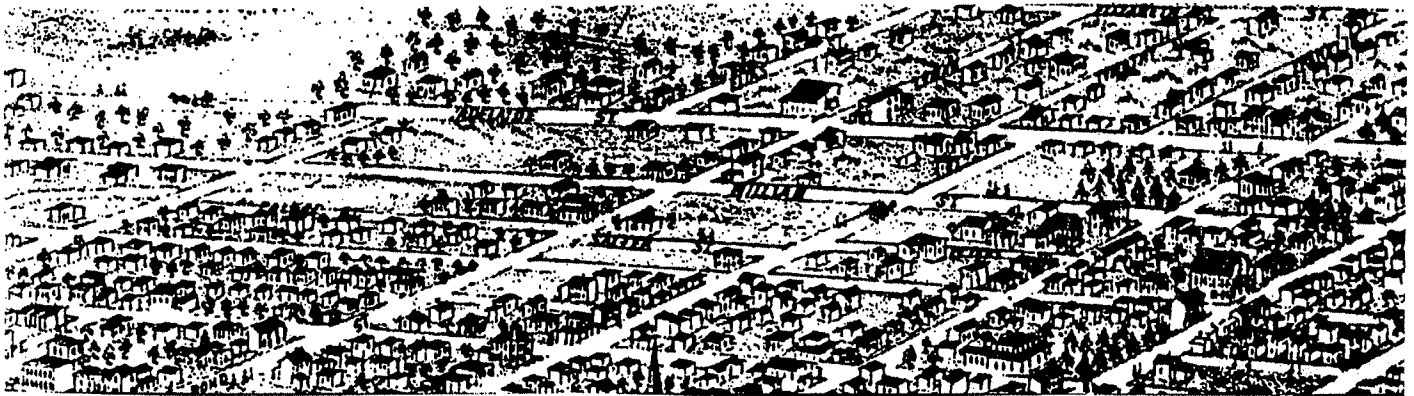


EAST WOODFIELD HERITAGE CONSERVATION DISTRICT STUDY

HERITAGE CONSERVATION DISTRICT PLAN

Part I: Statement of Intent

Part II: Conservation, Design and
Landscaping Guidelines



Prepared for:
THE CORPORATION OF THE CITY OF LONDON
JULY, 1992

UNTERMAN McPHAIL CUMING ASSOCIATES
WENDY SHEARER LANDSCAPE ARCHITECT LIMITED

EAST WOODFIELD
HERITAGE CONSERVATION
DISTRICT STUDY

HERITAGE CONSERVATION
DISTRICT PLAN

Part I: Statement of Intent

Part II: Conservation, Design and
Landscaping Guidelines

Prepared for:
THE CORPORATION OF THE CITY OF LONDON
JULY, 1992

UNTERMAN McPHAIL CUMING ASSOCIATES
WENDY SHEARER LANDSCAPE ARCHITECT LIMITED

1. The first part of the document
describes the general situation
of the country.

2. The second part of the document
describes the economic situation
of the country.

3. The third part of the document
describes the social situation
of the country.

4. The fourth part of the document
describes the political situation
of the country.

5. The fifth part of the document
describes the cultural situation
of the country.

6. The sixth part of the document
describes the environmental situation
of the country.

EAST WOODFIELD
HERITAGE CONSERVATION
DISTRICT STUDY

HERITAGE CONSERVATION DISTRICT PLAN

Part I: Statement of Intent

1.0	INTRODUCTION	
1.1	Purpose of the District Plan	I-1
1.2	Format of the District Plan	I-2
1.3	A summary of the heritage character of East Woodfield	I-3
1.4	East Woodfield district boundary delineation	I-5
1.5	District designation	I-6
1.6	Property designation under Part IV	I-6
2.0	STATEMENT OF INTENT	
2.1	General Intent	I-8
2.2	Heritage Interests, Property Owner Interests and Community Interests	I-8
2.3	Heritage Character	I-9
2.4	Municipal Authority	I-9
2.5	Custodial Responsibility	I-10
2.6	Management of Change	I-10
2.7	Restoration of Heritage Property	I-10
2.8	Alteration of Property	I-11
2.9	Determination of Permit Applications	I-11

Part II: Conservation, Design and Landscaping
Guidelines

1.0	CONSERVATION GOALS, OBJECTIVES AND PRINCIPLES	
1.1	Introduction	II-1
1.2	Heritage character	II-1
1.3	East Woodfield District Conservation Principles	II-3

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
LABORATORY OF ORGANIC CHEMISTRY

