

**3RD REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on February 13, 2013, commencing at 5:30 p.m.

PRESENT: G. Goodlet (Chair), D. Brock, J. Cushing, T. Fowler, H. Garrett, O. Hobson, W. Kinghorn, J. Lutman, J. Manness and S. Potter and B. Mercier (Secretary).

ALSO PRESENT: D. Menard.

REGRETS: D. Dann, D. Dudek and D. Vandenberg.

**I YOUR COMMITTEE RECOMMENDS:**

Statement of  
Significance –  
1460  
Commissioners  
Road West

1. (iii, 21) That notice of the Municipal Council's intention to designate the property located at 1460 Commissioners Road West to be of cultural heritage value or interest **BE GIVEN**, for the attached reasons, under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*; it being noted that the owners of the subject property have concurred with this recommendation, with the understanding that the land to be included in the designation will be as shown on the assessment roll; it being further noted that in the event of future redevelopment of this site, the building be retained and the development be sympathetic to the original building.

Demolition  
Request - 229  
Greenwood  
Avenue

2. (iii) That the Heritage Planner **BE ADVISED** that the London Advisory Committee on Heritage does not wish to designate the property located at 229 Greenwood Avenue.

Heritage  
Alteration  
Application –  
St. Paul's  
Cathedral, 472  
Richmond  
Street

3. (4) That, on the recommendation of the Managing Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application for St. Paul's Cathedral requesting permission for changes to the designated heritage property located at 472 Richmond Street **BE APPROVED**, based on the conceptual drawings submitted; it being noted that the Heritage Planner has reviewed the proposed changes and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible.

Heritage  
Alteration  
Application –  
B. Porter, 50  
Byron Avenue  
East

4. (5) That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of B. Porter requesting permission for an alteration to the designated heritage property located at 50 Byron Avenue **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed changes and has advised that the impact of such alterations on the heritage features of the property identified in the reasons for designation is negligible.

Statement of  
Significance –  
3378  
Homewood  
Lane

5. (6) That notice of the Municipal Council's intention to designate the property located at 3378 Homewood Lane to be of cultural heritage value or interest **BE GIVEN**, for the attached reasons, under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*; it being noted that the owners of the subject property have concurred with this recommendation, with the understanding that the land to be included in the designation will be as shown on the assessment roll.

**II YOUR COMMITTEE REPORTS:**

Ontario  
Heritage Trust  
– Heritage  
Community  
Recognition  
Program –  
Friends of the  
Brick Street  
Cemetery

6. That the London Advisory Committee on Heritage (LACH) presented the Friends of the Brick Street Cemetery, with the Ontario Heritage Trust, Heritage Community Recognition Program, "Certificate of Achievement".

