

London Advisory Committee on Heritage

Report

9th Meeting of the London Advisory Committee on Heritage
September 11, 2019
Committee Rooms #1 and #2

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

ABSENT: M. Bloxam, J. Monk and M. Whalley

ALSO PRESENT: L. Dent and K. Gonyou

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

S. Bergman discloses pecuniary interests in the following:

- a) Item 5.1 of the 9th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application – Official Plan and Zoning By-law Amendments for the properties located at 1-3 Bathurst Street and 269-281 Thames Street, by indicating that her employer was involved in a past application with respect to this matter; and,
- b) Item 5.2 of the 9th Report of the London Advisory Committee on Heritage having to do with the Victoria Park Secondary Plan – Draft Secondary Plan, by indicating that her employer was involved in a past application with respect to this matter.

2. Scheduled Items

2.1 7th Annual Emancipation Day Celebration

That it BE NOTED that a verbal presentation from J. Turner and J. O'Neil, with respect to the Emancipation Day Celebration scheduled for September 22, 2019 at Westminster Ponds Environmentally Significant Area, was received.

2.2 Heritage Alteration Permit Application by P. and P. Cameron at 40 Craig Street, Wortley Village-Old South Heritage Conservation District

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval for alterations to the property located at 40 Craig Street, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the vinyl siding cladding the front gables be removed within 1 year and the painted wood shingle imbrication be retained and restored;
- only painted wood be used for the alterations to the porch, including but not limited to the hand railings on the steps, the steps, and the porch skirt;
- all exposed wood be painted;

- the Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit 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, was received with respect to this matter.

2.3 Heritage Alteration Permit Application by S. Caplan at 213 King Street, Downtown Heritage Conservation District

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for replacement of the front door at 213 King Street, within the Downtown Heritage Conservation District, BE PERMITTED with the term and condition that the former door be salvaged by the property owner for appropriate reuse elsewhere; it being noted that the attached presentation from K. Gonyou, Heritage Planner and a verbal delegation from S. Caplan were received with respect to this matter.

3. Consent

3.1 8th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 8th Report of the London Advisory Committee on Heritage, from its meeting held on August 14, 2019, was received.

3.2 Notice of Planning Application - Intent to Remove Holding Provision - 804-860 Kleinburg Drive

That it BE NOTED that the Notice of Planning Application, dated August 15, 2019, from N. Pasato, Senior Planner, with respect to an intent to remove a holding provision for the properties located at 804-860 Kleinburg Drive, was received.

3.3 Public Meeting Notice - Zoning By-law Amendment - Intent to Revise the Wording for the Existing H-18 Holding Provision for Archaeological Assessment City-Wide

That it BE NOTED that the Public Meeting Notice, dated August 19, 2019, from C. Parker, Senior Planner, with respect to a Zoning By-law Amendment related to an intent to revise the wording for the existing H-18 holding provision for archaeological assessment city-wide, was received.

3.4 Ministry of Tourism, Culture and Sport - Update on Heritage Advisory Services

That it BE NOTED that the communication dated August 29, 2019, from S. Fraser, Ministry of Tourism, Culture and Sport, with respect to an update on Heritage Advisory Services, was received.

3.5 (ADDED) Public Meeting Notice - Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 3700 Colonel Talbot Road and 3645 Bostwick Road

That it BE NOTED that the Public Meeting Notice, dated September 6, 2019, from N. Pasato, Senior Planner, with respect to a Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments related to the properties located at 3700 Colonel Talbot Road and 3645 Bostwick Road, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the London Advisory Committee on Heritage Stewardship Sub-Committee Report, from its meeting held on August 28, 2019, was received.

5. Items for Discussion

5.1 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1-3 Bathurst Street and 269-281 Thames Street

That the following actions be taken with respect to the Notice of Planning Application, dated July 24, 2019, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 1-3 Bathurst Street and 269-281 Thames Street:

a) C. Lowery, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the conclusions of the Heritage Impact Assessment (HIA) associated with the above-noted Application; it being noted that the HIA has not adequately addressed the following impacts to the adjacent and on-site heritage resources or attributes:

- massing impacts, particularly with respect to adjacent southerly heritage listed properties;
- design impacts, with respect to compatibility with the properties located at 1-3 Bathurst Street, in terms of building materials, colour and overall design as referenced in Section 3.3 of the above-noted HIA; and,
- glazing attributes; it being noted that the LACH recommends glazing inspired by the 19th Century Industrial style; and,

b) the attached document, entitled “Comments on the HIA for 1-3 Bathurst Street and 269-281 Thames Street” from T. Jenkins, BE FORWARDED to C. Lowery, Planner II for consideration.