RESEARCH REPORT

1958-1959

1	Introduction	1
2	Experimental	2
3	Results and Discussion	3
4	References	4
5	Appendix	5
6	Summary	6
7	Conclusions	7
8	References	8
9	Appendix	9
10	Summary	10
11	Conclusions	11
12	References	12
13	Appendix	13
14	Summary	14
15	Conclusions	15
16	References	16
17	Appendix	17
18	Summary	18
19	Conclusions	19
20	References	20
21	Appendix	21
22	Summary	22
23	Conclusions	23
24	References	24
25	Appendix	25
26	Summary	26
27	Conclusions	27
28	References	28
29	Appendix	29
30	Summary	30
31	Conclusions	31
32	References	32
33	Appendix	33
34	Summary	34
35	Conclusions	35
36	References	36
37	Appendix	37
38	Summary	38
39	Conclusions	39
40	References	40
41	Appendix	41
42	Summary	42
43	Conclusions	43
44	References	44
45	Appendix	45
46	Summary	46
47	Conclusions	47
48	References	48
49	Appendix	49
50	Summary	50
51	Conclusions	51
52	References	52
53	Appendix	53
54	Summary	54
55	Conclusions	55
56	References	56
57	Appendix	57
58	Summary	58
59	Conclusions	59
60	References	60
61	Appendix	61
62	Summary	62
63	Conclusions	63
64	References	64
65	Appendix	65
66	Summary	66
67	Conclusions	67
68	References	68
69	Appendix	69
70	Summary	70
71	Conclusions	71
72	References	72
73	Appendix	73
74	Summary	74
75	Conclusions	75
76	References	76
77	Appendix	77
78	Summary	78
79	Conclusions	79
80	References	80
81	Appendix	81
82	Summary	82
83	Conclusions	83
84	References	84
85	Appendix	85
86	Summary	86
87	Conclusions	87
88	References	88
89	Appendix	89
90	Summary	90
91	Conclusions	91
92	References	92
93	Appendix	93
94	Summary	94
95	Conclusions	95
96	References	96
97	Appendix	97
98	Summary	98
99	Conclusions	99
100	References	100
101	Appendix	101
102	Summary	102
103	Conclusions	103
104	References	104
105	Appendix	105
106	Summary	106
107	Conclusions	107
108	References	108
109	Appendix	109
110	Summary	110
111	Conclusions	111
112	References	112
113	Appendix	113
114	Summary	114
115	Conclusions	115
116	References	116
117	Appendix	117
118	Summary	118
119	Conclusions	119
120	References	120
121	Appendix	121
122	Summary	122
123	Conclusions	123
124	References	124
125	Appendix	125
126	Summary	126
127	Conclusions	127
128	References	128
129	Appendix	129
130	Summary	130
131	Conclusions	131
132	References	132
133	Appendix	133
134	Summary	134
135	Conclusions	135
136	References	136
137	Appendix	137
138	Summary	138
139	Conclusions	139
140	References	140
141	Appendix	141
142	Summary	142
143	Conclusions	143
144	References	144
145	Appendix	145
146	Summary	146
147	Conclusions	147
148	References	148
149	Appendix	149
150	Summary	150
151	Conclusions	151
152	References	152
153	Appendix	153
154	Summary	154
155	Conclusions	155
156	References	156
157	Appendix	157
158	Summary	158
159	Conclusions	159
160	References	160
161	Appendix	161
162	Summary	162
163	Conclusions	163
164	References	164
165	Appendix	165
166	Summary	166
167	Conclusions	167
168	References	168
169	Appendix	169
170	Summary	170
171	Conclusions	171
172	References	172
173	Appendix	173
174	Summary	174
175	Conclusions	175
176	References	176
177	Appendix	177
178	Summary	178
179	Conclusions	179
180	References	180
181	Appendix	181
182	Summary	182
183	Conclusions	183
184	References	184
185	Appendix	185
186	Summary	186
187	Conclusions	187
188	References	188
189	Appendix	189
190	Summary	190
191	Conclusions	191
192	References	192
193	Appendix	193
194	Summary	194
195	Conclusions	195
196	References	196
197	Appendix	197
198	Summary	198
199	Conclusions	199
200	References	200
201	Appendix	201
202	Summary	202
203	Conclusions	203
204	References	204
205	Appendix	205
206	Summary	206
207	Conclusions	207
208	References	208
209	Appendix	209
210	Summary	210
211	Conclusions	211
212	References	212
213	Appendix	213
214	Summary	214
215	Conclusions	215
216	References	216
217	Appendix	217
218	Summary	218
219	Conclusions	219
220	References	220
221	Appendix	221
222	Summary	222
223	Conclusions	223
224	References	224
225	Appendix	225
226	Summary	226
227	Conclusions	227
228	References	228
229	Appendix	229
230	Summary	230
231	Conclusions	231
232	References	232
233	Appendix	233
234	Summary	234
235	Conclusions	235
236	References	236
237	Appendix	237
238	Summary	238
239	Conclusions	239
240	References	240
241	Appendix	241
242	Summary	242
243	Conclusions	243
244	References	244
245	Appendix	245
246	Summary	246
247	Conclusions	247
248	References	248
249	Appendix	249
250	Summary	250
251	Conclusions	251
252	References	252
253	Appendix	253
254	Summary	254
255	Conclusions	255
256	References	256
257	Appendix	257
258	Summary	258
259	Conclusions	259
260	References	260
261	Appendix	261
262	Summary	262
263	Conclusions	263
264	References	264
265	Appendix	265
266	Summary	266
267	Conclusions	267
268	References	268
269	Appendix	269
270	Summary	270
271	Conclusions	271
272	References	272
273	Appendix	273
274	Summary	274
275	Conclusions	275
276	References	276
277	Appendix	277
278	Summary	278
279	Conclusions	279
280	References	280
281	Appendix	281
282	Summary	282
283	Conclusions	283
284	References	284
285	Appendix	285
286	Summary	286
287	Conclusions	287
288	References	288
289	Appendix	289
290	Summary	290
291	Conclusions	291
292	References	292
293	Appendix	293
294	Summary	294
295	Conclusions	295
296	References	296
297	Appendix	297
298	Summary	298
299	Conclusions	299
300	References	300
301	Appendix	301
302	Summary	302
303	Conclusions	303
304	References	304
305	Appendix	305
306	Summary	306
307	Conclusions	307
308	References	308
309	Appendix	309
310	Summary	310
311	Conclusions	311
312	References	312
313	Appendix	313
314	Summary	314
315	Conclusions	315
316	References	316
317	Appendix	317
318	Summary	318
319	Conclusions	319
320	References	320
321	Appendix	321
322	Summary	322
323	Conclusions	323
324	References	324
325	Appendix	325
326	Summary	326
327	Conclusions	327
328	References	328
329	Appendix	329
330	Summary	330
331	Conclusions	331
332	References	332
333	Appendix	333
334	Summary	334
335	Conclusions	335
336	References	336
337	Appendix	337
338	Summary	338
339	Conclusions	339
340	References	340
341	Appendix	341
342	Summary	342
343	Conclusions	343
344	References	344
345	Appendix	345
346	Summary	346
347	Conclusions	347
348	References	348
349	Appendix	349
350	Summary	350
351	Conclusions	351
352	References	352
353	Appendix	353
354	Summary	354
355	Conclusions	355
356	References	356
357	Appendix	357
358	Summary	358
359	Conclusions	359
360	References	360
361	Appendix	361
362	Summary	362
363	Conclusions	363
364	References	364
365	Appendix	365
366	Summary	366
367	Conclusions	367
368	References	368
369	Appendix	369
370	Summary	370
371	Conclusions	371
372	References	372
373	Appendix	373
374	Summary	374
375	Conclusions	375
376	References	376
377	Appendix	377
378	Summary	378
379	Conclusions	379
380	References	380
381	Appendix	381
382	Summary	382
383	Conclusions	383
384	References	384
385	Appendix	385
386	Summary	386
387	Conclusions	387
388	References	388
389	Appendix	389
390	Summary	390
391	Conclusions	391
392	References	392
393	Appendix	393
394	Summary	394
395	Conclusions	395
396	References	396
397	Appendix	397
398	Summary	398
399	Conclusions	399
400	References	400
401	Appendix	401
402	Summary	402
403	Conclusions	403
404	References	404
405	Appendix	405
406	Summary	406
407	Conclusions	407
408	References	408
409	Appendix	409
410	Summary	410
411	Conclusions	411
412	References	412
413	Appendix	413
414	Summary	414
415	Conclusions	415
416	References	416
417	Appendix	417
418	Summary	418
419	Conclusions	419
420	References	420
421	Appendix	421
422	Summary	422
423	Conclusions	423
424	References	424
425	Appendix	425
426	Summary	426
427	Conclusions	427
428	References	428
429	Appendix	429
430	Summary	430
431	Conclusions	431
432	References	432
433	Appendix	433
434	Summary	434
435	Conclusions	435
436	References	436
437	Appendix	437
438	Summary	438
439	Conclusions	439
440	References	440
441	Appendix	441
442	Summary	442
443	Conclusions	443
444	References	444
445	Appendix	445
446	Summary	446
447	Conclusions	447
448	References	448
449	Appendix	449
450	Summary	450
451	Conclusions	451
452	References	452
453	Appendix	453
454	Summary	454
455	Conclusions	455
456	References	456
457	Appendix	457
458	Summary	458
459	Conclusions	459
460	References	460
461	Appendix	461
462	Summary	462
463	Conclusions	463
464	References	464
465	Appendix	465
466	Summary	466
467	Conclusions	467
468	References	468
469	Appendix	469

2.0	EAST WOODFIELD DISTRICT CONSERVATION GOALS AND OBJECTIVES	
2.1.	District Conservation Goals	II-5
2.2	District Conservation Objectives	II-5
	2.2.1 Objectives: Heritage buildings	II-5
	2.2.2 Objectives: Landscape	II-5
	2.2.3 Objectives: Archaeology	II-6
	2.2.4 Objectives: Land use	II-6
	2.2.5 Objectives: New development	II-6
3.0	CONSERVATION GUIDELINES	
3.1	Building Conservation	II-7
3.2	Foundations	II-8
3.3	Structure	II-10
3.4	Exterior Wall Cladding	II-12
	3.4.1 Brick and Stone Masonry	II-12
	3.4.2 Stucco	II-15
	3.4.3 Wooden Siding	II-16
	3.4.4 Synthetic Siding	II-17
3.5	Roofing	II-18
3.6	Decorative Wooden Detailing	II-20
3.7	Windows and Doors	II-22
3.8	Exterior Paint	II-23
3.9	Energy Conservation	II-24
3.10	Large Structures	II-26
3.11	Archaeological Sites	II-27
4.0	GUIDELINES FOR ALTERATIONS, ADDITIONS AND NEW CONSTRUCTION	
4.1	Introduction	II-28
4.2	Alterations to heritage buildings and sites	II-29
	4.2.1 Roofs	II-30
	4.2.2 Walling	II-30
	4.2.3 Windows	II-31
	4.2.4 Entrances	II-31
	4.2.5 Features and spaces around buildings	II-32
4.3	Additions to heritage buildings and sites	II-32
	4.3.1 Location	II-34
	4.3.2 Design	II-34
4.4	New building construction	II-35
	4.4.1 New building location	II-35
	4.4.2 New building height	II-36
	4.4.3 Roofs on new buildings	II-36
	4.4.4 Windows and entrances on new buildings	II-37
	4.4.5 Walling of new buildings	II-37
4.5	Public Works	II-37

100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

THE
STATE
OF
NEW
YORK
IN SENATE
January 15, 1907.