- Education Sub-Committee 7. (ii) That the London Advisory Committee on Heritage (LACH) heard a verbal update from O. Hobson, on behalf of the Education Sub-Committee, with respect to social media guidelines and policies for advisory committees.
- Natural Heritage Sub-Committee 8. (v) That the London Advisory Committee on Heritage (LACH) heard a verbal presentation from J. Cushing, on behalf of the Natural Heritage Sub-Committee, with respect to paved multi-use pathways in Environmentally Significant Areas. The LACH asked its Committee Secretary to invite A. Macpherson, Manager, Parks Planning and Design and B. Bergsma, Ecologist Planner, to its next meeting to provide an overview of the following:
- a) the draft staff report going forward in April, 2013 to the Planning and Environment Committee with respect to the Planning and Design Standards for Trails and the Medway Valley Master Plan; and,
  - b) the *Accessibility for Ontarians with Disabilities Act* and how it affects the Planning and Design Standards for Trails and the Medway Valley Master Plan.
- Tempo VII Sub-Committee 9. (vi) That the London Advisory Committee on Heritage (LACH) heard a verbal update from D. Menard, on behalf of the Tempo VII Sub-Committee, advising that the search continues for a suitable permanent site for the Tempo VII.
- Heritage Conservation District Sub-Committee 10. (vii) That the London Advisory Committee on Heritage (LACH) heard a verbal update from W. Kinghorn, on behalf of the Heritage Conservation District Sub-Committee, advising that a "Heritage Conservation Districts Summit" is being organized for late May 2013, with the various City of London Heritage Districts to be invited to participate.
- Heritage Planners Report 11. That the London Advisory Committee on Heritage (LACH) heard a verbal report from D. Menard, Heritage Planner, with respect to the following:
- a) the draft final report of the Western Counties Health and Occupational Centre has been received;
  - b) the Cultural Prosperity Reports has been presented to the Creative City Committee;
  - c) South Street Hospital Secondary Area Plan study is underway;
  - d) the 2013 London Community Foundation grant application process for London Endowment for Heritage is now open;
  - e) Realty Services has had discussions related to M.B McEacheren Public School, 4402 Colonel Talbot Road; and,
  - f) upcoming Heritage Week events:
    - i) February 17<sup>th</sup> – Eldon House Tour;
    - ii) February 18<sup>th</sup> – Eldon House Family Day Activities;
    - iii) February 20<sup>th</sup> – London and Middlesex Historical Society Tour;
    - iv) February 21<sup>st</sup> – HLF – ACO Heritage Awards Program; and,
    - v) February 21<sup>st</sup> – Hidden History of Hamilton Road – Crouch Library.
- Ontario Heritage Conference - 2013 12. (9) That the London Advisory Committee on Heritage (LACH) reviewed and received a communication with respect to the Ontario Heritage Conference for 2013 "Rediscover the Past to Enhance the Future", to be held on June 7 to 9, 2013 at Historic Huronia. The LACH approved the expenditure of up to \$1,200.00 from its 2013 budget allocation, for O. Hobson, W. Kinghorn, J. Manness and S. Potter to attend the Conference; it being noted that subject to final City budget approval, the LACH has sufficient funds in its 2013 budget for this expense.

13. That the London Advisory Committee on Heritage (LACH) received and noted the following:

- 2nd Report of the LACH a) (1) the 2nd Report of the London Advisory Committee on Heritage from its meeting held on January 9, 2013;
- 1st Report of the LACH b) (2) a Municipal Council resolution adopted at its meeting held on January 15, 2013, with respect to the 1st Report of the London Advisory Committee on Heritage from its meeting held on December 12, 2012;
- LACH Resignation – J. Nelson c) (3) a Municipal Council resolution adopted at its meeting held on January 29, 2013 with respect to the resignation of J. Nelson from the London Advisory Committee on Heritage;
- Community Heritage Ontario Workshops – “Sir Isaac Brock Needs Input for the Defence of the Heritage Realm” d) (8) a communication from Community Heritage Ontario with respect to a workshop entitled “Sir Isaac Brock Needs Input for the Defence of the Heritage Realm”;
- CHOnews e) (10) the January, 2013 edition of Community Heritage Ontario’s “CHOnews”.
- Claybar Developments Inc. – 2825 Tokala Trail f) (11) a Notice dated February 1, 2013, from B. Debbert, Senior Planner, with respect to an application submitted by Claybar Developments Inc. relating to the property located at 2825 Tokala Trail;
- Fatema El shakaki – 1464 Adelaide Street North g) (12) a Notice dated January 25, 2013, from B. Debbert, Senior Planner, with respect to an application submitted by Fatema El shakaki relating to the property located at 1464 Adelaide Street North;
- Treadstone Group – 609 William Street and 510 Central Avenue h) (13) a Notice dated January 18, 2013, from B. Debbert, Senior Planner, with respect to an application submitted by the Treadstone Group relating to the properties located at 609 William Street and 510 Central Avenue;
- Malcolm Ross – 77 Tecumseh Avenue West i) (14) a Notice dated January 11, 2013, from C. Smith, Planner II, with respect to an application submitted by Malcolm Ross relating to the property located at 77 Tecumseh Avenue West;
- PenEquity Realty Corporation – 3130 and 3260 Dingman Drive and the Rear Portion of 4397/4407 Wellington Road South j) (15) a Notice dated January 15, 2013, from M. Corby, Planner II, with respect to an application submitted by PenEquity Realty Corporation relating to the properties located at 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South;
- Colour Company Decorating Centres – 1815 Dundas Street k) (16) a Notice dated January 11, 2013, from M. Corby, Planner II, with respect to an application submitted by the Colour Company Decorating Centres relating to the property located at 1815 Dundas Street;
- Southside Group – 193 Clarke Road l) (17) a Notice dated January 24, 2013, from M. Corby, Planner II, with respect to an application submitted by the Southside Group relating to the property located at 193 Clarke Road;
- Z-Group – 530 Sunningdale Road East m) (18) a Notice dated January 31, 2013, from N. McKee, Senior Planner, with respect to an application submitted by the Z-Group relating to the property located at 530 Sunningdale Road East;
- Ricor Engineering Limited – 655 Tennent Avenue n) (19) a Notice dated January 18, 2013, from N. McKee, Senior Planner, with respect to an application submitted by Ricor Engineering Limited relating to the property located at 655 Tennent Avenue; and,

