

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage

From: John M. Fleming
Managing Director, City Planning and City Planner

Subject: Demolition Request and Heritage Alteration Permit
**Application by Distinctive Homes London Ltd. at 88
 Blackfriars Street, Blackfriars/Petersville Heritage
 Conservation District**

Meeting on: Wednesday December 11, 2019

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 the demolition of the existing building and approval for a proposed building, as described herein and shown in Appendix D, on the property at 88 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) Buff brick be used for the exterior cladding of the proposed building;
- b) A painted wood front door be used for the proposed building;
- c) Parking be limited to a driveway to the west of the proposed building with front yard parking prohibited;
- 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.

Executive Summary

A demolition request and Heritage Alteration Permit application have been submitted for the property at 88 Blackfriars Street, a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District.

Analysis

1.0 Background

1.1 Location

The property at 88 Blackfriars Street is located on the south side of Blackfriars Street between Albion Street and Wharnccliffe Road North (Appendix A).

1.2 Cultural Heritage Status

The property at 88 Blackfriars Street is located within the Blackfriars/Petersville Heritage Conservation District, which was designated pursuant to Part V of the *Ontario Heritage Act* in 2015. The property at 88 Blackfriars Street is identified as a Contributing Resource by the *Blackfriars/Petersville Heritage Conservation District*, meaning it contributes to the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District.

1.3 Description

The dwelling located at 88 Blackfriars Street is a single storey, frame building with a shallow hipped roof and central gable (Appendix B). The Contributing Resource was constructed in c.1876.

1.4 Property History

The Euro-Canadian history of the subject property at 88 Blackfriars Street begins with the first survey of London Township (1810). The *Blackfriars/Petersville Heritage Conservation District Study* (2014) reports the early Euro-Canadian history of the area, including Joshua Applegarth's cultivation of hemp at the Forks of the Thames and the acquisition of Lots 1-2, east of the Wharncliffe Highway (or Proof Line) in 1832 by John Kent. In 1848, John Kent began to survey his property on the east side of the North Branch of the Thames River into park lots (RP191(W)), generally thought to be intended for small farms or market gardens. Lot 1, on the east side of "the Wharncliffe Road" and on the west of Centre Street (now Wilson Avenue), was purchased by Duncan Campbell in 1852, who, in May 1856, surveyed the park lot into smaller lots for development in RP111(W).

A review of the available records in the land registry office suggest that Duncan Campbell's plan of subdivision, Registered Plan 111(W), was not developed until the mid-1870s. The subject property at 88 Blackfriars Street includes parts of Lots 19-20 on RP111(W), with the transactions in 1876.

In 1876, the lot was conveyed to Elizabeth Drummond, with mortgages taken out in 1876, 1878, 1886 (two) before the property was sold to William Nicholls by James Blair (Trustee) in 1891. The property was sold to Herbert V. Nicholls in 1911 for \$1.00, suggesting a familial relation between the grantee and grantor (Instrument 15275). Some transactions in the 1930s and 1940s appear to suggest boundary adjustments to the Lots 19 and 20 in RP111(W). Information ascertained from the City Directory suggests that the property was a rental, as the occupants changed every few years particularly during the 1890s and early 1900s (Appendix C).

On September 10, 1931, John and Annie Petfield purchased the property for \$1,800 (Instrument 30853). John H. Petfield is recorded as the occupant of the property at 88 Blackfriars Street from at least 1905 until his death on April 2, 1962 (he was predeceased by his wife, Annie, on October 1, 1953) (Instrument GR17545). This suggests that John and Annie Petfield were first tenants of the property and later property owners. On November 9, 1962, the property was sold by the estate of John H. Petfield to Thomas H. Gerry (Instrument 106636). Following the death of Thomas H. Gerry in 1986, the property was granted to Jennie Leona Gerry, his wife, who granted the property in 1987 to Patricia Leone Swatuk (Instruments 729591, 757164). In the same year, she sold the property to Murray Lee Milligan for \$56,000 (Instrument 764331). The property changed hands several more times and was purchased by the current owner in July 2018.

Based on the form and remaining details of the property, and supported by some documentation within the land registry records, the ascribed date of construction of circa 1876 is believed to be accurate for the existing dwelling.

2.0 Legislative/Policy Framework

2.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2014) promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved."

2.2 Ontario Heritage Act

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

- a) The permit applied for
- b) Notice that the council is refusing the application for the permit, or
- c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act)

Municipal Council must make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

2.3 The London Plan

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London's cultural heritage resources. Policy 554_ of *The London Plan* articulates one of the primary initiatives as a municipality to "ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources." To help ensure that new development is compatible, Policy 594_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

Policy 13.3.6 of the *Official Plan* (1989, as amended) includes similar language and policy intent.

Policy 597_ states,

Where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of buildings or structures within the district shall be subject to the provisions of Part V of the Ontario Heritage Act.

Policy 600_ states,

Where a property within a heritage conservation district is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost, and may require the salvage of materials exhibiting cultural heritage resources for the purpose of re-use or incorporation into the proposed development.

2.3 Blackfriars/Petersville Heritage Conservation District

The Blackfriars/Petersville Heritage Conservation District is recognized for its significant cultural heritage value, not just for its individual cultural heritage resources (Contributing Resources) but for the value that they have together, collectively. The goals of the designation of Blackfriars/Petersville as a Heritage Conservation District pursuant to Part V of the *Ontario Heritage Act* support the conservation of its resources. Specifically for its cultural heritage resources:

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.*

To implement this goal and these objectives, the policies of Section 7.5 (Demolition of Contributing Resources), Section 7.7.1 (Residential Area), and the design guidelines of Section 10.3.2 (Design Guidelines – New Buildings - Residential) and applicable

Architectural Conservation Guidelines of Section 11 were considered in the evaluation of the demolition request and Heritage Alteration Permit application.

The Blackfriars/Petersville Heritage Conservation District Plan identifies Contributing Resources and Non-Contributing Resources. The property at 88 Blackfriars Street is identified as a Contributing Resource. Contributing Resources are defined as

A property, structure, landscape element, or other attribute of a Heritage Conservation District that supports the identified cultural heritage values, character, and/or integrity of the HCD. Contributing Resources are subject to the policies and guidelines for conservation, alteration, and demolition.