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
MAY 17, 1906.

ALBANY:
J. B. WOODWARD, STATE PRINTER,
1907.



5.0	LANDSCAPE CONSERVATION GUIDELINES	
5.1	Introduction: Historic landscape features	II-39
5.2	Historical landscape summary	II-41
5.3	Landscape features: General recommendations and municipal initiatives	II-42
5.3.1	Street trees	II-42
5.3.2	Boulevards	II-45
5.3.3	Fencing and hedges	II-47

1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

ACKNOWLEDGEMENTS

The preparation of the East Woodfield Heritage Conservation District Plan would not have been possible without the encouragement and support of a number of people. The work of the consultant team was guided by a steering committee of private citizens and City staff. All committee members gave freely of their time, advice, opinions and encouragement. Accordingly, the following are thanked for their considerable assistance: Peter Arnold, Dan Brock, John Gauld, Mark Gladysz, Ben Gomberg, Wil Harlock, Mary-Lynn Metras, Richard Morrison, Kim Pratt, Howard Pulver and Jerry Tikalsky.

Thanks are also extended to the residents of East Woodfield who attended public meetings and expressed support for the continuing care and protection of their community.

The contribution of funds to grant aid this heritage conservation district study by the Woodfield Community Association and the Ontario Heritage Foundation/Ontario Ministry of Culture and Communications is also gratefully acknowledged.

CONFIDENTIAL

The following information is being provided to you for your information only. It is not intended to be used for any other purpose. The information is confidential and should be kept confidential. It is not to be distributed outside the organization. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

The information is confidential and should be kept confidential. It is not to be distributed outside the organization. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

The information is confidential and should be kept confidential. It is not to be distributed outside the organization. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

EAST WOODFIELD
HERITAGE CONSERVATION
DISTRICT STUDY

HERITAGE CONSERVATION DISTRICT PLAN

Part I: Statement of Intent

1.0	INTRODUCTION	
1.1	Purpose of the District Plan	I-1
1.2	Format of the District Plan	I-2
1.3	A summary of the heritage character of East Woodfield	I-3
1.4	East Woodfield district boundary delineation	I-5
1.5	District designation	I-6
1.6	Property designation under Part IV	I-6
2.0	STATEMENT OF INTENT	
2.1	General Intent	I-8
2.2	Heritage Interests, Property Owner Interests and Community Interests	I-8
2.3	Heritage Character	I-9
2.4	Municipal Authority	I-9
2.5	Custodial Responsibility	I-10
2.6	Management of Change	I-10
2.7	Restoration of Heritage Property	I-10
2.8	Alteration of Property	I-11
2.9	Determination of Permit Applications	I-11

1947
1948
1949

1950

1951

1952
1953
1954
1955
1956
1957
1958
1959
1960

1961
1962
1963
1964
1965
1966
1967
1968
1969
1970

1.0 INTRODUCTION

1.1 Purpose of the District Plan

This heritage district conservation plan follows on from the preparation of the Heritage Assessment Report, the first stage of the heritage conservation district study process. The Heritage Assessment Report detailed the heritage attributes of the East Woodfield study area and provided the rationale for designating this special residential area as a conservation district under Part V of the Ontario Heritage Act.

The District Plan provides the basis for the sensitively conserving, managing and protecting the district's heritage features, notably its wealth of nineteenth and early twentieth century buildings, boulevards, and street trees.

Additionally the conservation district plan provides guidance on relevant planning and development matters that may affect the future of this important area.

Accordingly, the East Woodfield Heritage Conservation District Plan should be used and consulted by a variety of people and agencies including:

- property owners;
- City Council;
- municipal staff;
- local utilities;
- Local Architectural Conservation Advisory Committee (LACAC); and
- the East Woodfield Conservation District Committee.

1.2 Format of the District Plan

The district plan comprises four distinct parts. Each addresses a particular facet of conservation and planning within the East Woodfield heritage conservation district e.g. enactment of by-laws, changes to municipal planning policies, design guidelines or advice on conserving or maintaining architectural details or historical building fabric.

Specifically, Part I makes the key recommendation concerning the designation of East Woodfield as a heritage conservation district.

Part II addresses: the principles of district conservation and contains a number of goals and objectives respecting heritage properties, landscape, land use and new development. Additionally conservation guidelines are included. These are intended to guide property owners in caring for and maintaining their heritage buildings.

Part II of the conservation district plan also contains guidelines for alterations to existing buildings and new construction. The key objective in the design guidelines is to provide a minimum standard of appropriateness for change within the district. Specific guidance is also provided on conservation district landscape improvements together with general advice on landscape design.

In Part III a number of recommendations are made concerning planning and development initiatives primarily for municipal action within the district. Funding sources for conservation work are also described together with particular implementation measures for promoting complementary change within the district.

Part IV contains a number of case studies which describe in practical terms how specific conservation issues may be addressed. Front yard parking, a building addition, restoration and a historical landscape interpretation project are described.

1.3 A summary of the heritage character of East Woodfield

In selecting and delineating a heritage conservation district the City of London's Official Plan requires the following to be considered:

- *the association of the area with a particular historical event or era that is unique to the community;*
- *the presence of properties which are considered significant to the community as a result of their location or setting;*
- *the presence of properties representing a design or method of construction which is considered architecturally and/or historically significant to the community, region, province or nation;*
- *the presence of properties which collectively represent a certain aspect of the development of the City which is worthy of maintaining; and*
- *the presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community.*

Within the Woodfield community, the East Woodfield study area is a microcosm of those historical themes and built heritage that distinguish the larger community of Woodfield (See the East Woodfield Heritage Assessment Report). In particular the study area possesses:

- **historical associations with a formative aspect of London's growth and development**, notably the transformation of large rural estates to distinct residential suburban areas away from the early, urban, historical core of London;

■ **historical associations with early nineteenth century settlers,** such as the Cronyn family, and late nineteenth century, suburban, residents who played leading roles in the social, economic and political life of the community, including: Robert Reid (manufacturer), George Mathewson (newspapers), Albert Silverwood (dairy produce), Jeremiah Moran (carriage maker), Robert Miller (newspapers), Emmanuel Teale (soldier/marble dealer), Charles Colwell (printer/local government), Frank Cooper (photographer), Dr. John Salter (surgeon/newspapers), William Carson (education), James Duffield (oil), William Spencer (oil), Charles Murray (banking), William Heaman (municipal politician/Mayor) Thomas Luscombe (barrister), and Benjamin Cronyn (Mayor);

■ **considerable range and diversity in its architectural heritage of frame and brick residential development** including the following styles and building practice: *Vernacular, Gothic Revival, (1830-1900), Italianate, (1850-1900), High Victorian Gothic, (1860 - 1890), Second Empire, (1860 - 1880), Queen Anne, (1880-1910), Prairie/Craftsman, (1900 - 1930), Four Square, (A sub-type of the Prairie style, 1900-1930), Tudor Revival, (1900 - 1940), and International, (1930 - 1960);*

■ **a mature, residential landscape** comprising a diverse, well maintained, scenic setting of treelined and boulevarded sidewalks, and treed canopies.

Accordingly, the East Woodfield study area is considered to be of heritage significance within the City of London and satisfies the Official Plan requirements respecting heritage conservation district designation.

1.4 East Woodfield district boundary delineation

The Woodfield area comprises a considerable wealth of heritage buildings and streetscapes and with further detailed study the entire area would probably qualify for heritage conservation district designation. The smaller East Woodfield study area is thus considered to be an important first step in the conservation and protection of the larger area in which it is located.

The proposed boundaries of the East Woodfield Heritage Conservation District (Map 1) closely follow the original study area. In delineating the district it is important to attempt to “capture” those buildings, streetscapes and spaces that generally form visually cohesive units. In this regard, the compact rectilinear grid of East Woodfield has resulted in a number of coherent streetscapes and distinctive edges. Properties fronting on these edges and forming a part of streetscapes are included within the district as follows:

Edges: Maitland Street, Adelaide Street and Queens Avenue; and

Blocks: Palace Street, Princess Avenue, Prospect Avenue, William Street, Dufferin Avenue and Peter Street.

