porch alterations
 - o) 80 Askin Street (WV-OS HCD): garage addition
 - p) 71 York Street (Downtown HCD): awning and signage
 - q) 362 Commissioners Road West (Part IV): side/rear porch alteration
 - r) 67 Beaconsfield Avenue (WV-OS HCD): porch alteration
2. Insurance and Heritage Properties
3. Amendments to the *Ontario Heritage Act* – Bill 108, *More Homes, More Choices Act*:
<https://ero.ontario.ca/notice/019-0021>
4. Municipal Council's Refusal to Repeal the Heritage Designating By-law for 429 William Street (By-law No. L.S.P.-3227-417) – **appeal withdrawn**
5. Municipal Council's Notice of Intent to Designate the property at 3303 Westdel Boune – **appeal to Conservation Review Board**
6. Demolition Request for Heritage Designated Property at 123 Queens Avenue, Downtown Heritage Conservation District – PEC July 22, 2019
7. Heritage Planner position update – Krista Gowan
8. Heritage Planning Orientation to the LACH – Wednesday August 14, 2019

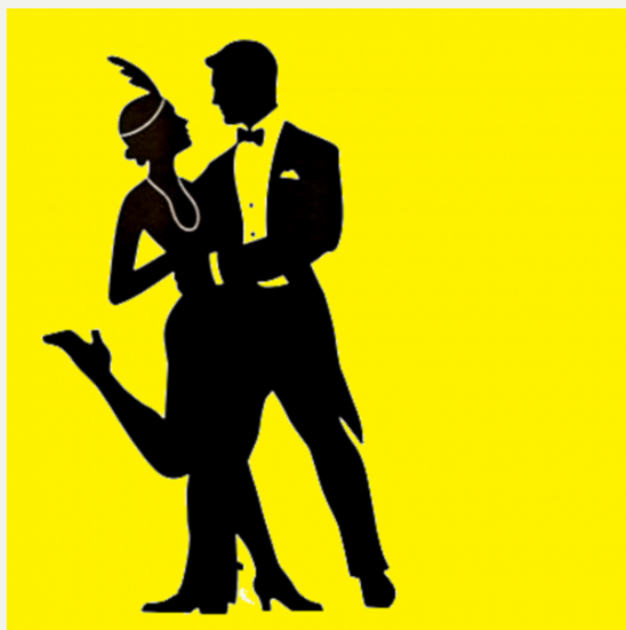
Upcoming Heritage Events

- City of Neighbours 2019 on Saturday July 13, 2019 – various events throughout the City
- Old East Village Block Party on Saturday July 13, 2019, 1:00-4:00pm on Dufferin Avenue between Ontario Street and English Street

- Lemon-Yellow Part at Eldon House (481 Ridout Street North) on Saturday July 20, 2019. More information: www.eldonhouse.ca/events
- Museum London walking tours, weekends. More information: www.museumlondon.ca/walkingtours
- Architectural Conservancy Ontario (provincial) – seeking awards nominations (due July 31, 2019). More information: www.arconserv.ca
- Summer tea at Eldon House, on now until August 25, 2019, 1:00-3:00pm. More information: www.eldonhouse.ca/events
- Midsummer Music at Elsie Perrin Williams Estate (101 Windermere Road) on Sunday August 18, 2019 at 2:30pm. More information: www.heritagelondonfoundation.ca/events/concert-on-the-lawn
- Doors Open London on September 14 and 15, 2019. More information: www.londonheritage.ca/doorsopenlondon



[HOME](#)
[ABOUT](#)
[EVENTS](#)
[TOURS](#)
[EXHIBITIONS](#)
[RENTALS](#)
[ACCOUNT](#)
[CONTACT](#)



LEMON-YELLOW PARTY

\$40.00 INCL. HST

SATURDAY, JULY 20, 7:00 TO 10:00 P.M.

Registration Required | [Registration Policy](#)

This Harris family theme party tradition is being brought back from the 1920's and everything is lemon-yellow including drinks, food and costume! Guests are invited to dress the part while they sip cocktails, taste hors d'oeuvres and dance to jazz and ragtime music on the beautiful lawns of Eldon House for this fundraiser event. This event will have a cash bar. Registration is required.

Guests are encouraged to wear 1920's dress and enter a competition for Best Costume. There will be a silent auction and other fundraising activities available. Featuring a 1920's band called "Hot Sauce".