The demolition of a Contributing Resource is discouraged by the policies and guidelines of the *Blackfriars/Petersville Heritage Conservation District Plan*. Section 7.5.1 recognizes that situations may arise where the demolition of a Contributing Resource is necessary. The demolition of a Contributing Resource is the last option, after all other potential options have been exhausted.

Applicable policies of Section 7.5.1 regarding the demolition of a Contributing Resource include:

- Policy 7.5.1.c *The demolition or relocation of contributing resources located within the Blackfriars/Petersville Heritage Conservation District is strongly discouraged and will only be permitted in exceptional circumstances.*
- Policy 7.5.1.d *All options for on-site retention of contributing resources must be exhausted before resorting to relocation or demolition. The following alternatives must be given due consideration in order of priority:*
- i) On-site retention in the original use and integration with the surroundings;*
 - ii) On site retention in an adaptive reuse;*
 - iii) Relocation to another site within the Heritage Conservation District; and,*
 - iv) Relocation to another site within the City.*
- Policy 7.5.1.e *In the event that demolition, relocation or irrevocable damage to a contributing resource is unavoidable as determined by Council, thorough archival documentation is required to be undertaken by the proponent and made available to the City for archival purposes.*
- Policy 7.5.1.f *The above-noted archival documentation must be prepared by a qualified heritage architect or built heritage specialist and include at least the following as appropriate, or additional matters as specified by the City:*
- i) Architectural measured drawings;*
 - ii) Land use history; and,*
 - iii) Photographs, maps and other available materials about the cultural heritage resource and its surrounding context.*
- Policy 7.5.1.g *Any proposal to demolish or relocate a contributing resource, or portion thereof, located within the Blackfriars/Petersville Heritage Conservation District shall require the approval of the Council of the City of London;*
- Policy 7.5.1.h *The proponent of any proposal to demolish a contributing resource, or portion thereof, located within the Blackfriars/Petersville Heritage Conservation District shall be required to provide supporting evidence and documentation demonstrating the necessity of the demolition, as well as the exploration of all other, more desirable conservation approaches to the satisfaction of the City's Heritage*

Planner. This may take the form of a Heritage Impact Assessment and/or Demolition Plan.

Policy 7.5.1.i *Salvage or reclamation of materials from a demolished contributing resource is encouraged.*

The policies of Section 7.7 are intended to assist in the management of change within the Residential Area of the *Blackfriars/Petersville Heritage Conservation District*. Guidelines for new buildings are found within Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan*.

3.0 Demolition Request & Heritage Alteration Permit Application

The property owner's written notice of intention to demolish the building located at 88 Blackfriars Street was received on October 25, 2019. The demolition request was accompanied by a Heritage Impact Assessment (Thor Dingman B. Architecture Sc. Inc., dated October 21, 2019).

The Heritage Alteration Permit application was submitted by an authorized agent for the property owners and received on November 8, 2019. The applicant has applied for a Heritage Alteration Permit for a new building with the following details:

- New, proposed building with the following details:
 - Two storey with a footprint of 1220 square feet (113.3m²), approximately 28'9" in width by 42'5" in depth built on a concrete foundation;
 - Three-bay façade design, with a central doorway;
 - Brick exterior cladding (reclaimed/salvaged buff brick proposed);
 - Vinyl simulated divided light, two-over-two windows with a cut stone sill and brick soldier course lintel;
 - Front door;
 - Shallow pitched hipped roof (4/12 pitch) clad in asphalt shingles;
 - Front porch with hipped roof and paneled columns, set on a concrete base with two steps (less than 24" above grade); and,
 - Single width asphalt driveway to the west of proposed building (no garage) and a new concrete walkway from the sidewalk to the porch.

Drawings for the proposed building are attached to this report as Appendix D. The Heritage Impact Assessment (Thor Dingman B. Architecture Sc. Inc., dated October 21, 2019) is attached as Appendix E).

As the demolition of a Contributing Resource is a major alteration within a Heritage Conservation District, consultation with the London Advisory Committee on Heritage is required. Consistent with Policy 7.5.1.g, a decision of Municipal Council is required.

Per Section 42(4) of the *Ontario Heritage Act*, Municipal Council must make a decision on this demolition request and Heritage Alteration Permit application by January 23, 2020 or the request is deemed permitted.

The scope of the designation of the subject property in the Blackfriars/Petersville Heritage Conservation District is limited to the exterior of the building and property; interior design is not subject to the approvals required pursuant to the *Ontario Heritage Act*.

4.0 Analysis

One of the goals of the designation of the Blackfriars/Petersville Heritage Conservation District pursuant to the *Ontario Heritage Act* is to avoid the unnecessary demolition of identified heritage resources (Contributing Resources). It is the onus of the proponent to demonstrate the necessity of the demolition of a Contributing Resource in compliance with Policy 7.5.1.h of the *Blackfriars/Petersville Heritage Conservation District Plan*.

To support the demolition request, a Heritage Impact Assessment (HIA) (Thor Dingman B. Architecture Sc. Inc., dated October 21, 2019) was submitted as part of the demolition Request. The HIA is appended to this report as Appendix E.

4.1 Review of the Heritage Impact Assessment

The HIA (TD-BAS) undertook site-specific analysis to understand how the subject property *fits* within the context of the Blackfriars/Petersville Heritage Conservation District. Limited historical research, supplemented by the property history presented in Section 1.4 of this report, positioned the property in the context of the Blackfriars/Petersville Heritage Conservation District. The property-based research did not identify any specific or significant historical associations of the subject property. Extensive documentation and consideration of its context was presented. The HIA found that 50% of the building stock on Blackfriars Street was constructed before 1900 and that 80% of the building stock was one or one-and-a-half storey buildings (TD-BAS, Section 3.4, 21).

The HIA undertook an evaluation of the property using the criteria of O. Reg. 9/06. As the property has been identified as a Contributing Resource as part of the *Blackfriars/Petersville Heritage Conservation District Plan*, designated pursuant to Part V of the *Ontario Heritage Act*, it was unclear why this evaluation was completed. Staff have not completed a detailed review of this evaluation. However, the evaluation found that the property has cultural heritage value and heritage attributes of the subject property were identified.

