# 1ST REPORT OF THE LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on December 12, 2012, commencing at 5:30 p.m.

PRESENT: G. Goodlet (Chair), J. Cushing, D. Dann, D. Dudek, H. Garrett, O. Hobson, J. Lutman, J. Manness, J. Nelson and S. Potter and B. Mercier (Secretary).

ALSO PRESENT: D. Menard.

REGRETS: D. Brock, T. Fowler and W. Kinghorn.

#### YOUR COMMITTEE RECOMMENDS:

A. Premat – 62 Palace Street 1. (10) That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of A. Premat requesting permission for an alteration to the porch of the designated heritage property located at 62 Palace Street **BE APPROVED**; it being noted that the Heritage Planner has reviewed the changes and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible.

Statement of Significance – Glanworth Branch, London Public Library – 2950 Glanworth Drive

2. (11) That a notice of the Municipal Council's intention to designate the property located at 2950 Glanworth Drive to be of cultural heritage value or interest **BE GIVEN**, for the <u>attached</u> reasons, under the provisions of Section 29(3) of the *Ontario Heritage Act*, *R.S.O. 1990*, *c. O.18*; it being noted that the owners of the subject property (London Public Library) have concurred with this recommendation, with the understanding that the land to be included in the designation will be as shown on the assessment roll.

Farhi Holdings – 451 Ridout Street North

- 3. (12) That the following actions be taken with respect to the Heritage Alteration Permit Application from Farhi Holdings requesting permission for an exterior sign addition to the designated heritage property located at 451 Ridout Street North:
- (a) the Heritage Alteration Permit Application from Farhi Holdings to install a new sign on the front façade of 451 Ridout Street North **BE REFUSED**; and,
- (b) the Heritage Planner **BE ADVISED** that the London Advisory Committee on Heritage (LACH) objects to the location of the sign and suggests a roof mounted sign, set back from the edge, would be more acceptable than the proposed sign mounted on the brick façade; it being noted that the brick is one of the designated features of this property;

it being further noted that the LACH reviewed and received the <u>attached</u> Report dated December 12, 2012 from the Managing Director, Land Use Planning and City Planner, with respect to this matter.

T. Forster - 849 Princess Avenue 4. (13) That the Heritage Alteration Permit Application from T. Forster requesting permission for an alteration to the designated heritage property located at 849 Princess Avenue for changes already made to the existing porch and changes to complete the work, **BE DEFERRED** until the owner is agreeable to lowering the porch railing to its previous height; it being noted that the Building Division would have to approve the recommendation for the lower railing height; it being further noted that the London Advisory Committee on Heritage (LACH) reviewed and received the <u>attached</u> Report dated December 12, 2012 from the Managing Director, Land Use Planning and City Planner, with respect to this matter.

LACH 2012 Budget 5. (Added) That the London Advisory Committee on Heritage (LACH) **BE ALLOWED** to retain its 2012 Budget surplus in the approximate amount of \$4,498, for use in 2013, for the purchase of interpretive signage for the Tempo VII Hydroplane and the replacement of a bronze heritage plaque commemorating the former Supertest station located on Carfrae Crescent; it being noted that the Supertest station plaque was reported stolen on December 5, 2012 and was valued at \$3,700.

#### II YOUR COMMITTEE REPORTS:

Election of Chair 6. That the London Advisory Committee on Heritage (LACH) elected G. Goodlet as its Chair for the term ending November 30, 2013.

Election of Vice Chair 7. That the London Advisory Committee on Heritage (LACH) postponed the election of its Vice Chair to its next meeting.

4th Report of the LACH

8. (1) That the London Advisory Committee on Heritage (LACH) received and noted the 4th Report of the LACH from its meeting held on November 14, 2012. The LACH held a general discussion with respect to the proposed landscape heritage plan for the Western County buildings (Clause 10), and asked that the Staff consider the proposed Option #2 with the inclusion of capping/stabilization of all ruins and animal proofing the trash cans.

Education Sub-Committee 9. (ii) That the London Advisory Committee on Heritage (LACH) heard a verbal presentation from O. Hobson, on behalf of the Education Sub-Committee, with respect to the use of social media for the LACH; it being noted that further research will be conducted and presented to the LACH at a future date.

Stewardship Sub-Committee 10. (iii) That the London Advisory Committee on Heritage (LACH) heard a verbal presentation from J. Lutman, on behalf of the Stewardship Sub-Committee.

