

Heritage Impact Statement

1018-1028 Gainsborough Road

Copia Development



May 2, 2019

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SECTION 1 - INTRODUCTION

1.1 Purpose of Heritage Impact Statement

The subject lands are located at 1018-1028 Gainsborough Road and are adjacent to properties listed on the municipal Register of heritage properties (“Register”).

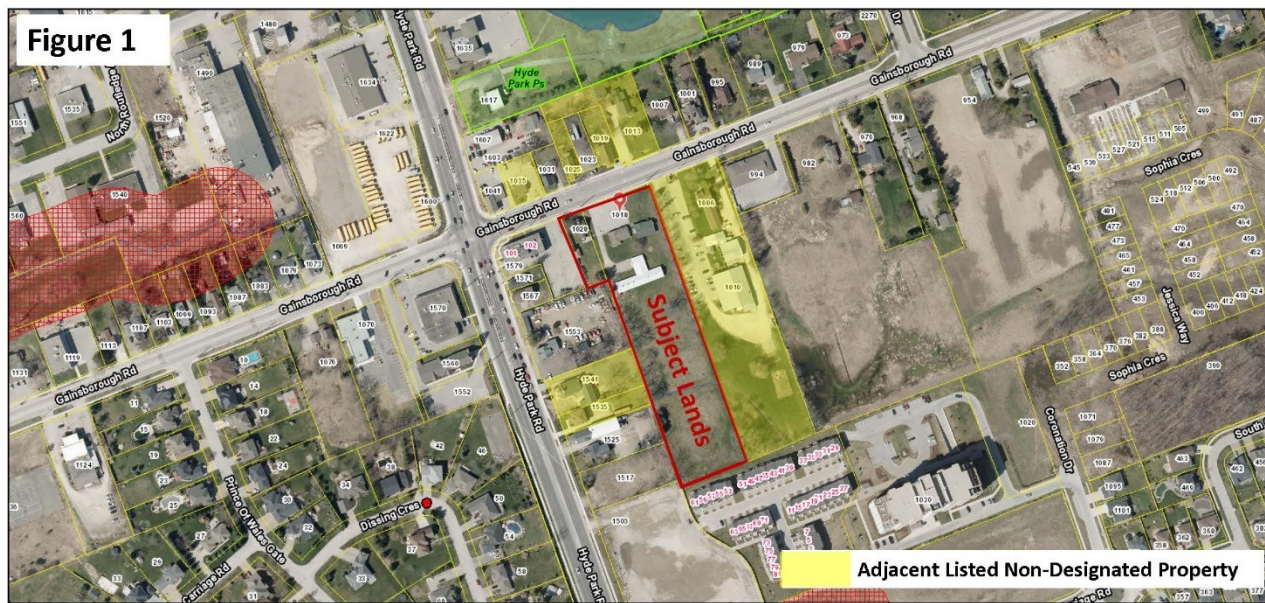
A Heritage Impact Statement is required for London Plan Policy 586 which states if a property is adjacent to properties listed on the Register, the proposal must be evaluated to demonstrate that the heritage attributes of the properties listed on the Register are conserved.

SECTION 2 – SUBJECT SITE AND ADJACENT LANDS

2.1 Subject Site

The subject lands are located in the community of Hyde Park which was founded by the Routledge family in 1818. Hyde Park was a London Township community for 175 years until it was annexed by the City of London in 1993.

The subject lands consist of two parcels located on the south side of Gainsborough Road, approximately 50m east of Hyde Park Road. The subject lands have a total frontage of approximately 70m (229ft) along Gainsborough Road and a total area of approximately 1.26ha (3.11ac). The two parcels at 1018 and 1028 Gainsborough Road have an approximate depth of 216m (710ft) and 55m (180ft), respectively (Figure 1). The subject lands are not listed on the local municipal Register of Cultural Heritage Properties.



2.2 Proposed Development

The subject lands are proposed to be developed for two buildings (Figure 2):

- Building 'A' - a 6-storey, mixed-use building with 992.3 m² (10,681 ft²) of retail on the ground floor, 1,434.3 m² (15,439 ft²) of office on the second floor, and 52 residential units above, located in the front of the subject lands; and,
- Building 'B' - a 12-storey residential unit with 182 units, located to the rear of the subject lands.