4.2 Demolition of a Contributing Resource

Demolition of a Contributing Resource is strongly discouraged. Policy 7.5.1.c of the *Blackfriars/Petersville Heritage Conservation District Plan* directs that demolition of a Contributing Resource should be permitted only in exceptional circumstances.

Options for retention of the Contributing Resource were considered in Section 4.3 of the HIA (TD-BAS, 31). It concluded that the existing resource was “virtually beyond repair or salvage” and that “repairs are impractical and not advised.” The HIA has articulated that demolition of the existing Contributing Resource at 88 Blackfriars Street is unavoidable. This Contributing Resource has suffered years of neglect, resulting in the frustrating position that it is not “practical or feasible” to repair the resource because of its “advanced state of neglect.” The HIA reported that the existing building had not been inhabited for approximately 18 years.

The HIA considered options for on-site retention, on-site retention and adaptive reuse, and relocation, in compliance with Policy 7.5.1.d. Section 4.4 of the HIA (TD-BAS, 32) states, “the retention, repair and restoration, adaptive reuse or relocation of the building is untenable [sic.] due to the advanced deterioration of the structure due to long term neglect and abandonment.”

Demolition of a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District is the least desired outcome. The analysis completed in the HIA found no alternatives to the demolition of the building, citing its condition. No significant historical or associative values unique to this property were identified, which would otherwise force the preservation of a cultural heritage resource.

The demolition of a Contributing Resource will have a negative impact on the cultural heritage values of the subject property and on the Blackfriars/Petersville Heritage Conservation District. The HIA states,

In conclusion, the loss of the contributing heritage property at 88 Blackfriars Street results in a negative impact on the neighbourhood along Blackfriars Street and throughout its connection within the broader context of the HCD. Due to serious and irreversible structural deterioration the heritage resource cannot be retained. Mitigation of this loss is achieved through the effective incorporation of the HCD design guideline recommendations in the design of the new house (TD-BAS, 45).

The HIA recommends that the loss of this Contributing Resource can be mitigated by the design of a new building at the property.

Pursuant to Policies 7.5.1.e-f of the *Blackfriars/Petersville Heritage Conservation District Plan* and Policy 600_ of *The London Plan*, archival documentation of the subject property is required. The information contained within the HIA, accompanied by this report, can serve to document the land use history of the property and other available material about the cultural heritage resource. Measured drawings of the existing building have been submitted to the satisfaction of the Heritage Planner, as part of the HIA.

With the advanced state of deterioration of the existing building noted by the HIA and knowledge that the front door was stolen, no elements of the existing building have been identified or recommended for salvage prior to demolition.

4.2 Heritage Alteration Permit (New Building)

As the HIA has articulated that the demolition of the existing Contributing Resources unavoidable, the HIA recommends the mitigation of this loss through the design and construction of a new building on the property that complies with the design guidelines for new buildings. While the approval of a Heritage Alteration Permit with terms and condition may signal an intent or desire, no planning mechanism can compel the construction of a new building.

Section 7.7 of the *Blackfriars/Petersville Heritage Conservation District Plan* identifies policies for the residential area. These policies are intended to ensure the conservation of the cultural heritage value of the Blackfriars/Petersville Heritage Conservation District. The following policies were used in the analysis of the proposed building at 88 Blackfriars Street.

Table 1: Policies and Analysis of Section 7.7.1, Residential Areas, of the Blackfriars/Petersville Heritage Conservation District Plan

Policies	Analysis
a) The predominant form of development within the residential area should continue to be single detached dwellings of 1 – 1 ½ storeys	Information presented in Section 3.4 of the HIA (TD-BAS) found that 80% of the buildings on Blackfriars Street were one or one-and-a-half storeys in height. Some examples of two-storey residential buildings were identified in the surrounding area (e.g. buildings at 167 Wharncliffe Road North, 88 Albion Street, 29 Argyle Street, 13 Napier Street), demonstrating the general compatibility of a two-storey building in the area. The form of development will remain a detached dwelling at 88 Blackfriars Street.
b) Proposed development or site alteration that is not sympathetic to the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District, and which may have a negative impact on the residential area, shall be discouraged	The design guidelines of Section 10.3.2 of the <i>Blackfriars/Petersville Heritage Conservation District Plan</i> will be applied to evaluate the design of the proposed building; see Table 2 (below).

Policies	Analysis
c) Where incompatible land use and/or built form already exists, their replacement with land uses and built form that contribute to the cultural heritage value of Blackfriars/Petersville Heritage Conservation District should be encouraged	No land use change is proposed.
d) The creation of new lots or enlarging existing lots within Blackfriars/Petersville Heritage Conservation District should be discouraged, unless resulting in lot(s) are of compatible depth, width, and overall size and configuration as surrounding and/or adjacent lots	No new lot/lot fabric alteration is proposed.
e) Continued or adaptive reuse of a contributing resource is encouraged rather than demolition and development	See Section 4.1 of this staff report and Appendix E; the HIA submitted in support of this application found the demolition of the existing Contributing Resource to be unavoidable.
f) Gaps in the streetscape are discouraged	To discourage a vacant lot within the Blackfriars/Petersville Heritage Conservation District, the demolition request for the existing Contributing Resource at 88 Blackfriars Street is being brought forward with a Heritage Alteration Permit application for a proposed building.
g) The conservation of front porches, gardens and other front yard features is encouraged to support a friendly atmosphere and interactions among neighbours	The proposed building retains the front yard character of the existing property. The design of the proposed building includes a front porch (see Appendix D).
h) Replacement of buildings lost due to circumstances such as severe structural instability, fire, flood or other reasons shall be sympathetic , respectful , and contextual to the heritage attributes and cultural heritage value of Blackfriars/Petersville Heritage Conservation District	The design guidelines of Section 10.3.2 of the <i>Blackfriars/Petersville Heritage Conservation District Plan</i> will be applied to evaluate the design of the proposed building; see Table 2 (below).
i) New development shall conserve the continuity of the street edge by implementing setbacks, form, scale, and massing similar to adjacent protected resources along the streetscape	The proposed building maintains the general setback of dwellings on the south side of Blackfriars Street and contributes to the rhythm of the street in general form, scale, and massing.
j) Additions should be generally located in the rear or side yards to maintain the consistent street edge, front yard landscaping, front porches, and front façade of protected heritage resources	Not applicable.