Tempo VII Sub-Committee 11. (vii) That the London Advisory Committee on Heritage (LACH) heard a verbal update from D. Menard, Heritage Planner and D. Dann, with respect to the Tempo VII Hydroplane and its interpretive signage.

Heritage Conservation District 12. (viii) That the London Advisory Committee on Heritage (LACH) heard a verbal presentation from D. Menard, Heritage Planner, with respect to the Wortley Village Old South draft guidelines; it being noted that the Energy Efficiency Guidelines for Older Homes was initiated in conjunction with the Wortley Village Old South Heritage Conservation Plan. The LACH asked its Chair to contact W. Kinghorn, with respect to this matter.

Heritage Planner's Report

- 13. That the London Advisory Committee on Heritage (LACH) was advised of the following, with respect to the Heritage Planner's Report:
- (a) the London Heritage Council grant application is now available;
- (b) the bronze plaque at the Supertest station on Carfrae Crescent has been stolen; and,
- (c) the Eldon House new Board is now functioning.

Romlex International Inc. – 1061, 1059 and 1057 Richmond Street 14. (3) That the London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated November 30, 2012, from N. Musicco, Planner, with respect to an application submitted by Romlex International Inc. relating to the properties located at 1061, 1059 and 1057 Richmond Street. The LACH asked that the Planner be advised that the concept plan provided does not include 1057 and 1061 Richmond Street, which are both identified as Priority 2 and Priority 1, respectively, in the 2006 Inventory of Heritage Resources.

B. Rohaly, Ministry of Tourism, Culture and Sport -Streamlined Approach to Archaeological Report Review 15. (15) That the London Advisory Committee on Heritage (LACH) postponed discussion of the communication dated November 13, 2012, from B. Rohaly, Manager, Culture Programs Unit, Ministry of Tourism, Culture and Sport, with respect to a streamlined approach to archaeological report review, to its next meeting to be held on January 9, 2013.

Other Business

- 16. That the London Advisory Committee on Heritage (LACH) heard the following other business from its Members:
- (a) J. Manness Architectural Conservancy of Ontario (London Region Branch) and Heritage London Foundation 6th Annual Heritage Awards

Programme: Call for Nominations;

- (b) J. Lutman National Council on Public History 2013 Annual Meeting; and,
- (c) the LACH received that <u>attached</u> communication from J. O'Neil with respect to an invitation to a New Year's Day Levee at the Eldon House.
- 17. That the London Advisory Committee on Heritage (LACH) received and noted the following:

Union
Development
and Trading
Inc. – 2115 to
2121
Aldersbrook
Road

(a) (2) a Notice dated November 22, 2012, from N. Musicco, Planner, with respect to an application submitted by Union Development and Trading Inc. relating to the properties located at 2115 to 2121 Aldersbrook Road;

City of London

– 3841 Cheese
Factory Road
and 1605 Max
Brose Drive

(b) (4) a Notice dated November 22, 2012, from C. Smith, Senior Planner, with respect to an application submitted by the City of London relating to the properties located at 3841 Cheese Factory Road and 1605 Max Brose Drive;

PenEquity Realty Corporation – 3130 and 3260 Dingman Drive (c) (5) a Notice dated November 16, 2012, from C. Smith, Senior Planner, with respect to an application submitted by PenEquity Realty Corporation relating to the properties located at 3130 and 3260 Dingman Drive;

Sifton Properties Limited – 1400 and 1440 North Wenige Dirve (d) (6) a Notice dated November 13, 2012, from N. McKee, Senior Planner, with respect to an application submitted by Sifton Properties Limited relating to the properties located at 1400 and 1440 North Wenige Dirve;

2079 Huron Street (e) (7) a Municipal Council resolution adopted at its meeting held on November 20, 2012 with respect to 2079 Huron Street;

3rd Report of the LACH

(f) (8) a Municipal Council resolution adopted at its meeting held on November 20, 2012 with respect to the 3rd Report of the London Advisory Committee on Heritage;

Designated Residential Building - 591 Maitland Street (g) (9) a Municipal Council resolution adopted at its meeting held on November 20, 2012 with respect to the designated residential building located at 591 Maitland Street; and,

Zelinka Priamo Limited – 754 and 764 Waterloo Street and 354 Oxford Street East

(h) (14) a Notice dated November 9, 2012, from N. Musicco, Planner, with respect to an application submitted by Zelinka Priamo Limited relating to the properties located at 754 and 764 Waterloo Street and 354 Oxford Street East.