The mixed-use density of the 6-storey, mixed-use building is approximately 97 units per hectare (UPH), based on the area zoned "h-17, Business District Commercial (BDC)" of approximately 0.79ha (1.95ac). The residential density of the 12-storey, residential building is approximately 392 units per hectare (UPH), based on the area zoned "Urban Reserve (UR3)" of approximately 0.465ha (1.15ac). It is noted that the 6-storey, mixed-use building is located entirely on the portion of the subject lands zoned "h-17, Business District Commercial (BDC)" and the 12-storey residential building is located entirely on the portion zoned "Urban Reserve (UR3)". The total density across the entire site equates to 205 units per hectare (UPH).

The required parking for the 6-storey, mixed-use building is 168 spaces, consisting of 67 spaces for the retail uses (992.3 m²; 1 space/15m²); 36 spaces for the office uses (1434.3 m², 1 space/40m²); and 65 spaces for the residential use (52 residential units, 1.25/unit). The required parking for the 12-storey, residential building is 228 spaces (182 units, 1.25/unit). Combined, 396 parking spaces are required to accommodate the proposed development. A total of 396 parking spaces are provided, with 274 underground and 122 on the surface.



Vehicular access to the site is proposed to be provided from a single, full-turns driveway on the north side of the subject lands from Gainsborough Road. Underground parking access is provided on the south side of Building 'A' and the east side of Building 'B'.

Building 'A' is located close, and oriented towards, the Gainsborough Road streetscape. Building 'B' is located to the rear of the property. All surface parking is located between each building; accessible parking spaces are proposed in close proximity to building entrances. Indoor garbage collection is proposed on the ground floor of each building, with convenient access to the exterior of the building and outdoor garbage receptacles on the south side of Building 'A' and the north side of Building 'B'. Other design details, including the location and extent of landscaping, tree planting, and/or fencing will also be determined throughout the subsequent Site Plan Approval process.

Building 'A' has a loading area on the south side of the building connected by a concrete sidewalk that wraps around the building to the north, providing connections to building entrances/emergency exits and the public sidewalk along Gainsborough Road. The front entrance leads to a common lobby, retail uses on the ground floor, and elevators to the office and residential uses above. Access to the retail units on the ground floor is provided via a network of interior hallways from the front entrance. Building 'B' has a loading area on the north side of the building, also connected by a concrete sidewalk that wraps around the building to the north.

Conceptual cladding materials for both buildings include a variety of materials, colours and textures to provide for a high-quality design. Please note the materials noted on the building elevations are conceptual and for discussion purposes only.

See Appendix 1 for the proposed Site Plan and Elevations.

2.3 The Municipal Register of Cultural Heritage Properties (LISTED Properties)

The Ontario Heritage Act (subsection 27(1.2)) allows a municipality to include properties of cultural heritage value or interest that have not been designated under the Ontario Heritage Act in its municipal Register.

Listing non-designated properties does not offer any protection to them under the Ontario Heritage Act. It does require a property owner to give 60 days written notice of the intention to demolish a listed non-designated property. This allows a municipality time to conduct a more comprehensive evaluation that is consistent with Ontario Regulation 9/06 to determine if the property warrants designation under the Ontario Heritage Act.

The subject lands are adjacent to the following LISTED non-designated properties on the municipal Register:

- 1006 Gainsborough Road;
- 1013 Gainsborough Road;
- 1019 Gainsborough Road;
- 1025 Gainsborough Road;
- 1035 Gainsborough Road; and
- 1541 and 1535 Hyde Park Road.

There are no adjacent properties protected under the Ontario Heritage Act.

See Appendix 2 for evaluations of each property.

SECTION 3 – POLICY REVIEW

3.1 Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

*“Planning authorities shall not permit development and site alteration on **adjacent lands** to **protected heritage property** except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” Section 2.6.3*

6.0 PPS Definitions:

Built heritage resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Significant (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

Heritage attributes means *the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).*

3.2 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is subject to several appeals at the Local Planning Appeal Tribunal (LPAT). Notwithstanding, consideration must be given to the following Cultural Heritage policies:

565 *“New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.”* (Under Appeal)

586 *“The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.”* (In Effect)

3.3 City of London 1989 Official Plan

Since policy 565 is subject to an appeal at LPAT and is not in force, Section 13 of the existing in force Official Plan applies.

Section 13 provides policies regarding the cultural heritage value of properties in London.

Consideration was given to the following policies in the Official Plan:

Section 13.2.3.1 – Alteration or Demolition on Adjacent Lands

“Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.”

3.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 4 – ANALYSIS AND MITIGATION

4.1 Provincial Policy Statement 2014 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

There are no protected heritage properties adjacent to the subject lands as per the PPS definition of "protected heritage property".