Policies	Analysis
k) Parking should be located in the driveways at the side of the dwelling or in a garage at the rear of the main building, wherever possible. New garages shall not be permitted at the front of the building. Front yard parking shall be discouraged	<p>Parking for the proposed building is located to the west side.</p> <p>No front yard parking is proposed or permitted.</p>
l) Ongoing maintenance of protected heritage resources should be promoted to build a sense of community pride. Property standards shall be enforced within the Blackfriars/Petersville Heritage Conservation District	
m) The conservation of landscaped areas and mature vegetation should be encouraged	The proposed building will maintain a landscaped area in front of the proposed building.
n) The planting of new trees where gaps exist to contribute to the urban forest should be encouraged	Noted.
o) Along major entrances, particularly along Wharncliffe Road North, Oxford Street West, Blackfriars Street, Riverside Drive/Queens Avenue, development should generally reflect the character of the area and instill a sense of arrival	The HIA states that the proposed building will improve the gateway at Blackfriars Street. Gateways in Section 12.9 of the <i>Blackfriars/Petersville Heritage Conservation District</i> are generally considered to be public features, rather than private property. The built form and setbacks of the proposed building will make positive contributions, in accord with the guidance of Section 10.2.1 (Key Elements: Building Form, Massing, Height, Width, and Visual Depth) of the <i>Blackfriars/Petersville Heritage Conservation District</i> .

Design guidelines included within Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District Plan* were used in the analysis of the proposed building at 88 Blackfriars Street.

Table 2: Guidelines and Analysis of Section 10.3.2, New Buildings, of the Blackfriars/Petersville Heritage Conservation District Plan

Guideline	Analysis
Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbors. Match façade pattern of street or of “street wall” for solids and voids, particularly to ensure continuity of the street wall where one exists.	The setback of the proposed building is consistent with that of other properties on the south side of Blackfriars Street. As demonstrated in the HIA, there is some variety of footprint, size, and massing, however the proposed building has been designed to generally fit within this character. The proposed building will contribute to the street wall and maintain the rhythm of the street.
Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.	The setback of the proposed building is consistent with the properties on the south side of Blackfriars Street.

Guideline	Analysis
New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district.	The proposed building only has one entry door, which faces Blackfriars Street. The porch located at the front door provides architectural interest and contributes to the cultural heritage values of the Blackfriars/Petersville Heritage Conservation District.
Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing façades.	The subject property does not have any unique conditions within the context of the Blackfriars/Petersville Heritage Conservation District.
Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate areas.	The size, shape, proportion, number, and placement of windows and doors follows conventions in Italianate/Georgian architectural styles. Noted examples in the Blackfriars/Petersville Heritage Conservation District include buildings at 167 Wharncliffe Road North, 13 Napier Street, and 9 Blackfriars Street. The proposed windows are simulated divided lights to replicate historic proportions and glazing patterns, with spacing that is stoic reflecting Georgian proportions of the proposed building. Three-bay buildings are common in the Blackfriars/Petersville Heritage Conservation District.
Use materials and colours that represent the textures and palette of the Blackfriars/Petersville area.	The proposed use of salvaged buff brick is part of the historic texture and palette of the Blackfriars/Petersville Heritage Conservation District. The porch must be constructed with painted wood posts (and railings, if required). The front door must be wood.
Where appropriate, incorporate in a contemporary way, some of the traditional details that are standard elements in the principal façades of properties within the Blackfriars/Petersville area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to individual properties.	The proposed building reflects the vernacular architectural character of the Blackfriars/Petersville Heritage Conservation District. It draws inspiration from popular historic forms and details without replicating a specific building. The proposed building includes simulated divided lights and a porch; details which characterize many other Contributing Resources in the Blackfriars/Petersville Heritage Conservation District.
New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block.	The proposed building may be near the tallest building on the block, but as a two-storey building it is anticipated to fit within an appropriate height range for the Blackfriars/Petersville Heritage Conservation District. The shallow pitch of the roof (12:4) is anticipated to minimize any overwhelming appearance of height in the building.

The proposed building complies with the policies of Section 7.5.1 and the guidelines of Section 10.3.2 of the *Blackfriars/Petersville Heritage Conservation District*. The proposed building reflects the prevailing character of the Blackfriars/Petersville Heritage Conservation District, in accord with Policy 13.3.6.ii of the *Official Plan* (1989, as amended) (and Policy 594_* of *The London Plan*). To ensure compliance, the terms and conditions are recommended as noted in Table 2.

5.0 Conclusion

The subject property at 88 Blackfriars Street has suffered long-term neglect. It survived the floors of 1883 and 1937, but cannot withstand anymore.

The policies and approach within a Heritage Conservation District seeks to conserve existing resources that contribute to the cultural heritage values of an area that make it unique. Situations arise, from time to time, where retention and conservation are no longer possible. Physical deterioration of a heritage designated property is not a justification to support the demolition of this cultural heritage resource. The retention and conservation of a cultural heritage resource is the preferred approach.

Property-based research was undertaken to understand the history of the property at 88 Blackfriars Street and its place within the context of the Blackfriars/Petersville Heritage Conservation District. No significant historical or associative values unique to this property were identified.

When a building has deteriorated to the point where retention and conservation are no longer possible, and has been sufficiently demonstrated from a cultural heritage perspective, the redevelopment of the site in conformity with the *Blackfriars/Petersville Heritage Conservation District Plan* that reflects the cultural heritage values, character, and context of the Blackfriars/Petersville Heritage Conservation District may be an acceptable alternative.

The Heritage Impact Assessment, submitted as part of the demolition request and Heritage Alteration Permit application, recommends that the loss of this Contributing Resource can be mitigated by an appropriately designed new building. This approach is not appropriate in every situation, as our cultural heritage policies and approaches to heritage conservation discourage the inappropriate destruction of our cultural heritage resource; it may be appropriate in this situation. The proposed new building has been designed in a manner which complies with the guidelines for new buildings in the *Blackfriars/Petersville Heritage Conservation District Plan* and conforms to the policy direction *Official Plan/The London Plan* which protects the character of our Heritage Conservation Districts, with terms and conditions recommended to ensure its appropriate execution at the time of construction.