Disclosure of Pecuniary Interest – H. Garrett

18. That H. Garrett disclosed a pecuniary interest in Clauses 14 and 17(h) of this report having to do with an application submitted by Romlex International Inc. relating to the properties located at 1061, 1059 and 1057 Richmond Street and an application submitted by Zelinka Priamo Limited relating to the properties located at 754 and 764 Waterloo Street and 354 Oxford Street East, by indicating that the agent for the above-noted properties is her employer.

**Next Meeting** 

19. That the London Advisory Committee on Heritage (LACH) will hold its next meeting on January 9, 2013.

The meeting adjourned at 8:08 p.m.

#### Statement of Significance for Glanworth Branch, London Public Library - 2950 Glanworth Drive

#### **Description of Property**

The Glanworth Branch of the London Public Library is a small, one story, wood frame structure located at 2950 Glanworth Drive, Concession 7, Pt. Lot 15, in the village of Glanworth annexed by the City of London in 1993.

#### Statement of Cultural Heritage Interest

The Glanworth Branch, London Public Library, is a property of cultural heritage interest and value mainly for its historical association with the village of Glanworth.

Originally called Sweeney's Corners, the settlement was renamed Glanworth in 1857 after Glanworth in County Cork, Ireland. Many of the residents in Glanworth, keen on having a library in their village, signed a declaration, filed at the Registry Office in London on July 28, 1912, for the purpose of founding a Public Library Association. Previous to this date, Tremaine's General Store had provided space for a library.

By 1920 a group of Glanworth citizens had purchased the lot on which the current library stands and set up a building fund. With the monies collected, the library building was constructed in 1923 for a sum of \$975.00. The contractor was Alec Simpson, a local barn builder. The first board meeting was held in the new premises on January 8, 1924. Initially, the library offered a fee-based lending service until becoming a free public library in 1946. With the formation of the Middlesex County Library system in 1963, Glanworth became one of 16 branch libraries. Then, with the annexation of Westminster Township, including Glanworth, in 1963, the Glanworth library became part of the larger London Public Library system as its smallest branch in terms of size and numbers of patrons. Significantly, library services have been offered without interruption from this same site since 1924. At 340 sq. ft., the building is one of the smallest, continually operating, rural libraries in Ontario, if not in all of Canada, still in use. The library's size is demonstrated by the larger scale of the surrounding, mostly residential, structures in the village. Glanworth residents regard it as the last remaining space where villagers can gather.

#### Description of Heritage Attributes

All of the heritage attributes of the Glanworth Branch, London Public Library, are expressions of the Ontario Cottage vernacular. Those worthy of retention are:

- Shallow hipped roof
- Front gable above an oversize porch with rectangular corner boards on posts topped by a flat wooden cap

As Stewards (London Public Library / City of London) of the Glanworth Branch Library Building, we

- Horizontally laid wood tongue-and-groove siding with corner boards
- Double hung windows with vertical mullions in the upper part on the front and both side elevations

#### Owner Consent to Designation

	D. Wehard:
TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY, DECEMBER 12, 2012
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION APPLICATION BY: FARHI HOLDINGS 451 RIDOUT STREET NORTH

#### RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of Farhi Holdings requesting permission for an exterior sign addition to the designated heritage property located at 451 Ridout Street North **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed sign and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible.

#### PREVIOUS REPORTS PERTINENT TO THIS MATTER

None

#### PURPOSE AND EFFECT OF RECOMMENDED ACTION

Approval of the recommended action would allow an alteration to a designated property pursuant to the provisions in Section 33(1) of the *Ontario Heritage Act*.

#### **BACKGROUND**

The building at 451 Ridout Street North is one building in a complex of three structures located on Ridout Street north of Queens Avenue. Others include the buildings at 435 and 441- 447 Ridout Street North. (Appendix 1)Together they constitute what was once London's early financial district and later became known as the Labatt complex when Labatt Breweries relocated their head office to the site. More recently the complex has been used to house the Nancy Campbell Academy private school.

451 Ridout Street North is a Georgian style building originally constructed as a residence for Dr. Alexander Anderson c. 1850. It was built as a three storey white brick building on a stone foundation. As part of the Labatt complex, an extensive multi-level addition was placed at the rear. In the restoration carried out in the late 1960s, the bricks at 451 Ridout were removed to allow the walls to be rebuilt. The outside faces of the building were almost entirely recovered with original bricks, though many were cut in half to achieve this result. (Appendix 2: By-Law L.S.P 3330-152)

#### Nature of the Application

Farhi Holdings acquired the buildings in 2011. Recently, the company has engaged in a program to install signs on its various properties in the downtown. This application seeks approval to install a new sign on the front façade of 451 Ridout Street North.