Adjacent non-designated listed properties are not considered protected heritage properties. The PPS definition of a protected heritage property means *property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.*

4.2 The London Plan

The following consideration was given to the London Plan policy 586. In general, the policy states that if a property is adjacent to heritage designated properties or properties listed on the Register, the proposal must be evaluated to demonstrate that the heritage attributes of the heritage designated properties and properties listed on the Register are conserved.

There are no heritage designated properties adjacent to the subject lands.

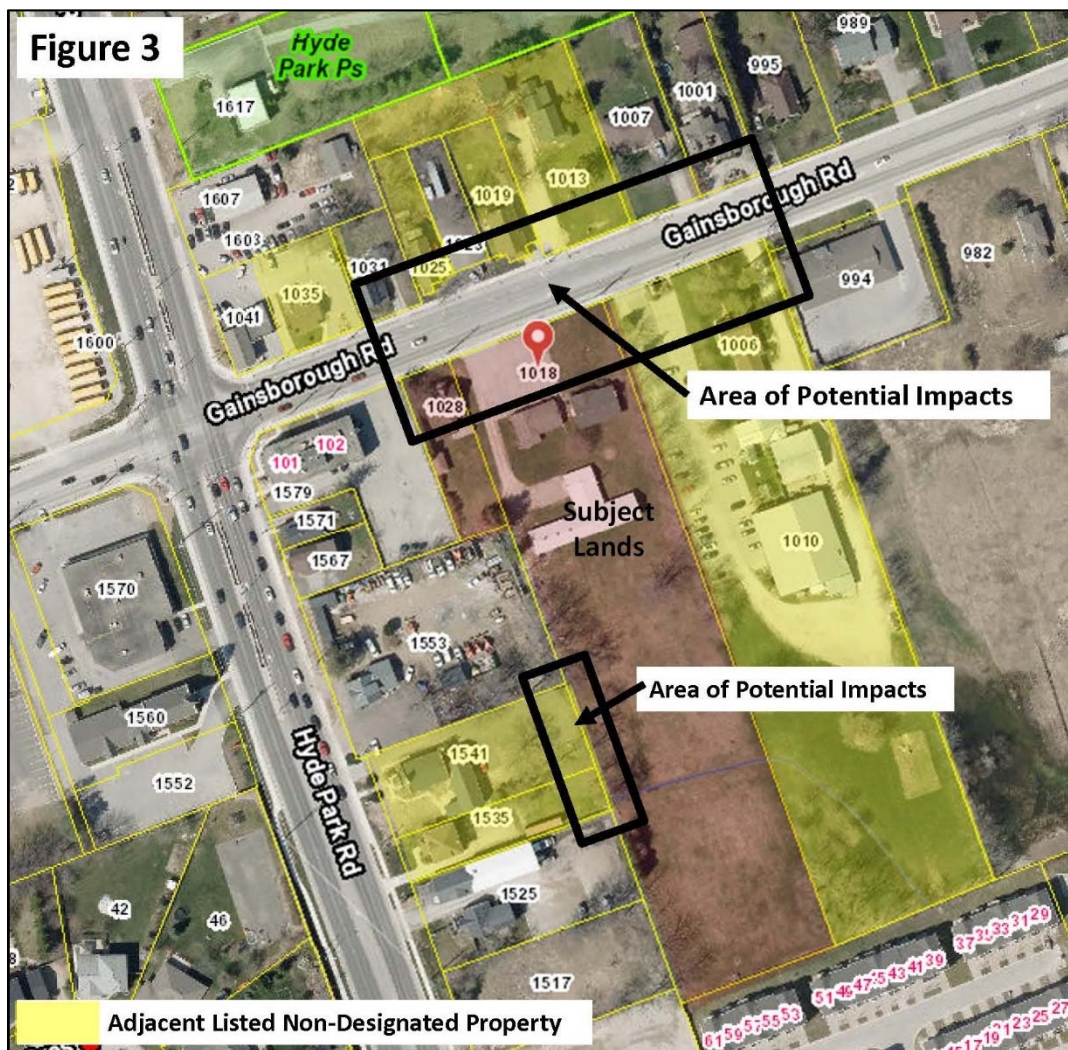
The subject lands are adjacent to listed properties on the Register, however, they have not been evaluated using Ontario Heritage Act Regulation 9/06. Being non-designated properties, they do not have "heritage attributes". This is a defined term under the PPS, which does not apply to non-designated properties.

It is not the responsibility of our client to prepare an evaluation to determine if the adjacent properties warrant designation or to determine any potential heritage attributes. Any analysis provided in this report is prepared based on the information at hand.