<p>Prepared by:</p>	<p>Kyle Gonyou, CAHP Heritage Planner</p>
<p>Submitted by:</p>	<p>Gregg Barrett, AICP Manager, Long Range Planning and Sustainability</p>
<p>Recommended by:</p>	<p>John M. Fleming, MCIP, RPP Managing Director, City Planning and City Planner</p>
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from City Planning.</p>	

December 3, 2019

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- Appendix A Property Location
- Appendix B Images
- Appendix C Historic Research
- Appendix D Drawings of Proposed Building
- Appendix E Heritage Impact Assessment (attached separately)

Appendix A – Location



Figure 1: Location of the subject property at 88 Blackfriars Street in the Blackfriars/Petersville Heritage Conservation District.

Appendix B – Images



Image 1: The Contributing Resource at 88 Blackfriars Street on February 5, 2016.



Image 2: View of the main (north) and west elevations of the Contributing Resource at 88 Blackfriars Street on July 12, 2018.



Image 3: View of the main (north) and west elevations of the Contributing Resource at 88 Blackfriars Street on January 25, 2019.



Image 4: View of the main (north) and west elevations of the Contributing Resource at 88 Blackfriars Street on April 17, 2019.



Image 5: View of the south side of Blackfriars Street, looking west towards Wharcliffe Road North including a view of the subject property at 88 Blackfriars Street on October 7, 2019.



Image 6: View of the main (north) and west elevations of the Contributing Resource at 88 Blackfriars Street on October 7, 2019.



Image 7: View of the main (front) elevation of the Contributing Resource at 88 Blackfriars Street on October 7, 2019.

Appendix C – Historic Research

Table 3: Summary of City Directory Research

Year	Entry
1888-1889	No entry identified ^a
1890	No entry identified
1891	Vacant
1892	Elliott Hickson, joiner O. B. Graves
1893	Elliott Hickson, framer O. B. Graves
1894	Alfred M. Williams, agent
1895	Walter P. Hendershot, trunkmaker, P. Hendershot & Co.
1896-1897	William May, helper G. White & Sons Co.
1897-1898	William May, helper G. White & Sons Co.
1898-1899	William May, helper G. White & Sons Co.
1900	William J. Brown, pntr A. B. Greer (Carriage Manufacturer)
1901	J. Edward Dean, driver J. D. Saunby (Saunby Feed Mill)
1902	J. Edward Dean, driver J. D. Saunby (Saunby Feed Mill)
1903	J. Edward Dean, driver J. D. Saunby (Saunby Feed Mill)
1904	J. Edward Dean, driver J. D. Saunby (Saunby Feed Mill)
1905	John H. Petfield, bartender, Boswell House
1906	John H. Petfield, bartender, Boswell House
1907	John H. Petfield, bartender, Boswell House
1908	John H. Petfield, bartender, Hotel Windsor
1909-1910	John H. Petfield, wine clerk, Western Hotel
1915	John H. Petfield, pntr GTR
1915	Verne Sherdown, moto St Ry, b 88 Blackfriars ^b
1916	John H. Petfield, pntr GTR
1917	John H. Petfield, pntr GTR
1918	John H. Petfield, pntr GTR
1920	John H. Petfield, pntr GTR
1921	John H. Petfield, pntr GTR
1922	John H. Petfield, wks GTR
1923	John H. Petfield, wks GTR
1924	John H. Petfield, wks CNR
1925	John H. Petfield, wks CNR
1926	John H. Petfield, wks CNR
1927	John H. Petfield, wks CNR
1928	John H. Petfield, wks CNR
1929	John H. Petfield, wks CNR
1930	John H. Petfield, wks CNR
1931	John H. (Annie) Petfield, pntr CNR ^c
1932	John H. (Annie) Petfield, pntr CNR
1933	John H. (Annie) Petfield, pntr CNR
1934	John H. (Annie) Petfield, pntr CNR
1935	John H. (Annie) Petfield, pntr CNR
1936	John H. (Annie) Petfield, pntr CNR
1937	John H. (Annie) Petfield, pntr CNR
1938	John H. (Annie) Petfield, pntr CNR

^a Entries for London West, which was not annexed by the City of London until 1898, are recorded without an address which makes property-based research difficult to achieve particularly where it appears that the property was rented as opposed to owner occupied (which could allow information from the Land Registry records to be used to corroborate information in the City Directory).

^b The “b” that accompanies the entry for Verne Sherdown indicates that he “boarded” at the property

^c An asterisk appears with the City Directory (1931) entry for John H. Petfield, indicating that the property is owner-occupied.

Year	Entry
1939	John H. (Annie) Petfield, pntr CNR
1940	John H. (Annie) Petfield, pntr CNR
1941	John H. (Annie) Petfield, pntr CNR
1942	John H. (Annie) Petfield, pntr CNR
1943	John H. (Annie) Petfield, pntr CNR
1944	John H. (Annie) Petfield, pntr CNR
1945	John H. (Annie) Petfield, pntr CNR
1946	John H. (Annie) Petfield, pntr CNR
1947	John H. (Annie) Petfield, pntr CNR
1948	John H. (Annie) Petfield, pntr CNR
1949	John H. (Annie) Petfield, pntr CNR
1950	John H. (Annie) Petfield, pntr CNR
1951	John H. (Annie) Petfield, pntr CNR
1952	John H. (Annie) Petfield, pntr CNR
1953	John H. (Annie) Petfield, pntr CNR
1954	John H. Petfield ^d
1955	John H. Petfield
1956	John H. Petfield
1957	John H. Petfield
1958	John H. Petfield
1959	John H. Petfield
1960	John H. Petfield
1961	John H. Petfield
1962	John H. Petfield ^e
1963	Vacant
1964	Thomas Gerry
1965	Thomas (Jennie) Gerry, bridge builder
1966	Thomas (Jennie) Gerry, bridge builder
1967	Thomas (Jennie) Gerry, bridge builder
1968	Thomas (Jennie) Gerry, bridge builder
1969	Thomas (Jennie) Gerry, bridge builder
1970	Thomas (Jennie) Gerry, bridge builder
1971	Thomas (Jennie) Gerry, bridge builder
1972	Thomas (Jennie) Gerry, bridge builder
1973	Thomas (Jennie) Gerry, bridge builder
1974	Thomas (Jennie) Gerry, bridge builder
1975	Thomas (Jennie) Gerry, bridge builder
1976	Thomas (Jennie) Gerry, bridge builder
1977	Thomas (Jennie) Gerry, bridge builder
1978	Thomas (Jennie) Gerry, bridge builder
1979	Thomas (Jennie) Gerry, bridge builder
1980	Thomas H. (Jennie), bridgemn CNR
1981	Thomas H. (Jennie), bridgemn CNR
1982	Thomas H. (Jennie), bridgemn CNR
1983	Thomas H. (Jennie), bridgemn CNR
1984	Thomas H. (Jennie), bridgemn CNR
1985	Thomas (Jennie) Gerry
1986	Jennie Gerry ^f

^d Annie Petfield, born 1867, died October 1, 1953.