5.2 Victoria Park Secondary Plan - Draft Secondary Plan

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage is satisfied with the vision, principles and policies of the Victoria Park Secondary Plan Draft Secondary Plan; it being noted that the proposed policies for cultural heritage outlined in Section 3.5 of the above-noted Secondary Plan continue to support the objectives and policies of the West Woodfield and Downtown Heritage Conservation Districts and promotes the conservation of on-site cultural heritage resources and compatibility of new development with on-site and adjacent cultural heritage resources.

5.3 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 6:35 PM.



Heritage Alteration Permit 40 Craig Street, Wortley Village-Old South HCD

London Advisory Committee on Heritage
Wednesday September 11, 2019
london.ca



40 Craig Street



- Built 1914
- Wortley Village-Old South HCD (2015)
- C-rated Property
- Multi-unit residential



Timeline

- June 1, 2015: Property designated under Part V, *Ontario Heritage Act* as part of the Wortley Village-Old South HCD
- April 2019: Property owners consult with Heritage Planner about potential alterations
- August 7, 2019: Complaint received regarding alterations; enforcement action
- August 12, 2019: Property owners submit HAP application seeking retroactive approval and other alterations



Heritage Alteration Permit application

- Retroactive approval for the cladding of the gables in vinyl siding with a faux scalloped shingle appearance;
- Replace the existing steel and aluminum eaves troughs, soffit, and fascia with brown aluminum; and,
- Replace the porch decking (1¼" wood tongue and groove), 1" square lattice skirt, step hand rails on both sides with new wood to match the verandah railings/guard.



Policy Framework

- “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” (PPS 2014)
- “Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan” (Policy 594_*, *The London Plan*)



Goals and Objectives

Section 3.1.2, Wortley Village-Old South HCD Plan

- *Avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details*



Principles

Section 3.2, Wortley Village-Old South HCD Plan


- Conserve the historic context
- Maintain and repair
- Find a viable social or economic use
- Conserve traditional setting
- Conserve original decoration and fitting
- Restore to authentic limits
- Employ traditional repair methods
- Respect historic accumulations
- Make new replacements distinguishable



Design Guidelines

Section 8.3.1, Wortley Village-Old South HCD Plan

- d) *Avoid “new” materials and methods of construction if the original is still available. In some cases, after careful research, substitute materials may perform better than original materials, but beware of using materials that have not been tested for years in a similar application.*
- e) *Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.*
- h) *Avoid concealing or irreversibly altering heritage attributes of property, such as entrances, windows, doors and decorative details when undertaking alterations.*

 **Material Guidelines**

Section 9.4.5, Wortley Village-Old South HCD Plan

- Preserve as much as possible of the original material when undertaking repairs.
- Damaged siding should be removed and replaced with similar material. Avoid covering any original material with layer(s) of new material.
- Avoid any new siding that is simply attached over top of the original as many of the trim details and corner details of the original will be lost underneath or recessed behind the new skin.
- Natural wood siding can be acquired and milled to profiles identical to the original profile and nailed in place and painted or stained to replicate the original appearance. This is the optimum solution where feasible.
- Vinyl and aluminum siding are not recommended to cover or replaced original wood siding. Fiber cement board, while less preferable than wood siding, is more preferable than aluminum and vinyl materials.

 **Gables on Craig Street**

- 14 properties with applicable comparisons
 - 3 properties: vinyl scalloped siding
 - 2 properties: composite/unidentified
 - 1 property: siding
 - 8 properties: painted wood shingles