The listed properties do have associations with the community of Hyde Park and may have some individual features that could be considered heritage attributes.

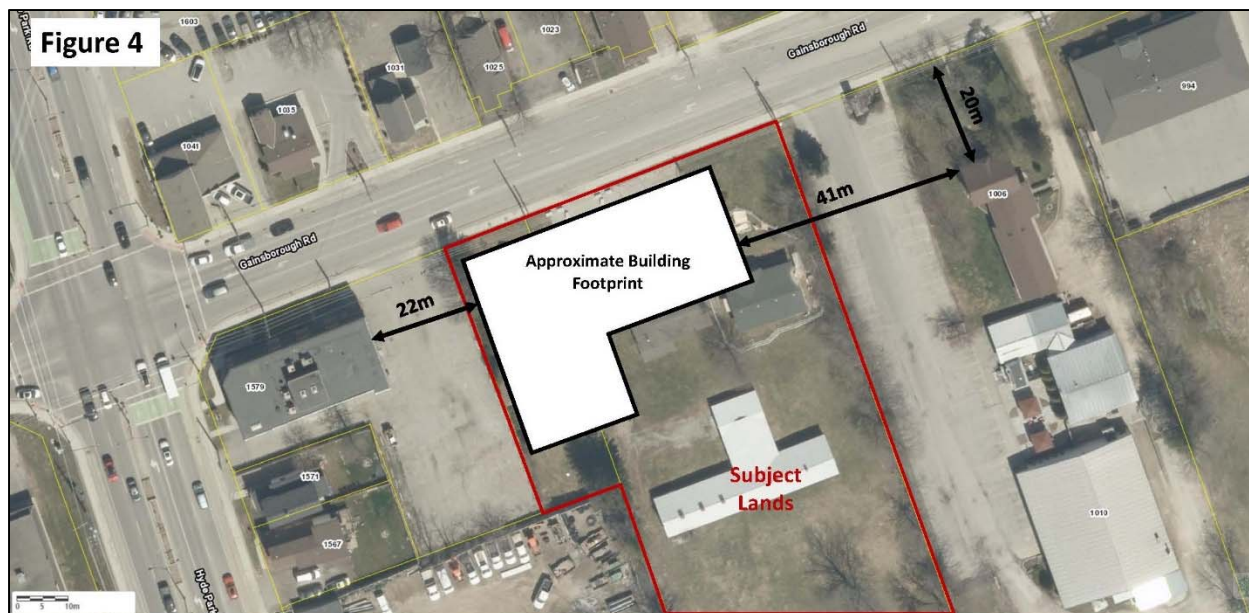
If the properties were to be designated for their architectural, historical and/or contextual features the adjacent proposed development would not have a negative impact on any potential heritage attributes or features.

Any potential impacts would be along the Gainsborough Road streetscape and at the rear of 1541 and 1535 Hyde Park Road (see Figure 3).



The proposed building maintains the established street wall formed by a majority of the buildings in the immediate area to the subject lands. This is consistent with the vision of the Hyde Park Community Plan which promotes buildings to be located close to the street to enclose the street space and make a positive contribution to the liveliness of the street.

The property immediately to the east of the subject lands is not consistent with the typical building setback along Gainsborough Road. The farmhouse is located approximately 20 m off the front property line, whereas the proposed building is 4.5m. Any potential impact of the setback is minimal because the farmhouse is located far enough away that it will not be overpowered or shadowed by the proposed building (See Figure 4).



Another potential impact is the height of the proposed building in relation to the properties to the north along Gainsborough Road. The impact is minimal as the width of Gainsborough Road provides a sufficient buffer to avoid overshadowing.

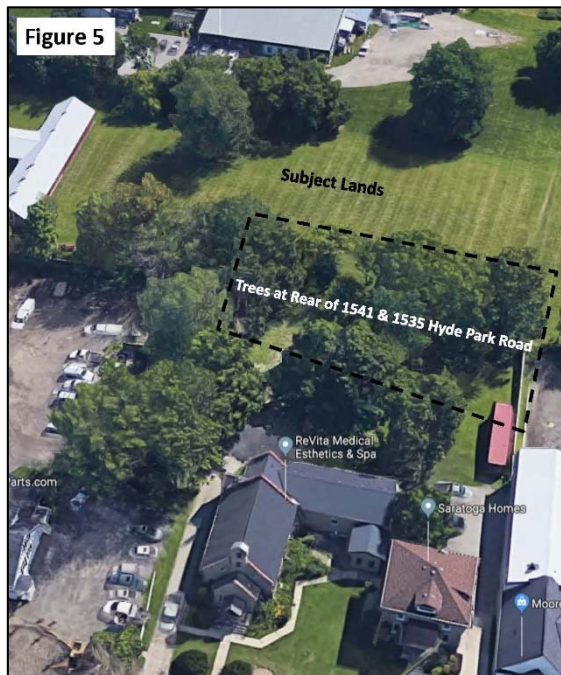
The proposed building provides a massing that is differentiated from the existing built form, yet is sensitive and compatible given that the proposed building is scaled into smaller elements with the use exterior materials.