The sign consists of individually illuminated letters spelling F A R H I mounted onto an aluminium raceway approximately 2.78 m in length. The height of the letters as mounted is

approximately .5 m. The weight of the sign is 20 kg. It would be mounted on the exterior masonry surface with ½" x 2" lag bolts spaced evenly along the length of the sign. (Appendix 3) In the picture submitted showing the placement of the sign, it is intended to be placed in the centre of the front façade above the central window near the lower edge of the cornice.(Appendix 3)

#### **Analysis**

The sign can be removed at some point in the future. The Reasons for Designation makes a brief reference to the exterior walls noting that they are brick. The placement of the sign at the place requested will obscure brick detailing including a brick coursing and part of the cornice detail. It will also draw attention from the third storey window. Placement of the sign on the second storey towards the north of the building would avoid this matter.

PREPARED BY:	SUBMITTED BY:		
W. Menself	Borred		
D. MENARD	GREGG BARRETT, AICP		
HERITAGE PLANNER POLICY PLANNING & PROGRAMS	MANAGER		
RECOMMENDED BY:  POLICY PLANNING & PROGRAMS  POLICY PLANNING & PROGRAMS			
afi Aumung			
JOHN M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING AND CITY PLANNER			

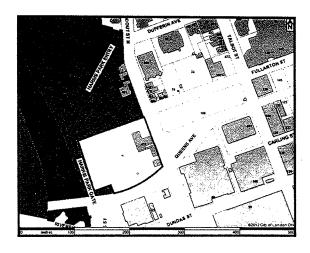
December 10, 2012

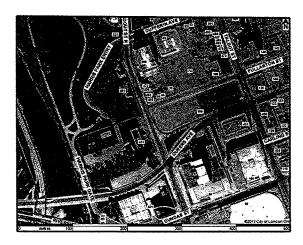
dm/

Attach: Appendix 1- Location Map; Appendix 2: Excerpts By-Law L.S.P. 3330-152; Appendix 3-Drawings and Photos.

Y:\Shared\policy\HERITAGE\Heritage Alteration Reports\451 Ridout Street North Dec 2012\Sign Application.docx

#### Appendix 1: Location Map - 451 Ridout Street North





# Appendix 2: Excerpts: Schedule B: By-Law L.S.P. 3330-152 (June 11, 2001)

#### Historical and Architectural Reasons

Ridout Street North was London's first financial district and the city's original main street until about 1855 since most traffic of that time came to London from the north and west via Blackfriars and Westminster bridges. The banks established here were branches with head offices in Toronto and Hamilton. London was attractive to the banks because of the money spent by soldiers of the Garrison and by the British government that maintained them. Yet in the 1840's and 1850's, the deposits gained locally were not advanced as credit to the local merchants or manufacturers; it was sent to the head offices.

This changed during the 1860's, 1870's and 1880's, as more scope in decisions about the financing of local ventures was given to London bank managers. This was short lived, however, when the head office's power over local branches was re-established again after this time.

The buildings at 435 Ridout Street and 441-447 Ridout Street are the oldest commercial structures in the City. They are excellent examples of Georgian Commercial architecture. With 451 Ridout Street built for a residence they provide an important link between London's oldest home-Eldon House- and the old Middlesex Court House, now the Middlesex County building, the oldest building in the city.

.... (excerpts related to 435 and 441-447 not included)

#### 451 Ridout Street Victorian Eclectic (c.1850)

The mansion, which originally held 23 rooms, has a Georgian arched doorway with side lights and a transom at its centre. On the second floor there is a narrower central entrance to the roof of the doorway porch. The building is three storeys in height, with mullioned windows on the third floor. The foundation is stone and the exterior walls are brick.

Dr. Alexander Andersen also built this building but used it as his own residence. He called it, "Walmington House." He lived and practised medicine there until his death in 1873. His widow resided there until past the turn of the century.

