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Demolition Request & Heritage Alteration Permit 88 Blackfriars Street, Blackfriars/Petersville HCD

London Advisory Committee on Heritage
Wednesday December 11, 2019

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88 Blackfriars Street



- Side Hall Plan Cottage
- Built c. 1876
- Blackfriars/Petersville HCD (2015)
- Contributing Resource



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88 Blackfriars Street



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Property History

- 1832: Lots 1-2, East Wharnccliffe Road granted to John Kent
- 1848: Part of Kent farm surveyed into Park Lots (RP191)
- 1856: Park Lot surveyed into smaller lots by Duncan Campbell (RP111)
- **1876**: First transactions for property at 88 Blackfriars Street
- 1891: Property sold to James Blair
- 1911: Property sold to Herbert V. Nichols
- 1931: Property purchased by John and Annie Petfield; John Petfield as tenant since 1905
- 1962: Property sold to Thomas H. Gerry
- 1986-1987: Several property transactions; sold to Murray Lee Milligan in 1987
- 2018: Purchased by current property owner



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Heritage Policy Framework

- *Provincial Policy Statement (2014)*
- *Ontario Heritage Act*
- *Official Plan (1989, as amended)/The London Plan (approved 2016)*
- *Blackfriars/Petersville Heritage Conservation District Plan*



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Blackfriars/Petersville HCD Plan

- Section 7.5: Demolition of Contributing Resource
- Section 7.7.1: Residential Area
- Section 10.3.2: Design Guidelines – New Buildings – Residential
- Section 11: Architectural Conservation Guidelines



Blackfriars/Petersville HCD Plan



Proposed New Building

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.



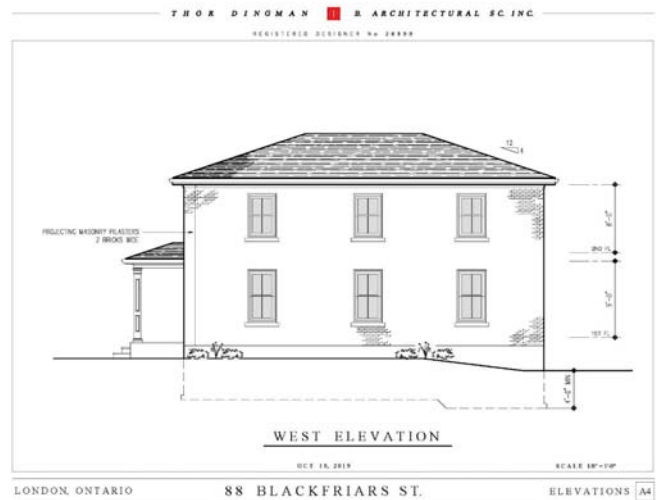
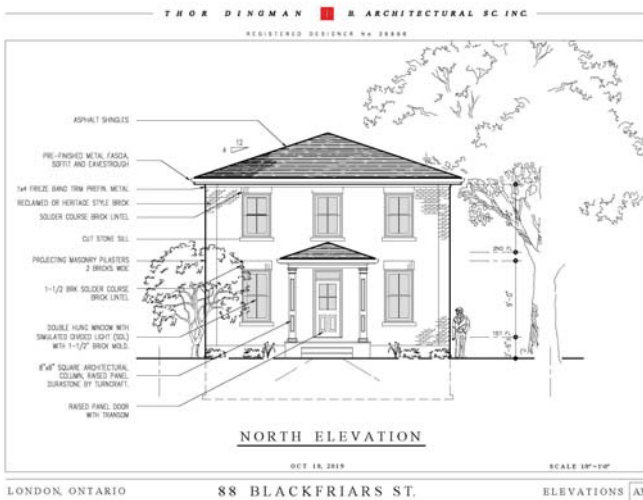
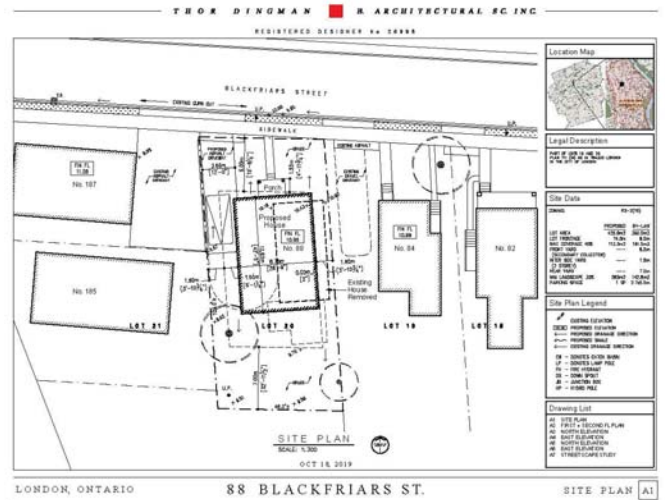
Proposed new building at 88 Blackfriars Street

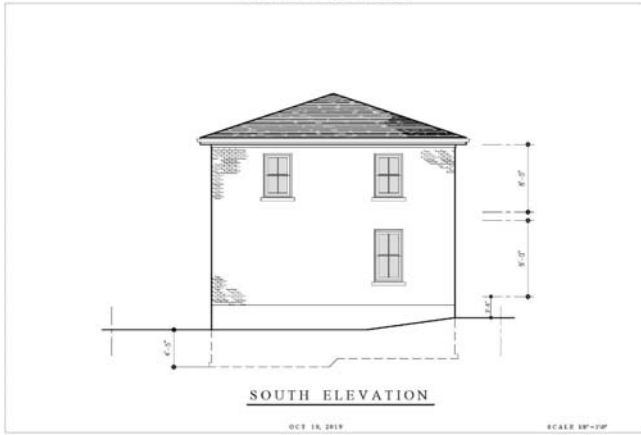
- Two storey with a footprint of 1220 square feet (113.3m²), approximately 28'9" in width by 42'5" in depth built on a concrete foundation;
- Three-bay façade design, with a central doorway;
- Brick exterior cladding (reclaimed/salvaged buff brick proposed);
- Vinyl simulated divided light, two-over-two 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.

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LONDON, ONTARIO 88 BLACKFRIARS ST. ELEVATIONS A5



LONDON, ONTARIO 88 BLACKFRIARS ST. ELEVATIONS A6



LONDON, ONTARIO 88 BLACKFRIARS ST. STREETSCAPE STUDY A7



Consultation

- Consultation with Stewardship Sub-Committee
- For Public Participation Meeting at Planning and Environment Committee on January 6, 2020:
 - Mail out to property owners within 120m, including Blackfriars Neighbourhood Association
 - Advertised in *The Londoner*



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:

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



Conclusion

- Retention and conservation is the preferred approach
- No significant historical or associative values unique to this property were identified
- Heritage Impact Assessment – recommending loss of this Contributing Resource can be mitigated through appropriate new building
- Evaluation of proposed new building



88 Blackfriars Street



Proposed New Building

THOM BINGMAN ARCHITECTURAL PC INC.
REGISTERED DESIGNER No. 24388



OCT 18, 2019

LONDON, ONTARIO 88 BLACKFRIARS ST. STREETSCAPE STUDY A7