The base of the building (the first and second level) is the pedestrian zone. It is sympathetic to a human scale-built form, and it differentiated from the middle of the building (the third to sixth level) with the extensive use of vision glass along the front elevation of the building. Visually, the height of the first and second level is consistent with the height of the adjacent two-storey office building to the southwest and the two-storey converted dwellings across Gainsborough Road. Overall, the height of the entire building is generally consistent with the right-of-way width, creating a strong sense of enclosure along Gainsborough Road.

Above the second floor, the centre portion of the building steps back to provide rooftop amenity space for residents. This step back divides the massing of the third to sixth floor into two smaller portions, minimizing the visual impact of the building. Breaking up the massing of the building above the second level will reduce shadowing, improve natural lighting, and reduce view impacts from the street. This allows the proposed height to more appropriately integrate into the existing streetscape.

The design of the proposed building is of a unique architectural style for the area and the use of a variety of building materials provides architectural expression along the front of the building and the Gainsborough Road Street streetscape. These materials include vision glass, spandrel glass,

long board siding, and aluminum framed windows and doors that provide visual variety and an attractive, pedestrian-oriented portion of the building along the street.



The impact to the rear of 1541 and 1535 Hyde Park Road is minimal.

The west elevation of building "B" is very similar to the east elevation, however, there will be no public access, only private balconies.

The rear of these two properties has existing mature vegetation and more can be added on the subject lands to reduce sight lines to the proposed building 'B' and parking area (See Figure 5).

A shadow study was prepared by Matter Architectural Studies Inc. and the adjacent properties will be subject to minor shadowing various times throughout the year. It is difficult to determine if potential heritage attributes, such as plantings or gardens, would be affected until a full evaluated using Ontario Heritage Act Regulation

9/06 is completed. However, it is not anticipated the minor shadowing will have a negative impact on the properties.

4.3 City of London Official Plan

The proposed development is consistent with Section 13.2.3.1 of the City of London Official Plan. There are no lands that are contiguous, or that are directly opposite (separated only by a laneway or municipal road) that are protected under Parts IV, V or VI of the Ontario Heritage Act.

4.4 Ontario Heritage Tool Kit

As per the Ontario Heritage Tool Kit, there are no lands that are adjacent to the subject lands that are protected under Parts IV, V or VI of the Ontario Heritage Act. The tool kit states "...listing non-designated properties does not offer any protection under the Ontario Heritage Act..." The Provincial Policy Statement does acknowledge listed properties; however, this policy only applies to alteration on a property that is listed not adjacent listed properties. It only acknowledges adjacent protected heritage properties, not adjacent listed non-designated properties.

The adjacent non-designated listed properties are not protected under the Ontario Heritage Act; therefore, they are not considered protected heritage properties as per the PPS.

SECTION 5 – CONCLUSION

It is our opinion, there are no cultural heritage resources on or adjacent to the subject lands.

If the adjacent properties were to be designated, the proposed development would not have a negative impact on any potential heritage attributes.

The site layout reflects the surrounding context, specifically through its position close to the street. The proposed building is differentiated from the existing built form, yet is sensitive to them through its further enhancement of pedestrian-oriented streetscape. Existing mature trees will be preserved to provide screening to the proposed. Site specific details, like fencing and on-site landscaping may be used to further screen the development, where appropriate.