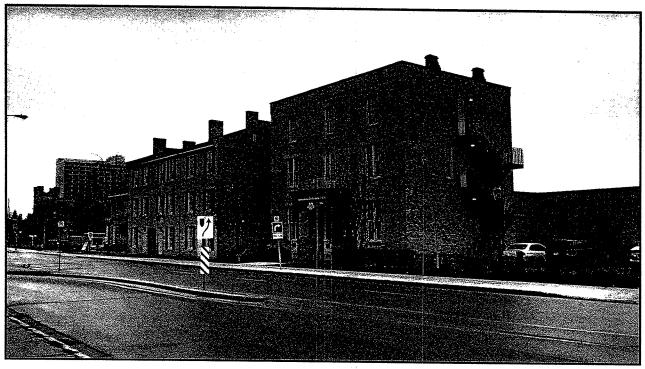
Dr. Anderson was a surgeon in the Royal Navy before coming to Canada. He opened an office in London in December of 1835. Dr. Anderson was a paradoxical mixture of the modern and the old fashioned. He was the first local doctor to be trained in both the arts and the sciences, and many prominent local doctors did preliminary training under him. A notable example was John McLeay of Lobo. McLeay was with Sir John Franklin expeditions of 1819 and 1829. It was Dr. Anderson's wife who convinced Anderson not to join up with the ill-fated trip of 1845. Nonetheless, Dr. Anderson was certainly not a progressive in other matters. He reportedly disliked surgery and still employed bleeding as a technique. There is a record of his bleeding a son of Reverend William Proudfoot on November, 1836.

#### Profile

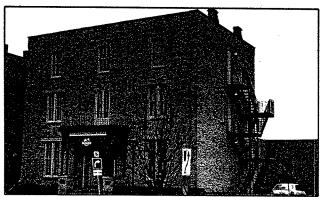
Dr. Anderson was equally divided in matters of religion. His father was a Presbyterian and his mother a Roman Catholic. Anderson was brought up a Presbyterian but later converted to Catholicism. During his final illness he had a change of heart when he realized that his Protestant wife would not be able to be buried beside him when she died. This upset the priest attending Dr. Anderson. In the end, a compromise was reached; a mass was said in St. Peter's Cathedral, and the internment followed in a Protestant cemetery. Bells tolled from the Episcopal and Roman Catholic churches, and all business in the City was suspended during the service.

After Mrs. Anderson's death, the house had a variety of uses. The Knights of Columbus renamed it Brandon Hall when they acquired it in 1914. In 1917, a monastery was set up the Sisters of the Precious Blood. Between 1920 and 1952, the Brothers of the Christian Schools of Ontario provided Catholic instruction at the high school level there. Briefly, it was again a single family dwelling. Then it was a Royal Canadian Legion Branch, and later the John Labatt Limited head office.

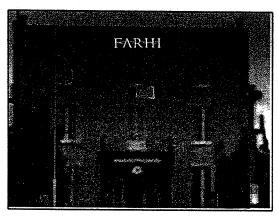
# Appendix 3: Drawings and Photos



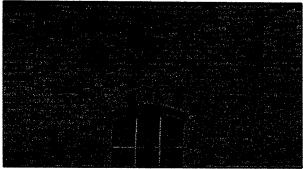
Streetscape 435-451 Ridout Street North (Dec. 2012)



451 Ridout St. N (Dec. 2012)



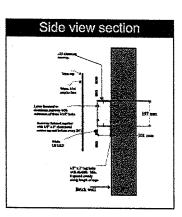
Composite Image with sign location



Window & Cornice detail



- Individually Illuminated Channel Letters, illuminated with White Point US LED's
  Individual letters mounted on an aluminum raceway.
  Letter faces are 3/16 white acrylic with black jewelite trimcap
  Letter returns are 5" deep, black .040 aluminu with .125" aluminum backs.
  Total weight of sign including 6mm composite back panel is 20kg



	D. Wenard:
TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY, DECEMBER 12, 2012
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION APPLICATION BY: T. FORSTER 849 PRINCESS AVENUE

#### RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of T. Forster requesting permission for an alteration to the designated heritage property located at 849 Princess Avenue **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed changes to the porch and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible.

#### PREVIOUS REPORTS PERTINENT TO THIS MATTER

None

#### PURPOSE AND EFFECT OF RECOMMENDED ACTION

Approval of the recommended action would authorize changes as identified to the designated structure pursuant to section 41.(1) of the *Ontario Heritage Act*.

#### **BACKGROUND**

The residence at 849 Princess is a one and one half storey white brick residence built c. 1908 in the Queen Anne style. The residence is located on the south side of Princess Avenue near between Ontario and Elizabeth streets. (Appendix 1) It is designated under Section 41 of the Ontario Heritage Act by virtue of its inclusion in the Old East Village Heritage Conservation District established in 2006 by By-Law L.S.P. 3383-111. In the consultant notes related to the Old East Village Heritage Study, the structure was categorized as a "B" building in terms of its integrity as a heritage residence. According to the Conservation Guidelines category "B" buildings require heritage alteration approval for porch/veranda replacement, removal or additions.