Accordingly, for the purposes of designating the East Woodfield Heritage Conservation District properties that fronted solely on Central Avenue and Adelaide Street were excluded. Similarly, the Bishop Cronyn Memorial Church was also excluded being on the other side of a distinct edge i.e. Queens Avenue. Importantly, these properties should be considered as important parts of future adjoining heritage districts.

1.5 District designation

Part V of the Ontario Heritage Act enables a municipality to designate by by-law all or any portion of a municipality as a heritage conservation district provided that there are official plan provisions respecting the establishment of such districts. The City of London Official Plan contains such provisions.

Recommendation 1

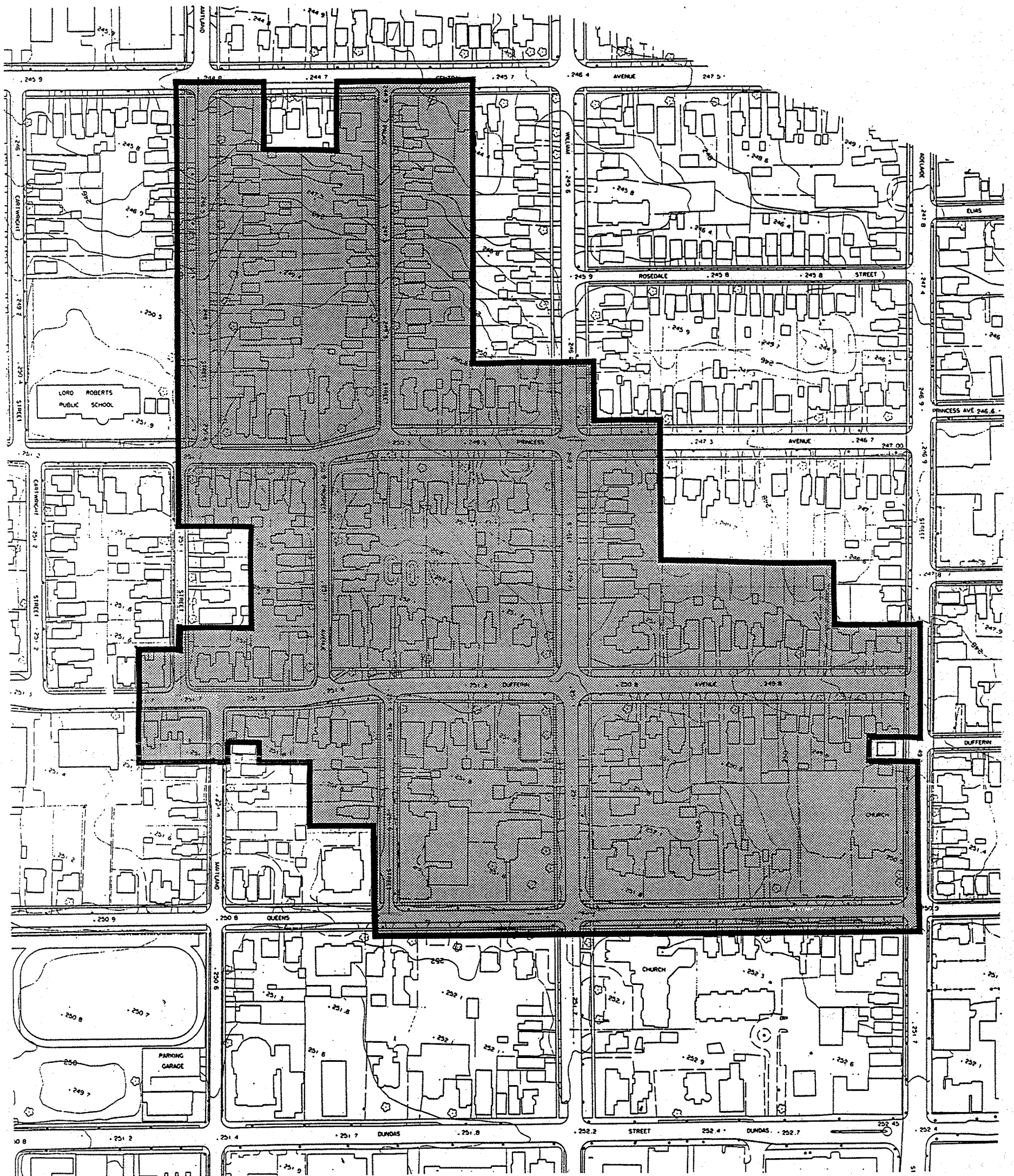
It is recommended that pursuant to subsection 41(1) of the Ontario Heritage Act Council of the Corporation of the City of London designate by by-law that area of the municipality identified as "Proposed District Boundary" in the accompanying map.

1.6 Property designation under Part IV

Part V of the Ontario Heritage Act does not permit properties designated under Part IV of the Act to be part of a heritage conservation district.

The considerable number of distinctive heritage properties within the East Woodfield heritage conservation district and the keen interest in heritage conservation has resulted in a number of properties being designated under Part IV of the Ontario Heritage Act over the past years. Rather than dedesignate these many properties and incur municipal expense it is considered prudent to exclude these from the provisions of the preceding by-law in Recommendation 1.

It must be noted that given the length of time between by-law initiation by Council and approval by the Ontario Municipal Board some owners may wish to proceed with Part IV designation to avail themselves of grant aid from the City of London. It is suggested that this designation activity should be on limited basis, with urgency of repair/restoration as the principal consideration in proceeding with a Part IV designation.

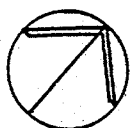


EAST WOODFIELD HERITAGE CONSERVATION DISTRICT STUDY

WENDY SHEARER
LANDSCAPE ARCHITECT LIMITED

UNTERMAN McPHAIL CUMING
ASSOCIATES

DATE: MARCH, 1992



PROPOSED HERITAGE CONSERVATION DISTRICT

LEGEND

 PROPOSED HERITAGE CONSERVATION
DISTRICT BOUNDARY

Recommendation 2

It is recommended that any properties designated under Part IV of the Ontario Heritage Act within the East Woodfield Heritage conservation district be excluded from the provisions of the district designation by-law.

2.0 STATEMENT OF INTENT

2.1 General Intent

Within the East Woodfield Heritage conservation district it is the intent of Council to guide and manage physical change and development within the heritage conservation district by:

- adopting the East Woodfield Heritage Conservation District Plan;
- determining permit applications for changes and alterations according to the guidelines contained in the East Woodfield Heritage Conservation District Plan; and
- initiating appropriate public works and improvements that are within the financial capabilities of the Corporation of the City of London.

It is the intent of municipal council to complement these initiatives by making appropriate amendments to the City's Zoning by-law and Official Plan.

2.2 Heritage Interests, Property Owner Interests and Community Interests

Council recognizes that within the East Woodfield Heritage conservation district there may be a number of diverse interests. In certain instances these interests may be complementary. Inevitably, others may be in direct conflict. Some owners of heritage property may see themselves as custodians of the family's, community's and the province's heritage with a responsibility to conserve and protect. Conversely, other property owners may see it as their obligation to provide comfortable and livable domestic surroundings for themselves and their family.

Council does not seek to give primacy to any one particular interest, but seeks to ensure that any conflict amongst these interests is at best avoided or otherwise minimized.

2.3 Heritage Character

Council recognizes that:

- the East Woodfield Heritage conservation district comprises a distinctive ensemble of heritage buildings and landscapes that have resulted from a century and a half of many social, economic, natural and physical changes;
- this unique residential heritage character is to be conserved and protected in the process of future change.