^e John Petfield, born 1874, died April 2, 1962. The property was sold in October 1962 to Thomas H. Gerry.

^f The property at 88 Blackfriars Street was granted to Jennie Leona Gerry in 1986, following the death of Thomas Gerry. Jennie Gerry sold the property in 1987 to Patricia Leone Swatuk, who is not recorded in the City Directory.

Year	Entry
1987	Jennie Gerry ^g
1988	No return
1989	E. Powileit
1990	A. M. Barrett
1991	Lisa Pieniazek
1992	Lisa Pieniazek
1993	Lisa Pieniazek
1994	Lisa Pieniazek
1995	Lisa Pieniazek, Murray L. Milligan ^h
1996	Lisa Pieniazek, Murray L. Milligan
1997	Lisa Pieniazek
1998	Lisa Pieniazek
1999	Lisa Pieniazek
2000	Lisa Pieniazek
2001	Lisa Pieniazek
2002	Lisa Pieniazek
2003	Lisa Pieniazek
2004	Lisa Pieniazek
2005	Lisa Pieniazek
2006	M. Hossein, Mohammed Hassan
2007	M. Hossein, Mohammed Hassan
2008	M. Hossein, Mohammed Hassan
2009	No return
2010	No return
2011	No return
2012	No return
2013 ⁱ	No return

^g The City Directory (1988) records Mrs. J. Gerry at 345 Wharnccliffe Road North, Apartment 812.

^h Murray Lee Milligan purchased the property at 88 Blackfriars Street in 1987 for \$56,000 from Patricia Leone Swatuk. He is only recorded as occupying the property in the 1995 and 1996 City Directory.

ⁱ The City Directory was last published in 2013.

Appendix D – Proposed Building



Figure 2: Front façade of the proposed new building at 88 Blackfriars Street.

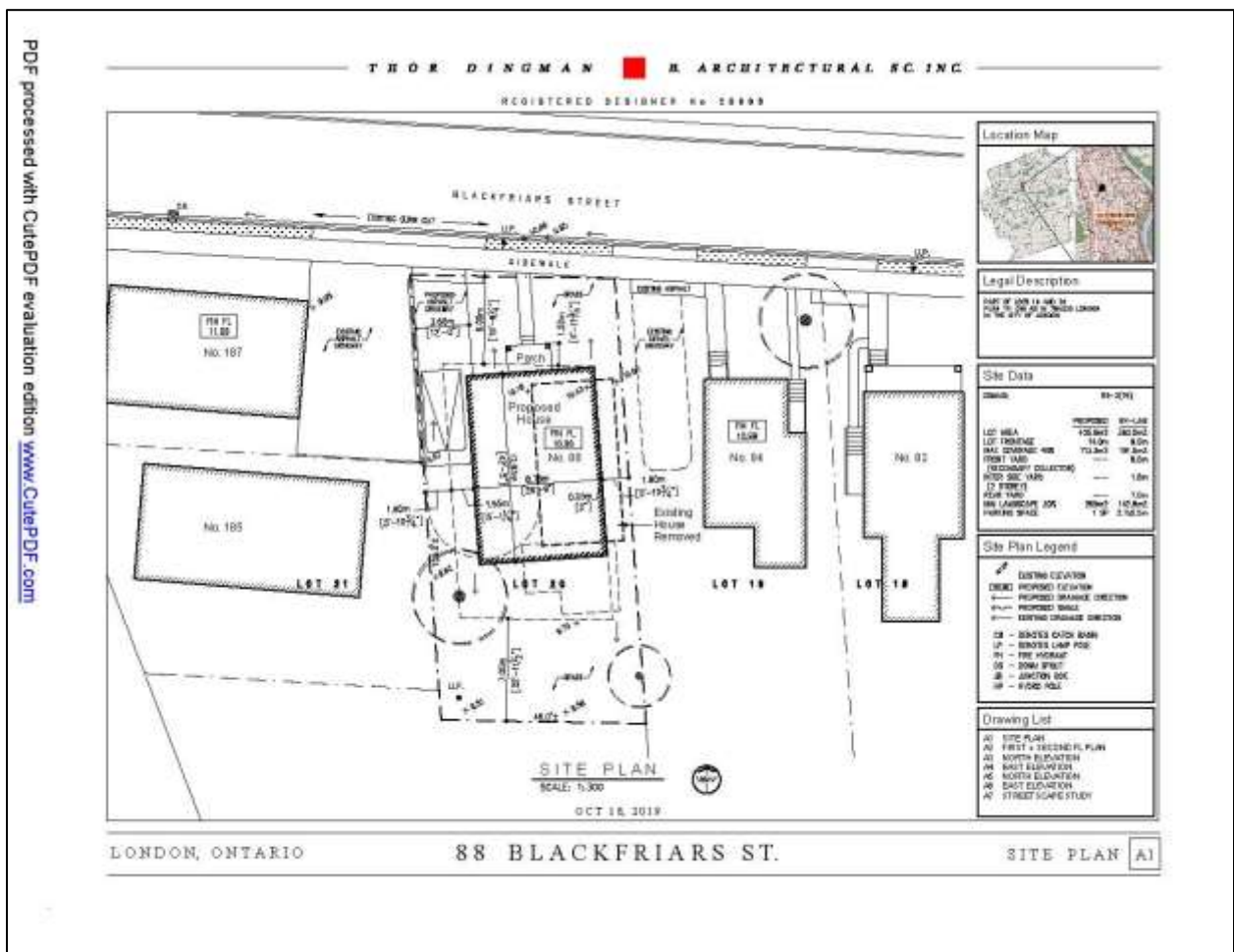


Figure 3: Site plan showing the proposed new building at 88 Blackfriars Street with the setbacks and footprints of adjacent and nearby buildings in the Blackfriars/Petersville Heritage Conservation District.