Colonel Talbot  
Developments  
Inc. – 3924 and  
4138 Colonel  
Talbot Road

o) (20) a Notice dated January 23, 2013, from A. Riley, Planner II, with respect to an application submitted by Colonel Talbot Developments Inc. relating to the properties located at 3924 and 4138 Colonel Talbot Road.

Disclosure of  
Pecuniary  
Interest – H.  
Garrett

14. That H. Garrett disclosed a pecuniary interest in Clause 13 o) of this report having to do with an application submitted by Colonel Talbot Developments Inc. relating to the properties located at 3924 and 4138 Colonel Talbot Road, by indicating that her employer did the report for the applicant. H. Garrett further disclosed a pecuniary interest in Clause 17 of this report having to do with the Robinson Memorial United Church, by indicating that her employer is the agent for the owner.

Disclosure of  
Pecuniary  
Interest – J.  
Lutman

15. That J. Lutman disclosed a pecuniary interest in Clause 3 of this report having to do with a Heritage Alteration Application for St. Paul's Cathedral located at 472 Richmond Street, by indicating that the Diocese of Huron is his employer.

### III MATTERS REFERRED TO SUB-COMMITTEES:

Heritage  
Designation  
Application –  
518 Central  
Avenue

16. (7) That the London Advisory Committee on Heritage (LACH) reviewed and received a Heritage Designation Application for the property located at 518 Central Avenue. The LACH referred the Application to the Stewardship Sub-Committee for its consideration.

Robinson  
Memorial  
United Church

17. (22) That the London Advisory Committee on Heritage (LACH) reviewed and received a communication dated February 13, 2013 and heard a verbal delegation from M. A. Colihan, with respect to the Robinson Memorial United Church. The LACH referred this matter to the Stewardship Sub-Committee to determine the merits of designation of the properties located at 1061 Richmond Street (Robinson Memorial United Church), 1057 Richmond Street and 203 Sherwood Avenue, and requested that the Planning Department be asked to facilitate this by obtaining permission from the owner to inspect the interior of all three buildings.

Supertest  
Station Plaque

18. (Added) That the London Advisory Committee on Heritage (LACH) heard a verbal update from D. Menard, Heritage Planner, with respect to a suggestion received that a replacement plaque be installed at Hartman's Automotive located at 1120 Dundas Street. The LACH referred this matter to the Stewardship Sub-Committee to investigate 1120 Dundas Street as a suitable site for the plaque.

Thames Valley  
Golf Course

19. (Added) That the London Advisory Committee on Heritage (LACH) heard a verbal report from D. Menard, Heritage Planner, with respect to Parks Operations requesting consideration of the Thames Valley Golf Course as suitable for designation. The LACH referred this matter to the Stewardship Sub-Committee for its consideration.

Next Meeting

20. That the London Advisory Committee on Heritage (LACH) will hold its next meeting on March 13, 2013.

The meeting adjourned at 9:15 p.m.