Painted wood shingles in gable



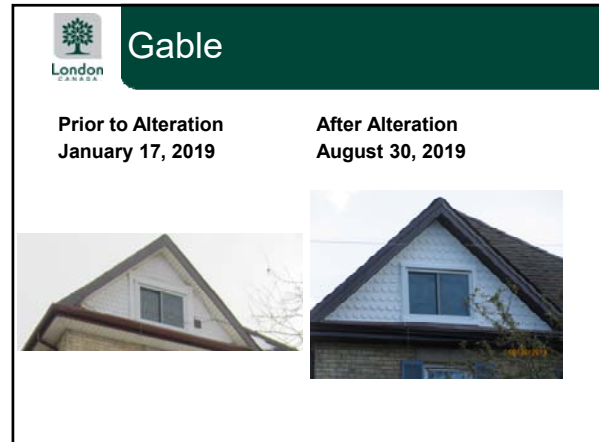
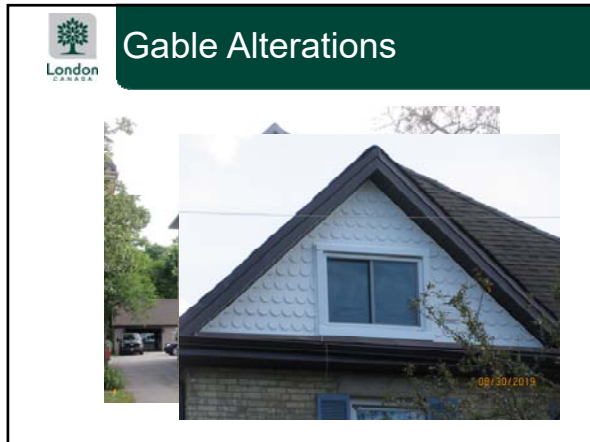
Vinyl scalloped siding (installed prior to 2015)

 **Original Condition Gable**




 **August 7, 2019 Gable Alterations**





Gable Alterations

- Inappropriate alteration, does not comply with Section 3.1.2 of Wortley Village-Old South HCD Plan
- Does not conform to the principles of Section 3.2
 - Conserve Original Decoration and Fittings
 - “Avoid removing or updating the style of these features or replacing them with poor reproductions of the originals” (Section 3.2.2)
 - Maintain and Repair

Gable Alterations

- Introduces a “new” material when historically appropriate wood shingles are still available
- Does not accurately replicate the profile or details
- Contrary to direction to repair and retain heritage attributes, rather than replace (Section 8.3.1.1.e and 8.3.1.1.h)
- Covers historic material contrary to guidelines of Section 9.4.5



Gable Alterations

- Majority of properties on Craig Street maintain historic wood shingles
- Other vinyl scalloped siding on Craig Street installed prior to designation of Wortley Village-Old South HCD in 2015
- Supporting vinyl covering of historic wood shingles could set negative precedent
- Intent of Wortley Village-Old South HCD Plan is to conserve heritage attributes, not cover them in vinyl



Porch Guidelines

Section 9.5, Wortley Village-Old South HCD Plan

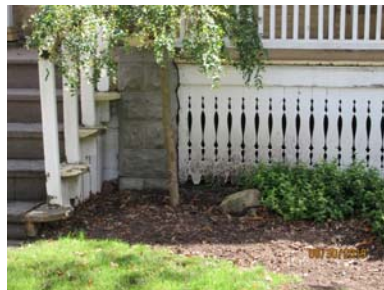
- Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged;
- Do not remove or cover original porches or porch details, except for the purposes of quality restorations.
- When restoring a porch that is either intact or completely demolished, some research 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.
- For structural elements of the porch, use the best of current technology including secure footings extending below frost and pressure treated wood for wood framing.
- For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glue and biscuit joiners and liquid preservatives and best quality paints to protect the finished product.
- Fiberglass and plastic versions of decorative trim should be avoided. Poor interpretations of the scale or design of applied decoration detracts from the visual appearance and architectural coherence of porches and verandahs.
- Install and maintain a porch apron on all exterior sides below the porch floor.



Existing Conditions Porch Steps



Existing Conditions Porch Skirt





Porch Alterations

- Painted wood complies with Section 8.3.1.1.d
- Replacement of hand rails of the steps using railing/guard of verandah complies with Section 8.3.1.1.g
- Lattice or cut details of porch skirt equally appropriate in the Wortley Village-Old South HCD, provided it is constructed of painted wood (not vinyl) to comply with Section 8.3.1.1.d



Ontario Heritage Act

Section 42(4): Within 90 days after 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, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to property at 40 Craig Street, within the Wortley Village-Old South Heritage Conservation District, **BE PERMITTED** with the terms and conditions:

- a) The vinyl siding cladding the front gables be removed within 1 year and the painted wood shingle imbrication be retained and restored;
- b) Only painted wood be used for the alterations to the porch, including but not limited to the hand railings on the steps, the steps, and the porch skirt;
- c) All exposed wood be painted;
- d) The Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit prior to issuance of the Building Permit; and,
- e) The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.