2.4 Municipal Authority

Council recognizes that:

- district designation, under Part V of the Ontario Heritage Act, does not seek the preservation or restoration of a community to a former past state, but simply establishes a mechanism for the municipal review and determination of permit applications for changes to, and within, the *built* environment of a designated district;
- it cannot compel, nor does it seek to compel, the restoration of all heritage properties within the district;

2.5 Custodial Responsibility

Council recognizes that:

- owners of heritage property are to be considered the prime custodians of East Woodfield's heritage;

2.6 Management of Change

Council recognizes that:

- many heritage buildings over the past decades have witnessed the introduction of a variety of changes to building fabric including additions, at the rear, side and in roof spaces;
- change in East Woodfield's built heritage is to be expected in the future, yet it must be carefully *managed* in a manner that does not adversely affect this special environment;
- any proposed change within the district shall be considered:
 - within a number of Council approved conservation, design, landscaping and planning guidelines; and
 - with consideration of the individual merits of the proposed change.

2.7 Restoration of Heritage Property

Council recognizes that:

- certain property owners will seek to restore their property and Council may encourage such work by making grants available for eligible work and by ensuring conformity with the applicable guidelines in this Plan;

2.8 Alteration of Property

Council recognizes that:

- certain property owners will wish to add on, alter or otherwise change their property to accommodate required living space or new facilities and Council may permit such work provided it is in conformity with the applicable guidelines in this Plan;

2.9 Determination of Permit Applications

- all residents and property owners within the East Woodfield Heritage conservation district shall be afforded fair and equitable consideration in the determination of permit applications for alterations within the district.

Section 1

Section 2

Main body of text, first paragraph, containing several lines of faint, illegible text.

Section 3

Main body of text, second paragraph, containing several lines of faint, illegible text.

EAST WOODFIELD
HERITAGE CONSERVATION
DISTRICT STUDY

HERITAGE CONSERVATION DISTRICT PLAN

Part II: Conservation, Design and
Landscaping Guidelines

1.0	CONSERVATION GOALS, OBJECTIVES AND PRINCIPLES	
1.1	Introduction	II-1
1.2	Heritage character	II-1
1.3	East Woodfield District Conservation Principles	II-3
2.0	EAST WOODFIELD DISTRICT CONSERVATION GOALS AND OBJECTIVES	
2.1	District Conservation Goals	II-5
2.2	District Conservation Objectives	II-5
	2.2.1 Objectives: Heritage buildings	II-5
	2.2.2 Objectives: Landscape	II-5
	2.2.3 Objectives: Archaeology	II-6
	2.2.4 Objectives: Land use	II-6
	2.2.5 Objectives: New development	II-6
3.0	CONSERVATION GUIDELINES	
3.1	Building Conservation	II-7
3.2	Foundations	II-8
3.3	Structure	II-10
3.4	Exterior Wall Cladding	II-12
	3.4.1 Brick and Stone Masonry	II-12
	3.4.2 Stucco	II-15
	3.4.3 Wooden Siding	II-16
	3.4.4 Synthetic Siding	II-17
3.5	Roofing	II-18
3.6	Decorative Wooden Detailing	II-20
3.7	Windows and Doors	II-22
3.8	Exterior Paint	II-23
3.9	Energy Conservation	II-24
3.10	Large Structures	II-26
3.11	Archaeological Sites	II-27

4.0	GUIDELINES FOR ALTERATIONS, ADDITIONS AND NEW CONSTRUCTION	
4.1	Introduction	II-28
4.2	Alterations to heritage buildings and sites	II-29
	4.2.1 Roofs	II-30
	4.2.2 Walling	II-30
	4.2.3 Windows	II-31
	4.2.4 Entrances	II-31
	4.2.5 Features and spaces around buildings	II-32
4.3	Additions to heritage buildings and sites	II-32
	4.3.1 Location	II-34
	4.3.2 Design	II-34
4.4	New building construction	II-35
	4.4.1 New building location	II-35
	4.4.2 New building height	II-36
	4.4.3 Roofs on new buildings	II-36
	4.4.4 Windows and entrances on new buildings	II-37
	4.4.5 Walling of new buildings	II-37
4.5	Public Works	II-37
5.0	LANDSCAPE CONSERVATION GUIDELINES	
5.1	Introduction: Historic landscape features	II-39
5.2	Historical landscape summary	II-41
5.3	Landscape features: General recommendations and municipal initiatives	II-42
	5.3.1 Street trees	II-42
	5.3.2 Boulevards	II-45
	5.3.3 Fencing and hedges	II-47

1.0 CONSERVATION GOALS, OBJECTIVES AND PRINCIPLES

1.1 Introduction

The intention of the *East Woodfield Heritage Conservation District Plan* is to ensure the wise management of physical change and development in order to conserve the unique character of the district and its component buildings and spaces. It is anticipated that most conservation issues in the district will be addressed through the plan's policies and the guidelines described in the following sections.

The following goals, objectives and principles form the framework for detailed guidelines in section 3. Where a particular conservation issue is not addressed in those detailed guidelines the goals, objectives and principles in this section should form the basis for advice to property owners or decision making by the City of London.

1.2 Heritage character

The East Woodfield district exhibits considerable range and diversity in its architectural heritage of frame and brick residential development including the following styles and building practice: *Vernacular*, *Gothic Revival*, (1830-1900), *Italianate*, (1850-1900), *High Victorian Gothic*, (1860 - 1890), *Second Empire*, (1860 - 1880), *Queen Anne*, (1880-1910), *Prairie/Craftsman*, (1900 - 1930), *Four Square*, (A sub-type of the *Prairie* style, 1900-1930), *Tudor Revival*, (1900 - 1940), and *International*, (1930 - 1960);

The East Woodfield study area is characterized by a predominance of late-nineteenth century building construction. Construction materials have been used in a variety of building forms and styles throughout the study area. Within East Woodfield brick construction predominates. Brick is a manufactured building product requiring a sophisticated process of mixing, moulding and firing to produce a consistent and acceptable material for construction. In the past, the clay area in which London is situated provided

a white brick of excellent quality. Many London brickyards flourished at the turn of the twentieth century and included the yards of J.W. Cawrse, Walker and Logan, John McLaughlin, Waide Bros., Warwick and Son, and London Brick Manufacturing and Supply Company.

Aside from brick construction there are also residences of frame construction clad in stucco, pebble-dash, clapboard, vinyl and aluminum.

Most of the buildings within the district are single detached residences with a few semi-detached or row-type housing. The houses range in height from one to two and a half storeys, yet the overall form of the district is typified by the low profile character of the predominant one and a half storey residences. Wood and slate shingles were the predominant historical roofing materials.

The distinctive architectural features of the area are its variety of scale, mass, decorative detailing and building siting. Although many individual buildings and properties have been altered over time due to changing tastes, economics and fashion, the overall nineteenth century residential character coupled with distinctive treelined and canopied streetscapes has generally been retained and occasionally enhanced.

1.3 East Woodfield District Conservation Principles

The process of heritage conservation within East Woodfield not only requires recognition of its special character but also acceptance of several well established conservation principles. The purpose of this section is to establish a context for the conservation of heritage buildings and to provide a general framework for the more detailed guidance offered in later sections.

Accordingly any proposed changes within the East Woodfield heritage conservation district shall be considered with regard to the following principles:

- Heritage features are to be retained and re-used wherever possible and the demolition of heritage buildings shall be actively discouraged.
- There shall be a presumption in favour of retaining the distinguishing characteristics of a heritage property and the destruction, alteration or removal of historical fabric or distinguishing architectural features and landscaping shall be considered as the least desirable course of action.
- Alterations and changes that have occurred in the past may be of significance in the development of a particular heritage building and its environment and should be protected.
- Stylistic and architectural features or examples of fine craftwork that distinguish a particular building, whether of vernacular construction or more formal architecture, must be treated with sensitivity and where deteriorated should be repaired rather than replaced.
- Replacement of architectural features must match the material being replaced in composition, design, texture, colour, size and level of craftwork.
- Historical, physical or pictorial and documentary evidence shall guide the repair or replacement of missing architectural features of an individual heritage building. Guesswork or use of architectural elements borrowed from other buildings should be avoided.
- Surface cleaning of historic structures must only be undertaken when accumulated dirt adversely affects the historical fabric of a heritage building and undertaken only by the gentlest means possible. Sandblasting, high pressure water washing, strong chemical cleaning and other methods that may damage building materials must be avoided.