#### The Application

The applicant seeks approval to authorize changes already made to the existing porch and for changes to complete the work. Prior to the application, the existing deck rails and spindles had been removed. It is uncertain as to whether any of these elements were original. As well, wood screens which enclosed the porch were also removed as both porch rails and wood screens had deteriorated. Exterior woodwork had been painted the same colour as existing. Masonry was painted to match. Work halted pending the resolution of the alteration application process as it was determined that formal approval was needed given the requirements of the Guidelines. The applicant was in the process of replacing the removed rails and spindles with a brand name prefabricated aluminium product painted black and seeks approval to complete this aspect of the work. (Appendix 3)

#### Analysis and Recommendation

While there is a preference to retain existing porch verandah features, in this case, what was there may not have been original. Once the existing rails and spindles were removed, the provisions of the Building Code require rails at a minimum height with spindles with a required minimum separation. The replacement with metal rails is consistent with other homes in the district that have metal rails and spindles. Existing columns will be maintained as will the existing hand rail on the steps leading to the porch deck. The existing skirting will be maintained and has been repainted.

It is recommended that this application be approved.

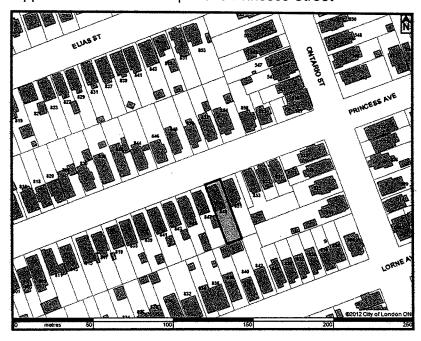
PREPARED BY:	SUBMITTED BY:		
W. Menary	House		
D. MENARD	GREGG BARRETT, AICP		
HERITAGE PLANNER	MANAGER		
POLICY PLANNING & PROGRAM	POLICY PLANNING & PROGRAM		
RECOMMENDED BY:			
Alw Vanney			
JOHN-M. FLEMING, MCIP, RPP			
DIRECTOR OF LAND USE PLANNING AND CITY PLANNER			

December 11, 2012

dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos; Appendix 3-Manufacturer's Information Y:\Shared\policy\HERITAGE\Heritage Alteration Reports\849 Princess Avenue\Porch Alterations Dec 2012.docx





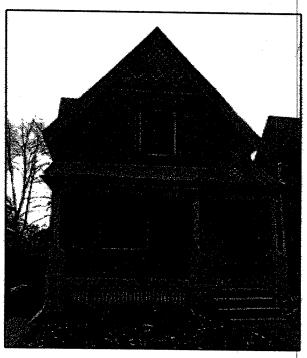
# Appendix 2- Photos - 849 Princess Avenue



Consultant Photo (2004-5)

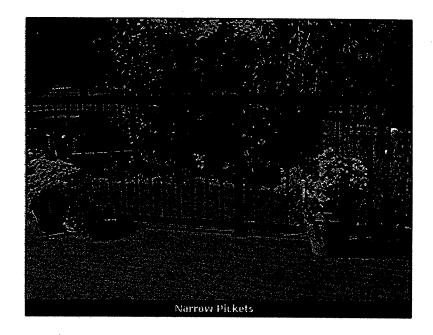


Taken by owner prior to removals



849 Princess Avenue December 2012

Appendix 3- Rails -(Picture above shows partial installation of proposed railing and spindles)



# Eldon House Invitation

The newly-appointed
Eldon House Board of Directors
& Historical Interpretive Team

Warmly invite you to

# A New Year's Day Levee

With music by Harmony Five

at.

# Eldon House

Since John and Amelia Harris first moved their family into this brand new home in September 1834, Eldon House has served as the hub of London's history.

Please join us as we launch an exciting new era for London's oldest home.

Tuesday, January 1, 2013 1:00 - 4:00 p.m. 481 Ridout Street North (Greetings, Tea, Cider and Cake at 2:00 pm)

Contacts:

Linda Louwagie-Neyens Interim Heritage Site Coordinator <u>llouwagi@eldonhouse.ca</u> 519-661-5169 Maureen Spencer Golovchenko Chair, Board of Directors moe.spengol@sympatico.ca 519-473-6166