Heritage Alteration Permit
213 King Street
Downtown Heritage
Conservation District

London Advisory Committee on Heritage
Wednesday September 11, 2019

london.ca



213 King Street



- Built in c. 1887
- Italianate
- Downtown HCD (2013)
- A-rated
- Formerly Novack's
- Previous HAP: windows



213 King Street



213 King Street





Heritage Alteration Permit application

- Retroactive approval for storefront door replacement

This block contains the title 'Heritage Alteration Permit application' and a single bullet point: 'Retroactive approval for storefront door replacement'. It also features the City of London logo in the top left corner.

Storefront Door

Original Door	Replacement Door

This block contains the title 'Storefront Door' and a comparison of two door designs. The 'Original Door' is a solid door with horizontal slats. The 'Replacement Door' is a glass door with horizontal slats. Both images have a date stamp '07/21/2019' at the bottom. The City of London logo is in the top left corner.



Policy Framework

- “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” (PPS 2014)
- “Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan” (Policy 594_*, *The London Plan*)



Physical Goals and Objectives

Section 3.2.1, Downtown HCD Plan

- *Establish a framework for the retention, conservation, and adaptation of the existing stock of significant heritage buildings and spaces within the Downtown District;*
- *Encourage the rehabilitation and restoration of heritage buildings that is sensitive and respectful to the historical significance of the structure*
- *Influence the renovation or construction of modern era buildings so that it is done with regard to the District and complementary to the character and streetscape.*
- *Successfully implement these objectives while fostering an environment of growth and renewal going forward.*



Storefronts

Section 6.1.3.1, Downtown HCD Plan

- *Preserve the functional and decorative features such as display windows, doors, transoms, cornices, corner posts, awnings and signs – which are important in defining the overall heritage value of the building.*
- *Document the form, materials and condition of the storefront prior to beginning project work. The careful removal of non-character defining cladding and other cover-ups may reveal an earlier storefront beneath.*
- *Protect and maintain wood, masonry and architectural metals that comprise storefronts through appropriate treatment such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems in kind.*
- *Retain storefronts and storefront elements that are in sound condition. Deteriorated storefront elements should be preserved wherever possible. Character-defining signs and awnings should be retained. Stripping the storefront of character-defining materials such as wood, brick, metal, or structural glass or covering the material is to be avoided.*
- *Replace extensively deteriorated or missing parts of storefronts with in kind elements where there are surviving prototypes. The new work should match the old in form and detailing.*



Alterations and Renovations

Section 6.1.5, Downtown HCD Plan

- *Replacement windows, doors and architectural components of buildings that contribute to heritage character must respect the original in type, proportion, vertical orientation, and size of elements. Surrounding details should be maintained. When original windows no longer exist, replacement windows should respect the spirit of the original architecture.*



Analysis

- Efforts made to repair original door
 - Evidence provided in HAP application
- Replacement door: different proportions and size, different material
- Replacement door: matches door of 209-211 King Street
- Recessed storefront retained
- Original door salvaged for reuse



213 King Street & 209-211 King Street



Ontario Heritage Act

Section 42(4): Within 90 days after 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, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for replacement of the front door at 213 King Street, within the Downtown Heritage Conservation District, **BE PERMITTED** with the terms and conditions that the former door be salvaged by the property owner for appropriate reuse elsewhere.

LACH- September 11, 2019 – Comments on the HIA for 1-3 Bathurst Street and 269-281 Thames Street