- Contemporary design of alterations and additions will be permitted where they do not destroy significant historical, architectural, streetscape or cultural features.
- Contemporary design of alterations and additions should be permitted where they are of a size, location, colour and material that is compatible with the prevailing character of the building, streetscape, landscape and district.
- All public works should seek to avoid adverse effects to the character of the East Woodfield heritage conservation district and in particular to individual heritage buildings, archaeological sites, fences and distinctive trees and treelines within the district.
- New construction comprising freestanding buildings should respect the prevailing character of: adjacent buildings; the existing streetscape, landscaping and grade levels; and the district as a whole. New construction must be of compatible design in location, size, height, setback, orientation, materials, colour, roof and roofline, fenestration, scale and proportion.

This District Plan provides more specific guidance in the management of change and development within this special setting in a way that respects the heritage building stock, the quality of the streetscape, and the wishes and views of individual property owners.

Prudent management of change includes the promotion of a clear statement of goals and objectives for the designated heritage conservation district. Although goals and objectives are general in nature, they are of importance in providing a framework for more specific guidance and action as well as direction towards the kind of environmental management anticipated in a conservation district.

2.0 EAST WOODFIELD DISTRICT CONSERVATION GOALS AND OBJECTIVES

2.1. District Conservation Goals

- To maintain the residential character of East Woodfield heritage conservation district.
- To protect and enhance existing heritage residential buildings .
- To avoid the destruction of East Woodfield's heritage buildings and landscape fabric and to encourage only those changes that are undertaken in a manner that if such alterations or additions were removed in the future, the essential form and integrity of the heritage property would remain unimpaired.

2.2 District Conservation Objectives

2.2.1 Objectives: Heritage buildings

- To encourage continuing maintenance and repair of individual heritage buildings by property owners.
- To support the continuing care, conservation and restoration of heritage buildings wherever appropriate by providing guidance on sound conservation practice and encouraging applications to funding sources for eligible work.

2.2.2 Objectives: Landscape

- To encourage the maintenance and protection of the urban landscape character of East Woodfield as well as avoiding or minimizing the adverse effects of public undertakings.

- To maintain and preserve individual trees, treelines and grass boulevards within the district.
- To enhance public spaces, notably, boulevards with appropriate landscaping.

2.2.3 Objectives: Archaeology

- To avoid wherever possible the disruption or disturbance of archaeological remains of former settlement sites within the East Woodfield heritage conservation district.

2.2.4 Objectives: Land use

- To encourage the maintenance of a stable, low density residential environment within the district.
- To support existing uses and adaptive re-uses for residential purposes wherever feasible within the existing building stock.
- To prevent the establishment of those land uses which would be out of keeping with or have detrimental effects upon the residential and open space character of the district.

2.2.5 Objectives: New development

- To discourage the demolition of existing heritage buildings and their replacement by new development.
- To permit new development only where it respects or otherwise complements the prevailing character of existing heritage buildings and structures within the East Woodfield district.

3.0 CONSERVATION GUIDELINES

3.1 Building Conservation

An owner of a heritage property may be considered as steward or custodian with a responsibility to transmit to future generations a rich, built-heritage. Maintaining buildings in good physical condition and ensuring viable and satisfactory uses are the cornerstones of conserving older heritage structures as well as more recently constructed properties.

The deterioration of building elements or materials is a natural phenomenon. It can be significantly slowed by sound repair and maintenance or considerably accelerated by inadequate attention to water damage, paint failure, differential settlement and so on. The process of *conservation*, which is the remedial measures necessary to prevent decay, must be used to promote the longevity of building materials.

Sound maintenance practice is the single most important technique in the promotion of good conservation. Generally, the conservation issues within the district relate mainly to: the continuing maintenance, repair and restoration of historic building fabric; appropriate alterations and additions to existing heritage structures; and new construction.

Repair and maintenance is the minimum conservation action required within the East Woodfield district.

Importantly, these are the most effective actions required to maintain a building since it often insures against harmful and irreparable damage and costly major repairs.

Repair and maintenance also protects original building fabric and the craftsmanship which went into the design and construction of decorative elements.

For the purposes of this district plan and its use in the consideration of change and development within the East Woodfield a number of terms are defined to aid the reader. These terms are drawn, in shortened form, from the Ontario Heritage Foundation's Manual of Principles and Practice for

Architectural Conservation, *Well Preserved*, (Mark Fram, 1988) and are described as follows:

Conservation: An umbrella term that encompasses a broad range of activities aimed at preventing decay by wisely using heritage resources and purposely intervening to remove or obviate threats to those resources.

Preservation: Preservation involves stopping, as permanently as possible, those processes contributing to the deterioration of a building or site and making essential repairs to keep it in its existing state.

Restoration: Restoration is the recovery of the forms and details of a property as it appeared at a particular time by removing work of intervening periods and, where necessary, replacing or reproducing missing elements.

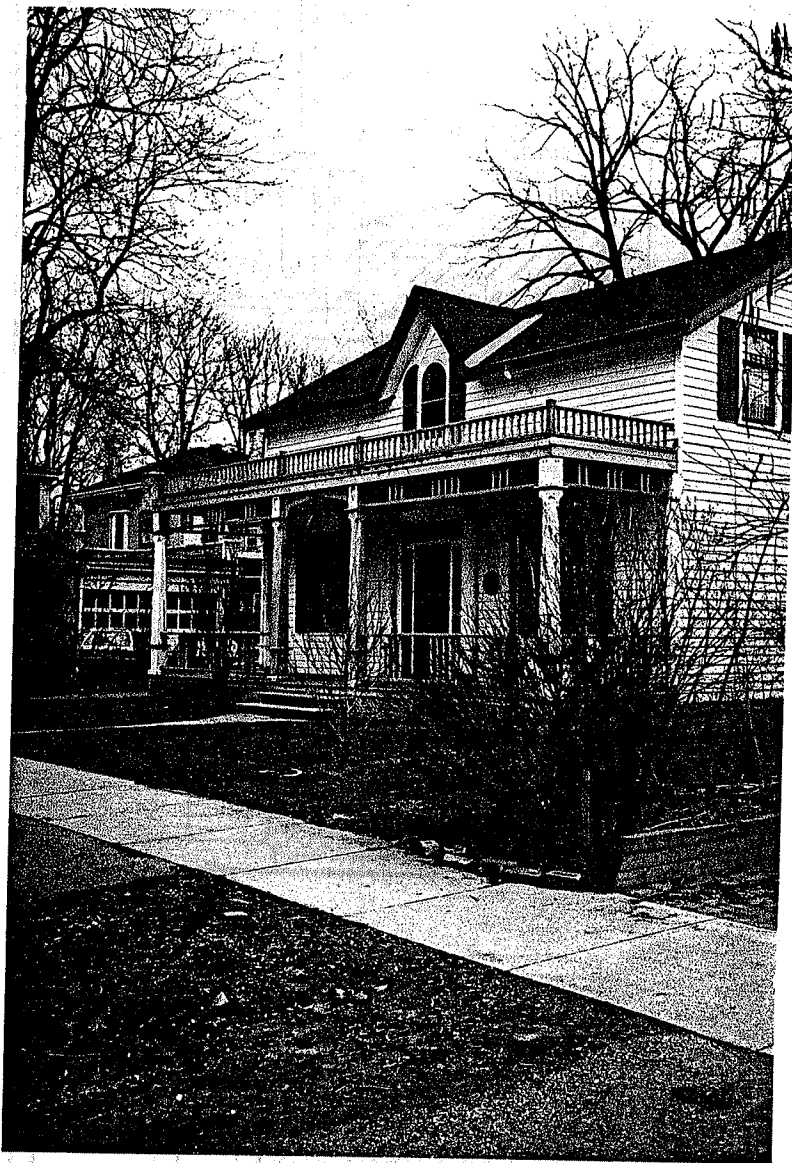
Reconstruction: Reconstruction involves the re-creation of a vanished building or feature on its original site based on evidence from historical documents.

The following sections offer general guidelines on the maintenance, repair and restoration of existing heritage buildings within the district. This will allow and encourage property owners to choose the level of care which best suits their financial resources as well as manage the proper care of their property within this area of special architectural, historical and landscape significance.