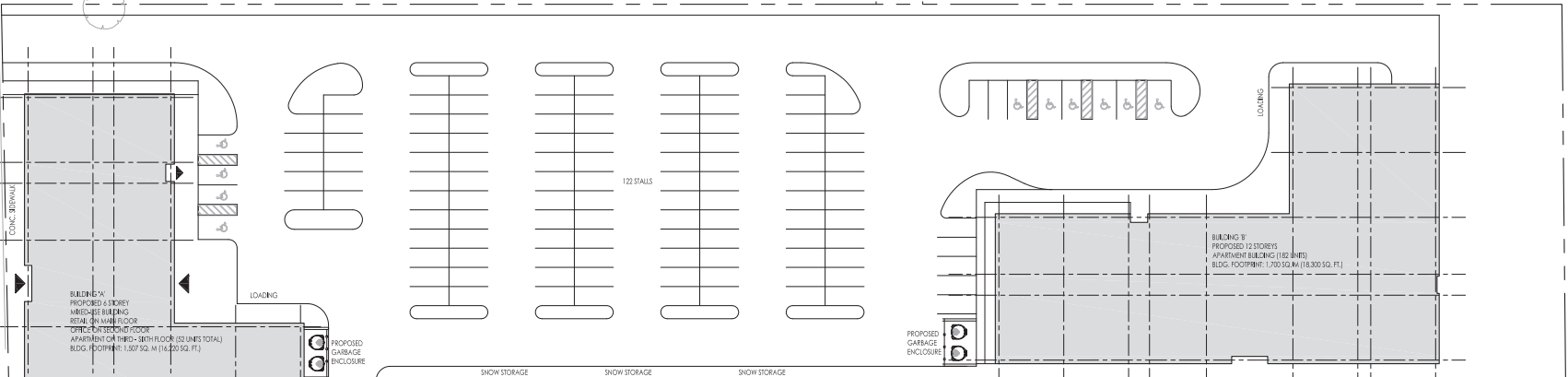
Appendix 1-2

SEE PLAN TO UNDERSTAND THE NUMBER OF STALLS PROVIDED



PROPOSED SITE

1. 18/10/20 PRE-COMMERCIAL PLAN
 DATE ISSUED FOR PERMIT
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF INVESTMENT OR A SOLICITATION OF INVESTMENT. IT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.



A1 SITE PLAN
 A100 Scale: 1:500

SITE DATA: EXISTING ZONE: 1-17, BDC (BUSINESS DISTRICT COMMERCIAL)		
	REQ'D / MAX / MIN.	PROPOSED
PROPOSED ZONED USE		6 STOREYS MIXED-USE 14 STOREYS APARTMENT
LOT AREA	EXISTING (BDC) 7,900 SM (0.790 HA) EXISTING (URR) 4,650 SM (0.465 HA)	12,550 SM (1.255 HA)
LOT FRONTAGE	8 M. MIN.	69.7 M.
EXTERIOR SIDE & FRONT YARD DEPTH	0 M. MIN.	BUILDING 'A' - 2.0 M BUILDING 'B' - 137.8 M
FRONT YARD DEPTH	3 M. MAX.	BUILDING 'A' - 2.0 M BUILDING 'B' - 137.8 M
INTERIOR SIDE & REAR YARD DEPTH	0 M. (ABUTTING A NON-RESIDENTIAL ZONE) 17.4 M. (ABUTTING A RESIDENTIAL ZONE - SOUTH SIDE)	BUILDING 'A' WEST SIDE - 3.0 M BUILDING 'A' EAST SIDE - 12.6 M BUILDING 'A' SOUTH SIDE - 11.6 M BUILDING 'B' WEST SIDE - 2.2 M BUILDING 'B' EAST SIDE - 11.2 M BUILDING 'B' SOUTH SIDE - 17.4 M
LOT COVERAGE	70% MAX.	25.5 %
BUILDING HEIGHT	12 M	BUILDING 'A' - 25 M BUILDING 'B' - 43.5 M
GROSS FLOOR AREA	2000 SM MAX. FOR OFFICE	1500 SM
PARKING (parking standard area 3)	1.25 / UNIT for on Apt (BDC) BUILDING 'A' 50x1.25 = 63 BUILDING 'B' 182x1.25 = 228 1/1.5 SM FOR RETAIL: 992/1.5 = 67 1/4.0 SM FOR OFFICE: 1434/4.0 = 36 TOTAL PARKING REQ'D. 396 STALLS	396 PROVIDED (122 ABOVE GROUND, 274 BELOW GROUND)