T. Jenkins

Comparison of 1855 and 1892 drawings, Rev. 1907 FIP

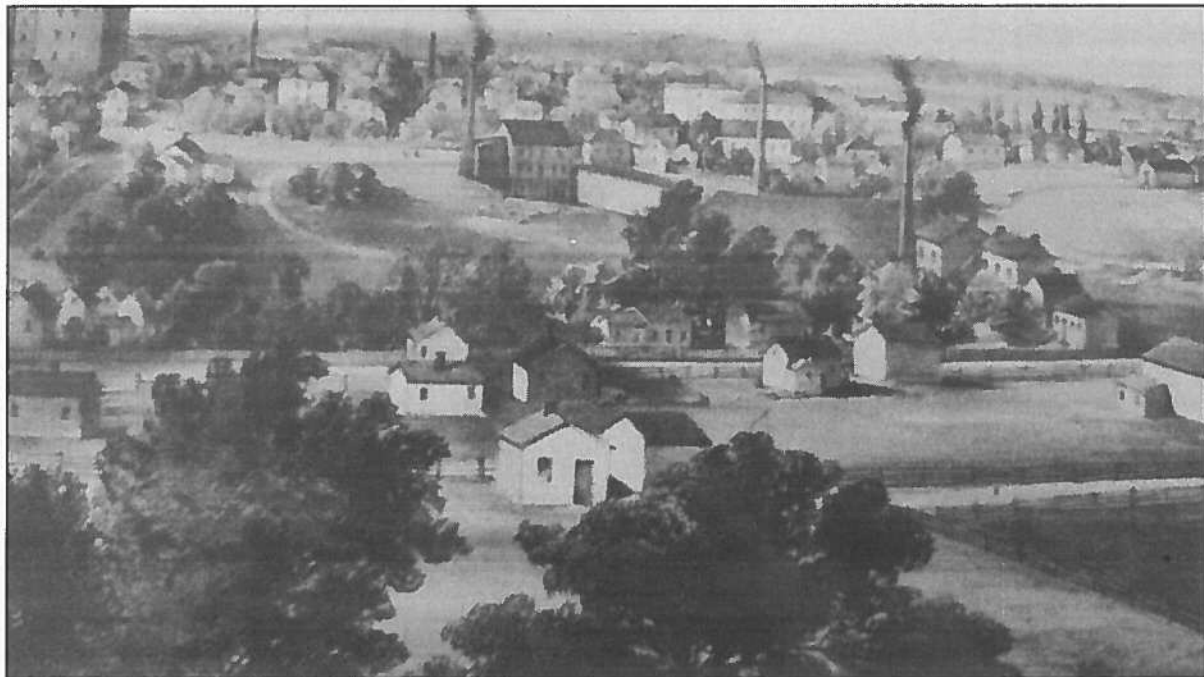
Comment: It is important to document the land use history fully and completely at this stage in the HIA since it may frequently be referenced in future development plans, road improvement plans, etc., especially if there is a possibility a remaining building is related to the Underground Railroad era.

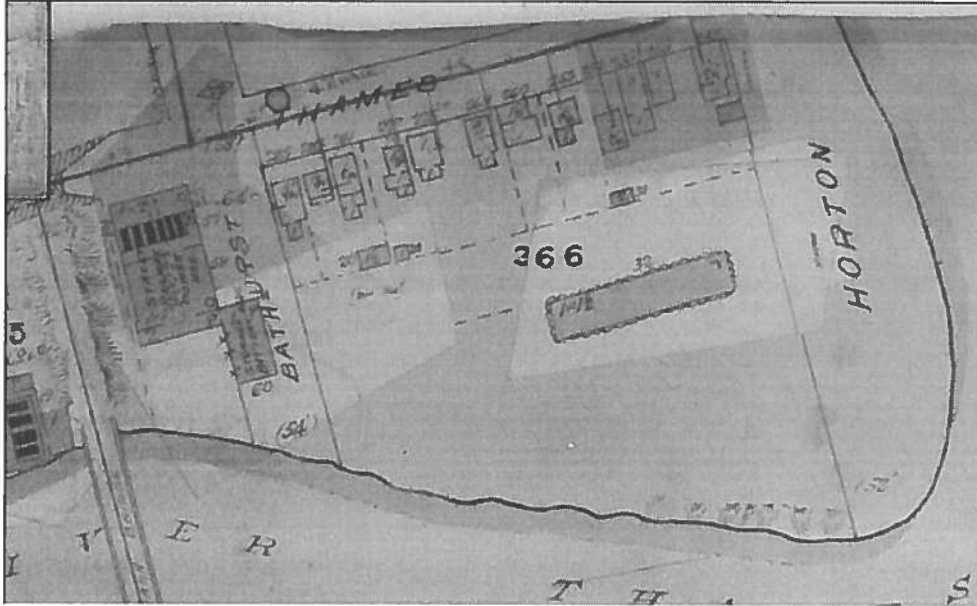
Observations:

269- already removed

263 - The 1855 drawing demonstrates that the house was likely present as seen with the small single storey addition at the rear (Whitefield, 1855). *This corresponds to the footprint of the house numbered 263 on the 1892, Revised 1907 FIP (which should be added to the HIA).