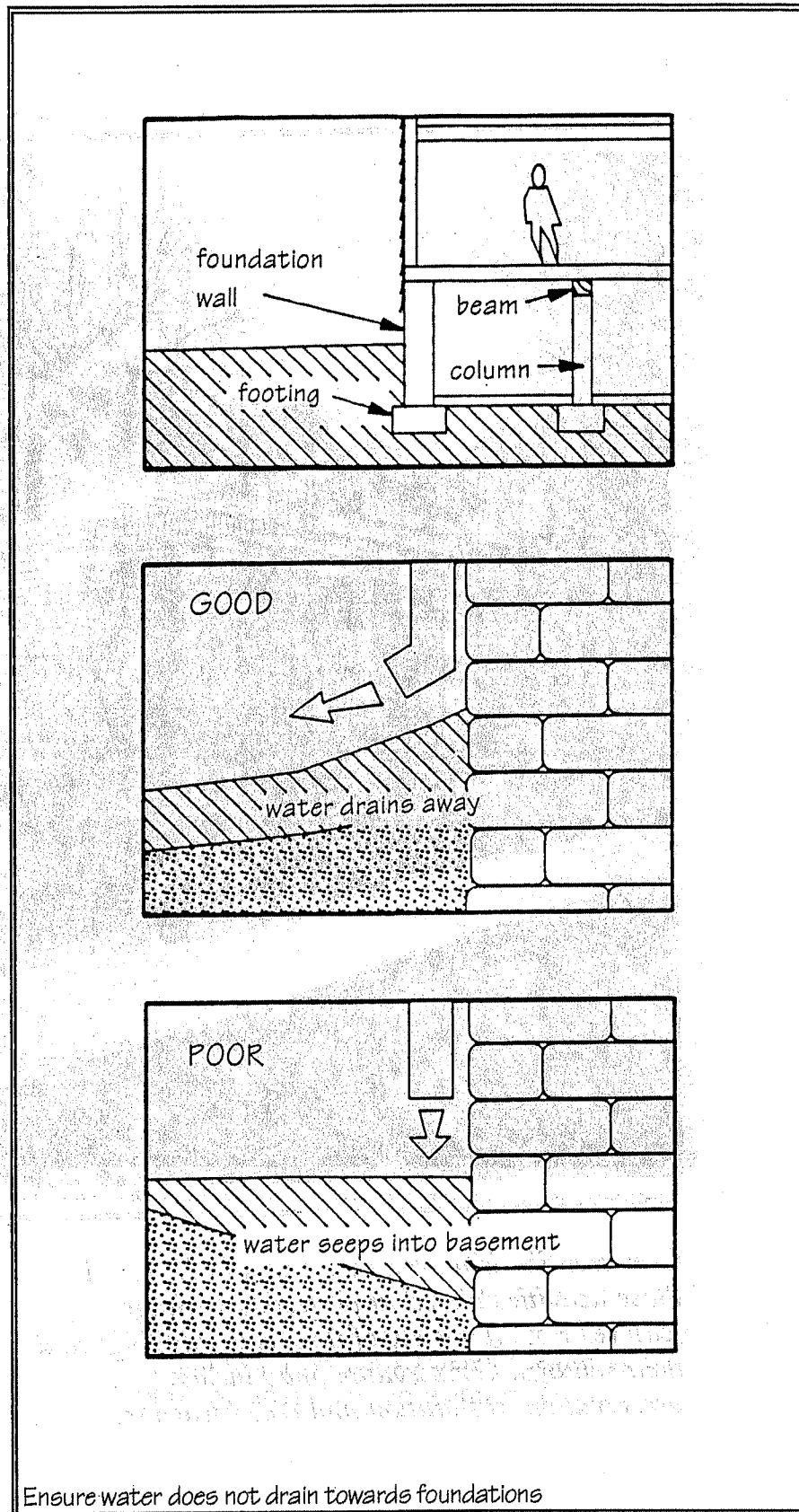
The guidelines are arranged around key building and construction components in order to aid in ease of reading.

3.2 Foundations

Building foundations which are sound and watertight are essential to the good health of the district's structures. The early discovery of problems can normally be corrected inexpensively and efficiently. If problems are allowed



Conservation is a broad term that includes all those activities aimed at protecting heritage features from a variety of threats to buildings and their settings. Conservation may include preservation, restoration and reconstruction.



to persist untreated significant damage such as excessive settlement may occur.

Regular inspection: The importance of the regular inspection of basements and foundation walls cannot be overstressed. Regular inspections should be completed at different times of the year and during different weather conditions. Using a flashlight look for signs of moisture, cracks, deflection of structural members, bulging, buckling, crumbling mortar, wood in direct contact with soil and settlement. Settlement may take years to occur and normally does take place during the first years of the structure's life. Often older buildings which have settled reach an equilibrium. However, changes in ground water levels, excessive spring runoff, earth movements, new tree plantings positioned too close to a structure and disconnected downspouts can result in further sub-surface destabilization of the structure and foundation. Basement renovations which may entail underpinning to gain extra ceiling height, new additions and the construction of new buildings on adjacent properties may also contribute to settlement.

Ventilation: Another problem with foundations and basements is the lack of proper ventilation which may contribute to fungal growth. Undetected growth can also cause stress through weakening sill plates or joist ends which are fitted into masonry pockets. This may affect the integrity of the basement foundation and the above structural framework. Termites and other insect infestations are another concern which should be monitored and corrected.

Repairs: Repairs to foundation problems should be undertaken only after consultation with a professional engineer, building consultant or architect who has a knowledge of heritage buildings systems. Make repairs where possible using traditional building practices and methods and using sound building science principles. This may for example mean not insulating interior basement walls to modern design standards. Make sure proper exterior drainage is in place and direct water away from the building. This may be simply completed by grading the ground slope away from the building. Install drainage tiling if necessary to control excessive moisture. When excavating, remember there may be archaeological concerns that can occur. Excavate in short sections, repair and backfill. If deteriorated mudsills

exist, the property owner may consider pouring a new shallow footing or re-instating a new mudsill. Use the opportunity when excavating or waterproofing to install exterior wall insulation rather than interior insulation.