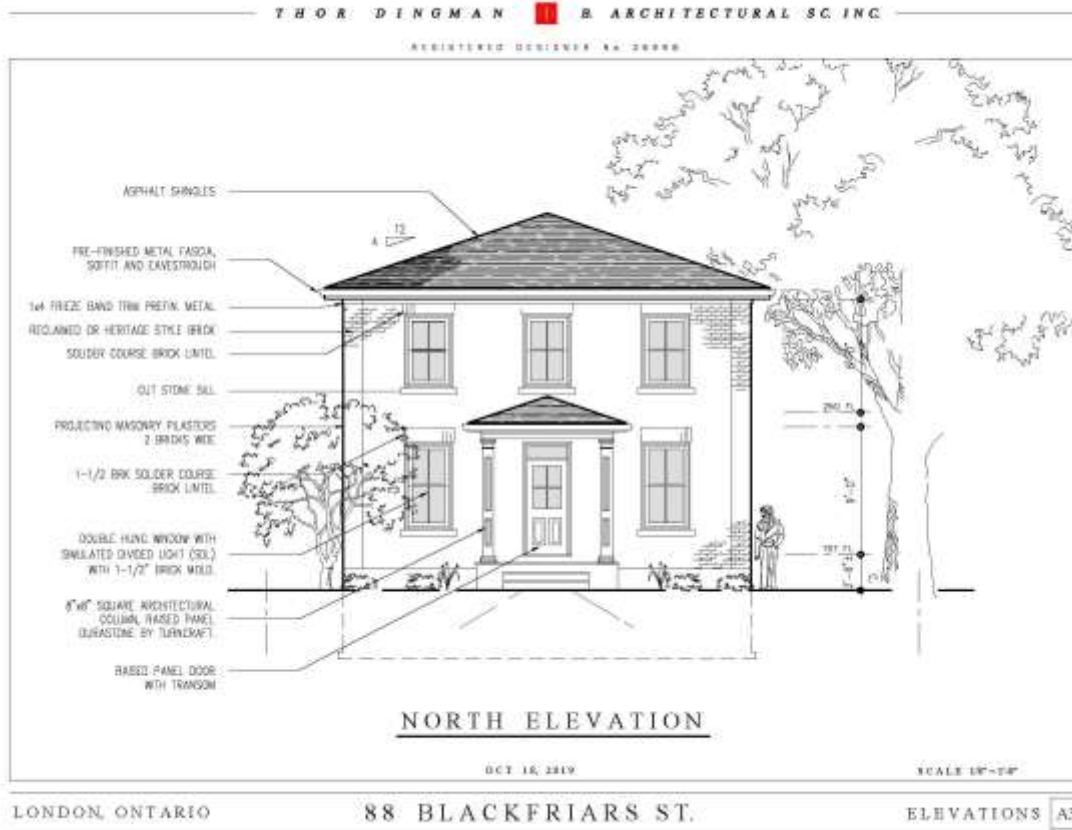


Figure 4: Front elevation of the proposed building at 88 Blackfriars Street.

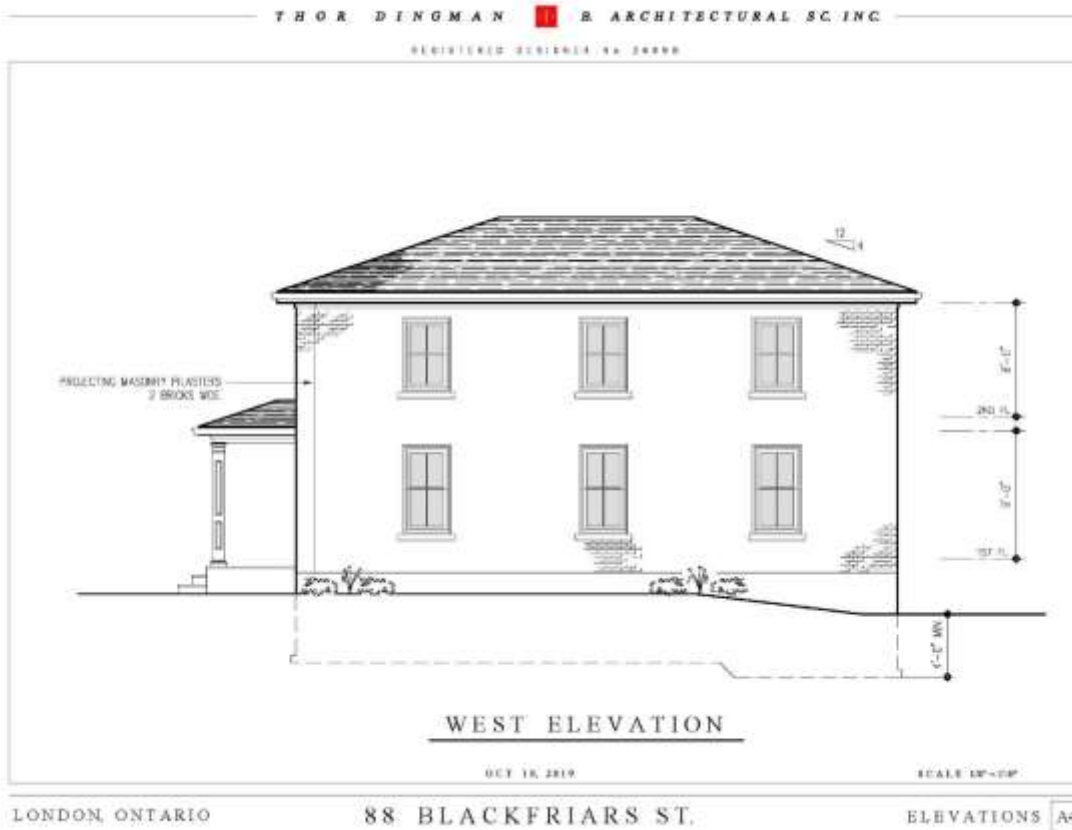


Figure 5: Side (west) elevation of the proposed building at 88 Blackfriars Street.