- Note the current aerial view of the house may show where the previous small rear addition was present.





267- This house is present by 1907 as shown in the 1892, Revised 1907 FIP. It is likely a mid to late 19th century building. It is not likely depicted in the 1855 painting.

257- The 1892, Revised 1907 FIP is important since I believe it demonstrates that the rear of 257 (single storey) is older than the front of the house. The 1922 FIP illustrates the house is long and aligned with 263. This single storey may have been set back as shown in 1892, since a previous farmhouse was removed, as depicted in the 1855 painting.

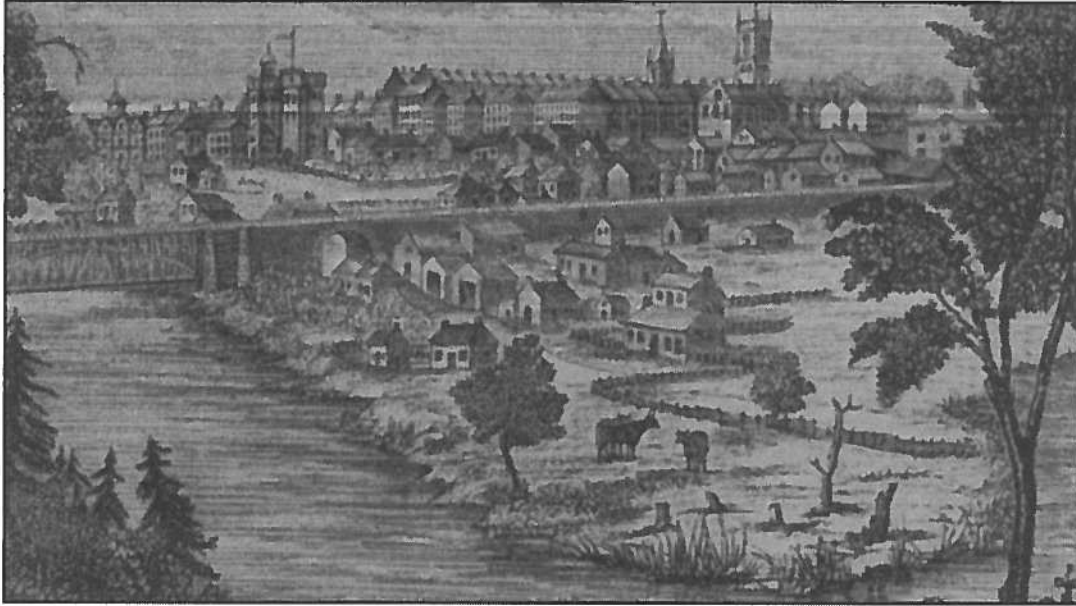
Conclusion:

267- built post Underground Railroad era

263- is likely mid-19th century and therefore was erected about the same time as the Chapel.

Recommendations:

1. Update report to include these graphics
2. Update report to state that 263 may be an earlier building related to the Hollow. This includes Reg. 9/06 to be amended (meets 2.i)
3. Include the earliest depiction of the rail in 1853 (below)



Vibration Monitoring:

Recommendation:

4. Change wording in Table 4 (6.1). Vibration monitoring should be completed **prior** to construction and investigated thru an engineering assessment- as well as any necessary mitigation measures prior to construction, if needed. This should be completed for 267 more specifically since it is within 10-15 m of construction (a red flag for many municipalities).

- 7.0- add that staging and construction activities are necessary to avoid negative impacts to identified resources.

Appendix Commemoration:

-I believe the contents of the plaque on the site of the chapel should focus only on the Black history of the Hollow (include history on the Underground Railroad in London) with the proximity to rail acknowledged. The plaque is in commemoration of one event and not three. Perhaps a separated plaque at a different location on site can be erected to commemorate the site's industrial component.

Recommendations:

5. Revise text in *Approach* so that signage is only commemorating Black history (including the Hollow, Underground Railroad and Fugitive Slave Chapel)

6. Add text indicating the plaque should contain textual and graphic material.

Heritage River:

Recommendation:

7. Add a separate section on the Thames River as a Heritage River signifying its importance to Indigenous history.

8. Add an impact assessment portion to determine if the plan directly impacts the heritage river. Why does study area project thru the river and what impact does this have on the river?