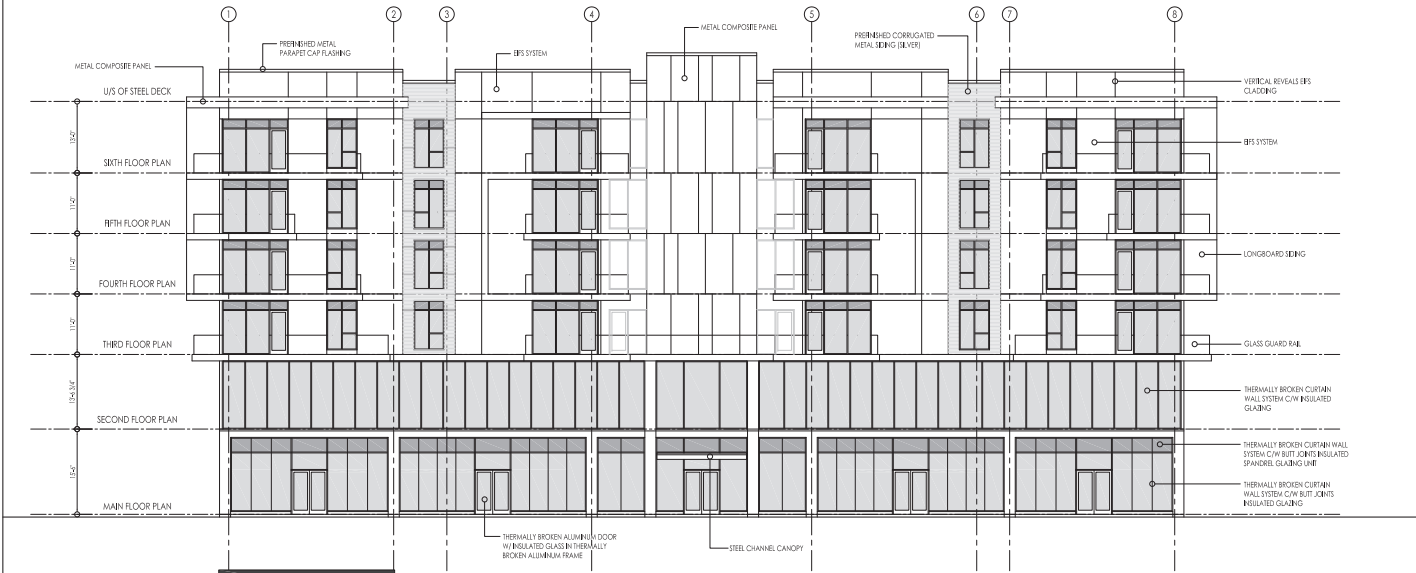
matter.
 Matter Architecture & Planning Ltd.
 100 Whitechapel Road, London, E1 1RN
 Tel: 020 7424 1074
 www.matter.co.uk

Project No:
 1016 - 1028
 GAINSBOROUGH RD

1016 - 1028 Gainsborough Rd., London, UK.
 SHEET NO.
 SITE PLAN, SITE DATA
 O.B.C. MATRIX

Scale:
 AS SHOWN
 Project No:
 16-088
 Sheet No:
 SP100

A5 SITE DATA
 A100 Scale: 1:15



C1 NORTH ELEVATION
A300 Scale: 1/32" = 1'-0"



A1 EAST ELEVATION
A300 Scale: 1/32" = 1'-0"

REV. DATE: ISSUED FOR: BY:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND MATERIALS TO BE USED IN THE WORK SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

NO WORK SHALL BE DONE WITHOUT THE PRESENCE OF THE ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

matter.

Matter Architectural Studio Inc.
125 Wellington Road - 4th Fl
London, Ontario, N6E 2G5
p: 519.681.6574
www.matterinc.ca

Project No:
1018-1028
GAINSBOROUGH RD

1018/1028 Gainsborough Rd., London, ON
Sheet Name:

Scale: Project No: 18-088
Sheet No:

REV. DATE ISSUED FOR: BY:

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matter.

Matter Architectural Studio Inc.
125 Wellington Road, #100
London, Ontario, N6C 2B5
p: 519.681.6574
www.matter.ca

PROJECT NO:
1918-1028
GAINSBOROUGH RD

1918/208 Gainsborough Rd., London, ON

Sheet Name:

Scale: Project No: 19-088
Sheet No:



A1 EAST ELEVATION
A300 Scale: 1/32" = 1'-0"