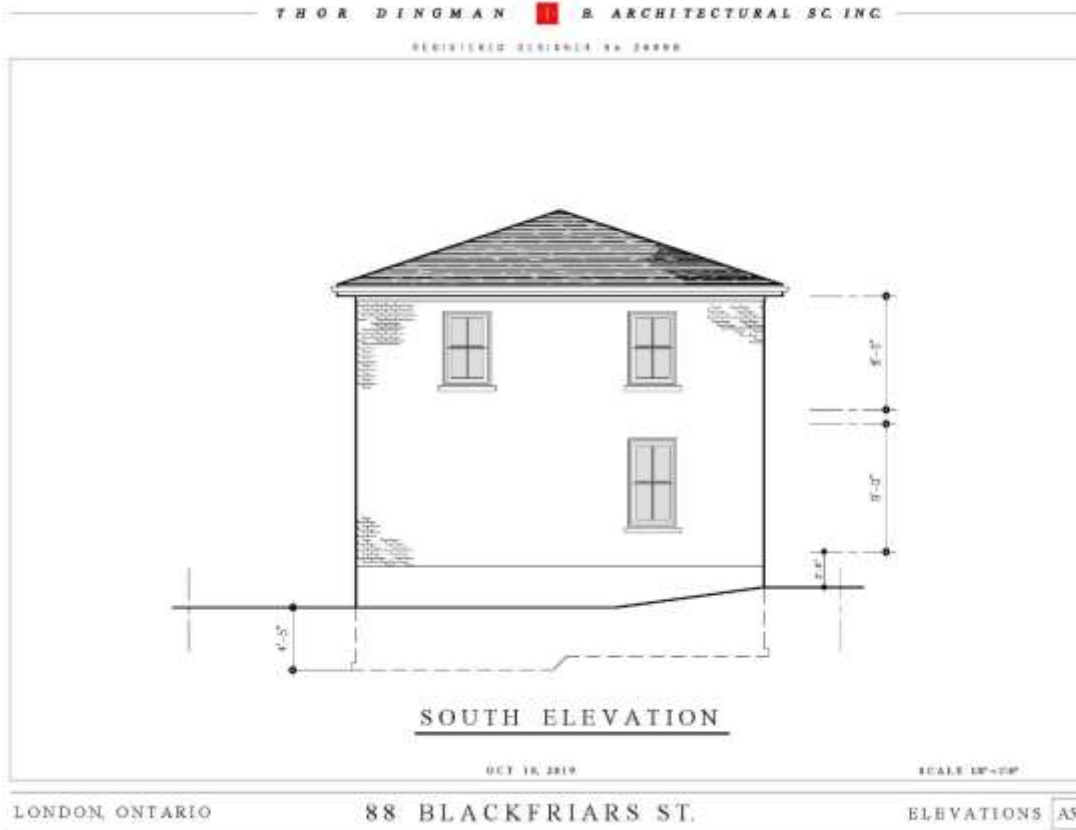


Figure 6: Rear (south) elevation of the proposed building at 88 Blackfriars Street.

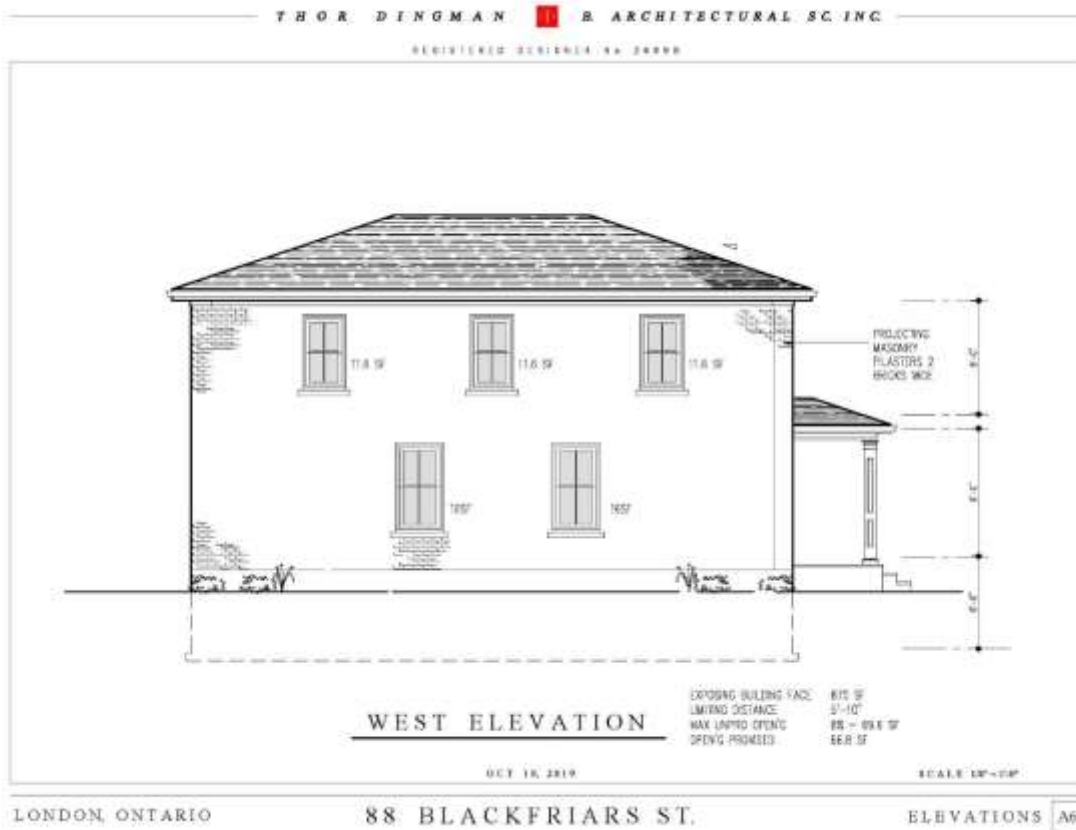


Figure 7: Side (east) elevation of the proposed building at 88 Blackfriars Street.

THOR DINGMAN ARCHITECTURAL BC INC.
REGISTERED DESIGNER NO. 28868



OCT 18, 2019

LONDON, ONTARIO

88 BLACKFRIARS ST.

STREETSCAPE STUDY A7

Figure 8: Rendering showing the proposed building in its context on the south side of Blackfriars Street.

Appendix E – Heritage Impact Assessment

Attached Separately.