Additional Recommendation:

9. Page 212 currently states there are no physical remains of the Chapel. Revise to state that there are no physical **above-ground** remains. There still is potential for below ground remains.

Heritage Planners' Report to LACH: September 11, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 350 Dufferin Avenue (West Woodfield HCD): front step alteration
 - b) 765 Princess Avenue (Old East HCD): window and door replacement
 - c) 798 Queens Avenue (Old East HCD): rear addition (visible from street)
 - d) 333 Richmond Street (Downtown HCD): sign
 - e) 855 Hellmuth Avenue (Part IV): porch alterations
 - f) 165 Bruce Street (Wortley Village-Old South HCD): front walk alteration
 - g) 275 Queens Avenue (West Woodfield HCD): balcony divider replacement
 - h) 285 Queens Avenue (West Woodfield HCD): balcony divider replacement
 - i) 440 Wellington Street (West Woodfield HCD): balcony divider replacement
 - j) 420 Talbot Street, Unit 3 (Downtown HCD): signage
 - k) 360 St. James Street (Part IV): porch alterations
 - l) 161 Duchess Avenue (Wortley Village-Old South HCD): amendment to trim and details for salvaged windows

Upcoming Heritage Events

- Doors Open London on September 14 and 15, 2019. More information: www.londonheritage.ca/doorsopenlondon
- Milling About in Tillsonburg – ACO London Region and London & Middlesex Historical Society bus trip on Saturday September 21, 2019. More information: <https://www.eventbrite.ca/e/milling-about-aco-lmhs-joint-bus-tour-tickets-67370542105>
- 7th Annual Emancipation Day Celebration – Westminster Ponds on Sunday, September 22, 2019. More information: <https://www.londontourism.ca/Events/7th-Annual-Emancipation-Day-Celebration>
- Eldon House Events. More information: <https://eldonhouse.ca/events/>
 - Sunday September 22: Upstairs, Downstairs
 - Saturday October 5: Behind the Ropes #3
- More Mid Mod Movies – Tuesdays, 7pm, Stevenson & Hunt Room A, Central Branch, London Public Library
 - September 17: Lotte at Bauhaus
 - September 24: The Wassily & Barcelona Armchairs
 - October 1: Mies on Scene
 - October 8: Bauhaus Women
 - October 15: Bauhaus in America
- Gallery Painting Group – Show & Sale at First St. Andrew's United Church (350 Queens Avenue), October 17-20, 2019, www.gallerypaintinggroup.com (Woodfield area)
- Conservation of Heritage Structures Project Case Studies (three-day workshop in Guelph), October 23-25, 2019
- ACO London Region & Heritage London Foundation – 13th Annual London Heritage Awards – Call for Nominations (deadline: November 1, 2019)



**Architectural Conservancy of Ontario - London Region
&
Heritage London Foundation
In partnership with Museum London**

13th Annual London Heritage Awards: Call for Nominations

This awards program seeks to recognize individuals and organizations from either the private or public sector who have demonstrated an extraordinary commitment to the preservation of London's built heritage. Nominees may be proposed for their long-term dedication to the cause, for a single outstanding effort that made a notable difference, for strong leadership and vision in educating the public, or for actions that have brought about a positive outcome for built heritage in our City. The awards also seek to honour projects that have actually preserved part of our built heritage. The awards will therefore be given in the following three categories:

1. To volunteers in the fields of education, awareness or advocacy.
2. Projects that have preserved built heritage.
3. Professionals, who were crucial to the success of a project or who have gone above and beyond their professional role.

The number of awards given each year will be at the discretion of the Awards Committee.

How to Nominate:

Any person may make a nomination. To do so, please fill in a nomination form that can be found on the awards website, <http://londonheritageawards.ca>. The list of awards and the evaluation criteria that the Committee will use can be found on the same website.

Alternatively, nominations may be sent by mail to ACO – HLF Awards Committee
Grosvenor Lodge, 1017, Western Road, London, Ontario N6G 1G5
By Fax to 519-645-0981 or by email to awards@acolondon.ca

Deadline for nominations is Friday November 1st, 2019

The awards will be presented at a Gala ceremony to be held Thursday March 5th, 2020 at Museum London. Tickets for the Gala can be purchased on Eventbrite after November 1st.