## **Statement of Significance for 1460 Commissioners Road West**

### **Description of Property**

1460 Commissioners Road West is located on part lot 47, broken front, concession B, in Westminster Township on the western extremities of the former Village of Byron, annexed to the City of London in 1961.

### **Statement of Cultural Interest**

1460 Commissioners Road West is a property of cultural interest and value mainly for its unique architectural merits.

### **Description of Heritage Attributes**

Architecturally, this Queen Anne style house at 1460 Commissioners Road West is an exceedingly rare example of a one and one half story cross gable design, unaltered since its construction in 1890. Four gables of equal design, size and width extend along the entire front, rear and side elevations of the house; the rear elevation gable, however, is largely obscured by an addition. The house from above appears as a cross thus the “cross gable” architectural description.

The heritage attributes of the house are as follows:

- White brick construction
- Foundation built of rough cast concrete blocks resembling stone blocks
- Cross gable roof
- Large end gables on all elevations
- Fish scale pattern shingles applied to the gable ends
- Radiating voussoirs over the windows and doors of the front and side elevations comprising a pattern of alternating bricks and sculptured concrete bricks
- Radiating voussoirs “framed” by concrete brick arches
- Original double hung sash windows, the frames of which exhibit neo-classical detailing
- Large plate glass window on the front elevation with half-moon stained glass transom above in an arte nouveau pattern
- A small inset porch supported by the original columns
- Plain, undecorated bargeboards excepting a triangular flourish at the corners of the gable ends where they meet the cornice

**Statement of Significance for 3378 Homewood Lane**

**Description of Property**

3378 Homewood Lane is located on the westerly part of Lot 77 west of Colonel Talbot Road in the former Westminster Township, County of Middlesex.

**Statement of Cultural Interest**

3378 Homewood Lane is a property of cultural heritage interest and value mainly for its historical associations with the farming history of the former Westminster Township, now subsumed within the City of London. The house was constructed shortly after the western portion of lot 77 backing onto Homewood Lane was severed by the then property owner William Burrow(s) and sold to James Fenwick c. 1867. It is architecturally significant, in particular, for the tiled brickwork on the façade.

**Description of Heritage Attributes**


Architecturally, 3378 Homewood Lane is an extended one and one half story vernacular Gothic Revival farm cottage. The very fine level of decorative brick work which comprises the cornice is more redolent of a commercial building in a downtown urban setting. Recent alterations include vinyl soffits and framing of the centre gable window and several of the side elevation windows. Sympathetic additions using recycled white brick and similar decorative elements (i.e. staggered corner quoins) have been made to the rear elevation and to portions of both side elevations (and are not included in the list of heritage attributes).

The heritage attributes worthy of preservation include:


- White brick construction
- Staggered brick corner quoins
- Two unusual vertical sets of brick pilasters in the form of staggered "quoins" extending downward from the cornice to the foundation framing both sides of the front elevation centre door
- Decorative cornice comprising paired angled bricks underlined by upside down ziggurat-like corbels
- Gable roof
- Steep centre gable over the front elevation door encasing a Gothic pointed window opening imitated in its shape by its brick voussoir
- Segmental headed, double hung sash window openings, three on the north elevation, four on the south elevation and two either side of the centre door on the front elevation, all crowned by radiating brick voussoirs with brick sills.
- Centred front doorway crowned by radiating brick voussoirs forming a segmental arch and a door case with sidelights and transom
- Basement windows, two on the south side elevation and one on the north side elevation also crowned likewise by radiating brick voussoirs
- Foundation comprising sections of coursed and uncoursed fieldstone

**Owners' Affirmation**

We are in agreement with the above statement of significance and request Municipal Council to issue a notice of its intent to designate this property under Section 29 of the *Ontario Heritage Act*.

  
\_\_\_\_\_  
(Owner)

2013-01-14  
(date)

  
\_\_\_\_\_  
(Owner)

Jan 17 '13  
(date)

**RECEIVED  
CITY OF LONDON  
PLANNING DIVISION**

JAN 29 2013

FILE NO. \_\_\_\_\_

REFERRED TO DM

**SUBSEQUENT REFERRALS**

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