

A Heritage Conservation District is a part of the community that shares both a common development history and a series of architectural landscape features.

## What is a Heritage Conservation District?

The lands comprising Woodfield were surveyed into building lots in 1840 following the incorporation of the City and the extension of its boundaries east to Adelaide Street. Several large blocks of land were granted to a small number of individuals and institutions, most of whom had registered plans of subdivision for their properties by 1855. An initial burst of development followed in the 1860s and 1870s resulting in a fairly dense pattern of growth consisting largely of one-storey frame dwellings. A second period of intense development followed in the 1880s lasting to about 1914, characterized by further subdivision of the large lots which resulted in the variety of styles and materials that can be seen today. By 1914, Woodfield was a well-established neighbourhood whose residents belonged to the same churches and clubs and in many cases were the City's business and political leaders.

The goal of a Heritage Conservation District is to conserve as much of the community fabric, both built and natural, as possible from the time of its development. To assist this, the *West Woodfield Heritage Conservation District Plan* has been prepared which includes specific policies along with a series of conservation and design guidelines. The main focus is the retention of the original street facades of the historic homes and other buildings. Features including original doors and windows, front porches, decorative trim and distinctive roof forms are important heritage attributes of the West Woodfield Heritage Conservation District. Other notable features are the mature tree canopy, laneways, grassed boulevards and Victoria Park. Maintaining and restoring these heritage attributes is a priority of the West Woodfield Heritage Conservation District.

All heritage attributes visible from the street or other public spaces, including lanes, parks or other open spaces are protected by the *Ontario Heritage Act* designation and alterations may require a Heritage Alteration Permit from the City.

## Getting Work Done

During the process of evaluating the West Woodfield Heritage Conservation District, each property received a rating based on its state of preservation, its heritage attributes and the extent it contributes to the streetscape and neighbourhood. Well-preserved examples of specific styles are rated an "A" or "B." Those that have been altered but still contributed to the overall streetscape are rated a "C," and buildings with irreversible alterations that do not contribute to the overall streetscape are assigned a "D." A property's rating defines the level of review and may aid in the determination of its eligibility for grants and incentives.

Contact the City of London Heritage Planning staff or refer to the map below to determine the rating for your property, then use the chart in this booklet to determine if a Heritage Alteration Permit is required.

## Architectural Rating



## Architectural Styles



Type of Work	Heritage Alteration Permit Required			
	Architectural Rating			
Major Projects	A	B, C	D	Guidelines
New Buildings	Yes	Yes	Yes	Yes
Additions visible from street	Yes	Yes	No	Yes
Conversions involving exterior alterations	Yes	Yes	No	Yes
Major alterations to street facade(s)	Yes	Yes	No	Yes
Additions not visible from street	No	No	No	No
Interior renovations	No	No	No	No

	Architectural Rating			
Minor Projects (Street Facing Facade)	A	B, C	D	Guidelines
Window removal, replacement or addition	Yes	Yes	No	Yes
Shutter removal or replacement	Yes	Yes	No	Yes
Door removal, replacement or addition	Yes	Yes	No	Yes
Decorative trim removal or replacement	yes	Yes	No	Yes
Porch/verandah replacement, removal or addition	Yes	Yes	No	Yes
Re-roofing with different materials	Yes	Yes	No	Yes
Removal of chimneys	Yes	Yes	No	Yes
Removal or installation of cladding and siding	Yes	Yes	No	Yes
Painting previously unpainted brick	Yes	Yes	No	Yes
Soffit, fascia and bracket replacement	No	No	No	Yes
Re-roofing with same materials	No	No	No	No
Eavestrough replacement	No	No	No	Yes
Painting of wood, trim	No	No	No	Yes
Other maintenance and repair	No	No	No	No



## General Design Guidelines

The following design guidelines and general principles provide some basic direction for all properties within the Heritage Conservation District. More detailed policies and design and conservation guidelines, including those for specific areas in the District, are contained in the Conservation Plan. It should be referred to whenever any alterations, additions or new construction is being contemplated.

### Things to Do

- Whenever possible, research the original appearance of the building to determine “authentic limits” of restoration or alteration.
- ‘Restore’ whenever possible rather than ‘replace’ especially for features such as doors, windows, porches and decorative trim.
- Use appropriate style, scale and materials for additions and alterations.
- If replacement is necessary, new doors and windows should be of a similar style, orientation and proportion as the original.
- Location additions away from the principal facade or where visible from the street or other public spaces.
- The height of any addition or new building should be similar to the existing building and/or adjacent buildings.
- Maintain and repair the heritage features and materials of your building and seek out sources of salvaged heritage pieces such as doors and windows if replacement is necessary.

### Things to Avoid

- Removing, cladding or obscuring architecture details and original materials when undertaking alterations.
- Blocking up or removing original door and window locations.
- Making irreversible changes to the original heritage attributes.
- Replacing original details and materials with poor reproductions or plastic and vinyl materials.

### More information

Contact a Heritage Planner at [heritage@london.ca](mailto:heritage@london.ca) or (519) 661-4980.

Visit the West Woodfield Heritage Conservation District webpage by searching “West Woodfield” at [london.ca](http://london.ca).



# West Woodfield

Heritage Conservation District  
Property Owner's Heritage Guide