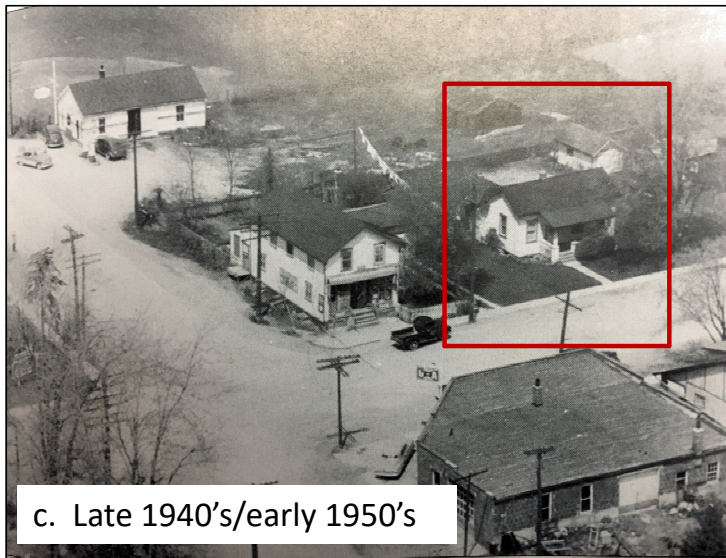


matter.
architectural studio inc.

Historical Information



1035 Gainsborough Road - Current



Some Notable Details:

- c. 1835;
- Association to village of Hyde Park;
- Georgian style single detached resident;
- Believed to be associated with the Quinney Family, an early family of Hyde Park;
- One storey scale and massing;
- Quions on corner of building; and
- Covered front porch.

Historical Information



1025 Gainsborough Road - Current



Some Notable Details:

- c. 1895
- Association to village of Hyde Park;
- Queen Anne Revival style single detached resident;
- Form, mass, and scale;
- Buff Brick facing;
- Windows at side of house, with brick voussoirs; and
- Front gable with box bargeboard.



Notable Details

Historical Information



1016 Gainsborough Road - Current



Notable Details



Some Notable Details:

- c. 1876
- Association to village of Hyde Park;
- Vernacular style single detached resident;
- Form, mass, and scale;
- Window opening; and
- Buff Brick facing.

Historical Information



1013 Gainsborough Road - Current



Notable Details

Some Notable Details:

- c. 1870
- Association to village of Hyde Park;
- Vernacular style single detached resident;
- Form, mass, and scale; and
- Window opening and details; and
- Side porch and details.

Historical Information



1006 Gainsborough Road - Current

Some Notable Details:

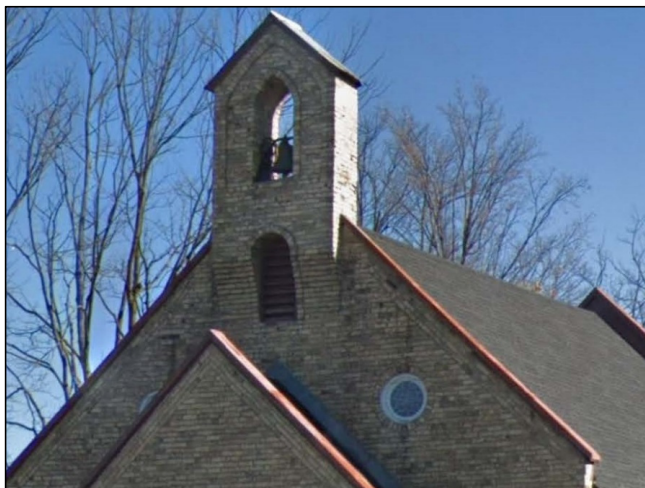
- c. 1890
- Association to village of Hyde Park;
- Ontario Farmhouse;
- Form, mass, and scale;
- Buff Brick facing;
- Window opening with brick voussoirs;
- Gable-roof and;
- Window above front door.



Historical Information



1541 Hyde Park Road - Current



Notable Details

Some Notable Details:

- c. 1893
- Association to village of Hyde Park;
- Gothic Revival Church;
- Form, mass, and scale;
- Buff Brick facing;
- Windows and front door;
- Round Windows on front façade; and
- Bell and bell tower.

Historical Information



1535 Hyde Park Road - Current



Notable Details

Some Notable Details:

- c. 1888
- Association to village of Hyde Park;
- Vernacular style single detached resident;
- Form, mass, and scale; and
- Buff Brick facing;
- Window opening with brick voussoirs and;
- Porch and details.

Shadow Study



March 21 @ 10am



March 21 @ Noon



March 21 @ 2pm



March 21 @ 4pm



June 21 @ 10am



June 21 @ Noon



June 21 @ 2pm



June 21 @ 4pm



December 21 @ 10am



December 21 @ Noon



December 21 @ 2pm



December 21 @ 4pm

SOURCES

London Township – A Rich Heritage 1796-1997 Vol. 1, published by The London Township History Book Committee, 2001.

London Township – Families Past and Present Vol. 2, published by The London Township History Book Committee, 2001.

Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.