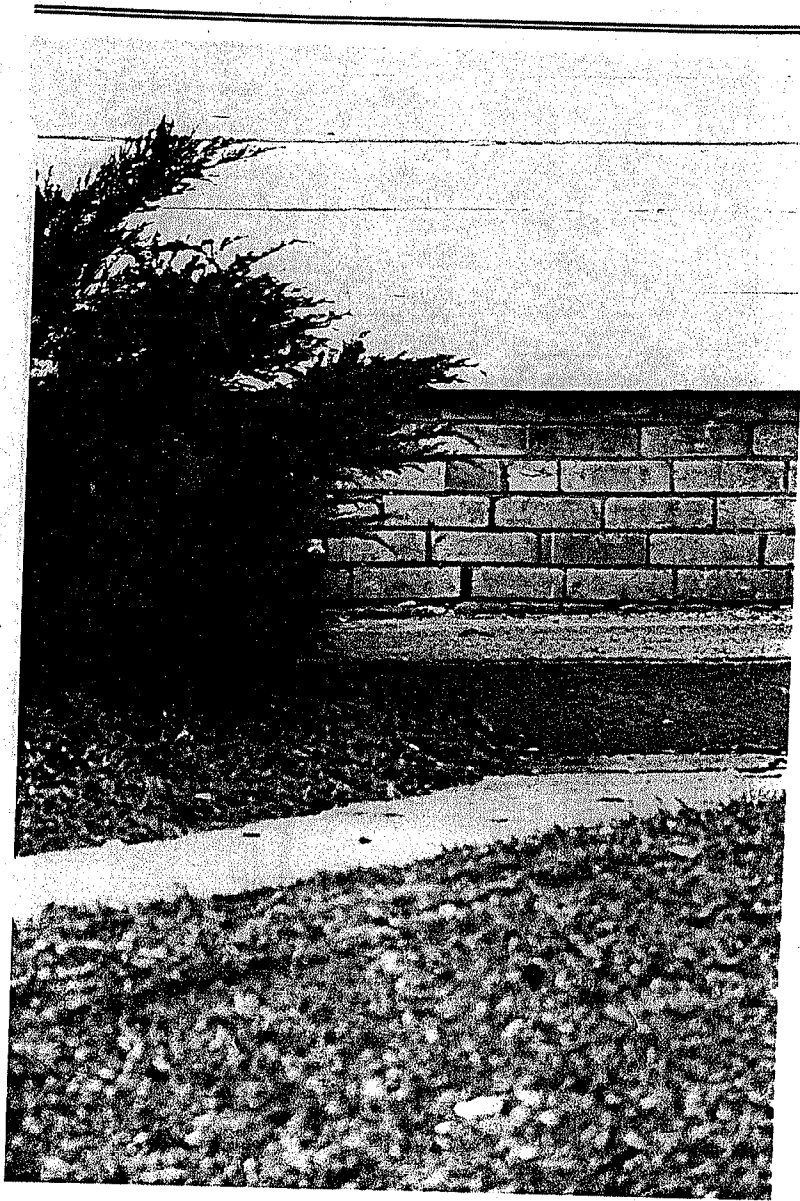
Mortars and parging: Generally the guidelines for masonry restoration should be applied to any exposed external foundation walls whether they are brick, stone or concrete block. Areas exposed to extreme environmental weather conditions at the lower foundation walling may require a slightly stronger masonry mortar to prevent accelerated deterioration. In fact many of the properties located in East Woodfield consist of brick structures which sit atop rock faced, stone ashlar masonry units or rock faced concrete block. A number of the frame structures have brick foundations which are generally considered more susceptible to moisture related damage. Conditions may vary requiring expert advice. Refrain from parging exterior foundation walls with cementitious materials as a method of waterproofing. If additions or alterations are being considered it is worth examining methods of construction which spread the load uniformly onto an existing foundation wall or footing. Consolidation of a masonry wall may entail grouting. Seek expert advice and a qualified contractor to undertake the project. Use low sodium grouting mixtures to prevent efflorescence to brick or stone masonry.

Cracks: Not every small crack or fissure in a foundation means trouble. The cracks can be monitored using simple measuring devices and photographs over time to provides information on the degree of movement.

3.3 Structure

Structural systems in buildings often vary in size, shape and design. Techniques employed by a variety of builders and designers as well as local availability of materials will also contribute to differences in construction methods and choice of materials.

Wood is the most common building material and has always been relatively inexpensive and readily available in Ontario from the beginning of European



Foundations should be inspected regularly. Brick foundations are generally more susceptible to moisture related damage than their stone counterparts.



Walls should be examined for cracks and other signs of distress.

settlement. The construction method for frame structures varies greatly as building techniques developed with advancements in technology. The earliest structures were generally log and then heavy timber construction. This was followed by wooden platform framing and balloon framing which relied on machine sawn lumber.

The proper method of conservation for heritage frame structures begins with the assessment of the type of construction employed in the building. This will allow for the development of proper strategies for maintenance, repair and restoration. Knowledge of the construction method is useful in the design of additions and alterations.

Inspect and record structural stability problems; note cracking, deflection, fungal or insect attack; stabilize weakened structural members and systems with a method which can be repaired and reversed if necessary. Another method employs supplementing the existing structure system when damaged or inadequate. Replacement of any structural materials should be made in the same species and of the same dimension and structural capacity where possible. In solid masonry structures the joist pockets and wood/masonry connections should be examined for deterioration and fungal growth due to moisture and a lack of proper ventilation.

The effects of settlement and problems with leakage or cracks should be monitored for activity before work is considered. Inactive cracks and/or leaning wall can be in a static state and no longer cause for concern. Often the pattern of settling and self-adjusting in an older structure is complex and may take decades to complete.

It is of the utmost importance to make any *major repairs* to the structural soundness of a building first before completion of work to the exterior elements like stone, brick, stucco and even wood siding. This is very critical in situations where new additions or alterations are being considered. The building owner should also consider supplementing the existing structural system when damaged or inadequate. This solution is preferable in circumstances where braces, splices or fitch plates can be utilized and later removed if necessary.

When restoring, replace specialized joinery work and unusual or rare engineering or technical innovations only when necessary. Specialized work will require a skilled craftsman, technician or a professional engineer with heritage training or experience. Proper plans and specifications may be required to execute the project. Structural repairs to masonry or stucco should be completed with non-ferrous metal hardware to prevent rusting. The grouting of masonry walls when required should be completed by experienced professional tradespeople.

In special instances metal support columns or saddles connecting large post and beam construction may be vulnerable to moisture and can rust causing jacking, weakening a buildings' structural integrity.

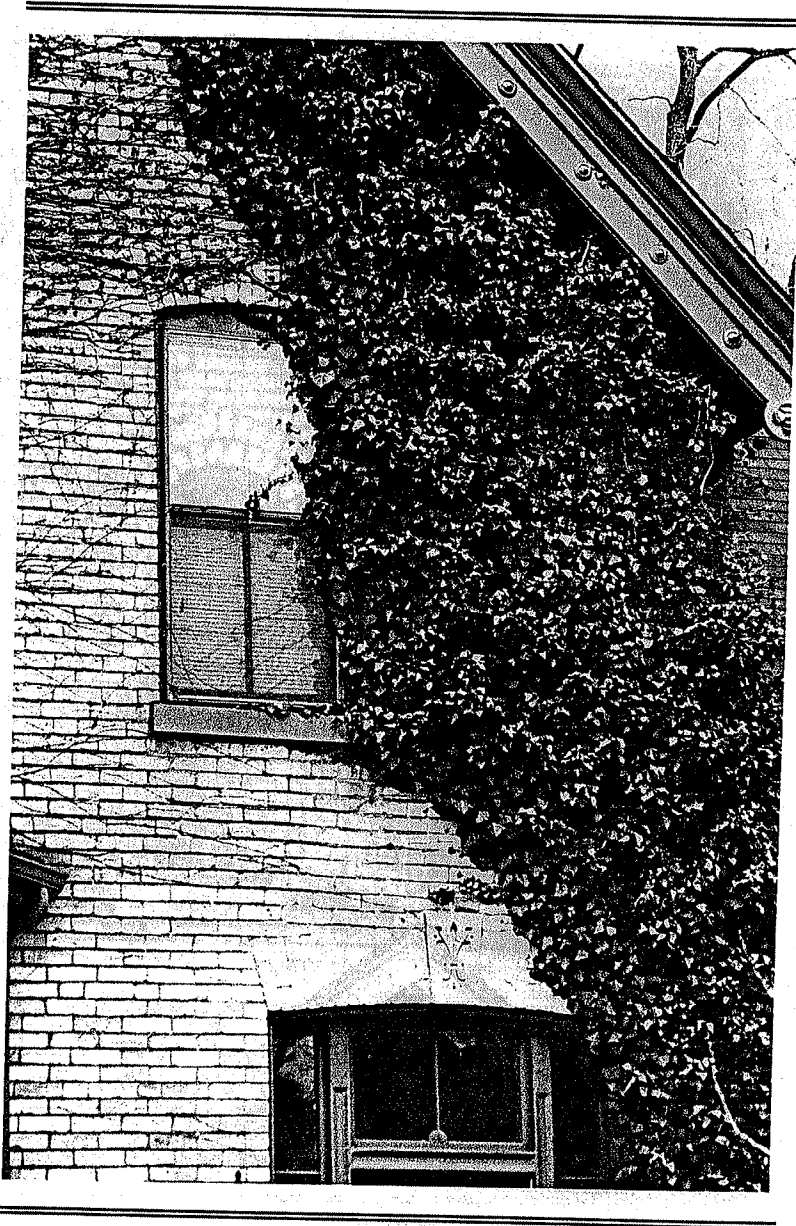
3.4 Exterior Wall Cladding

Generally the historic buildings of East Woodfield were built either of brick or in wood siding over a frame structure. Some frame structures have been covered in a stucco render. Stone has been utilized as a base course below the watertable and for decorative elements such as lintels, sills and porch column bases.

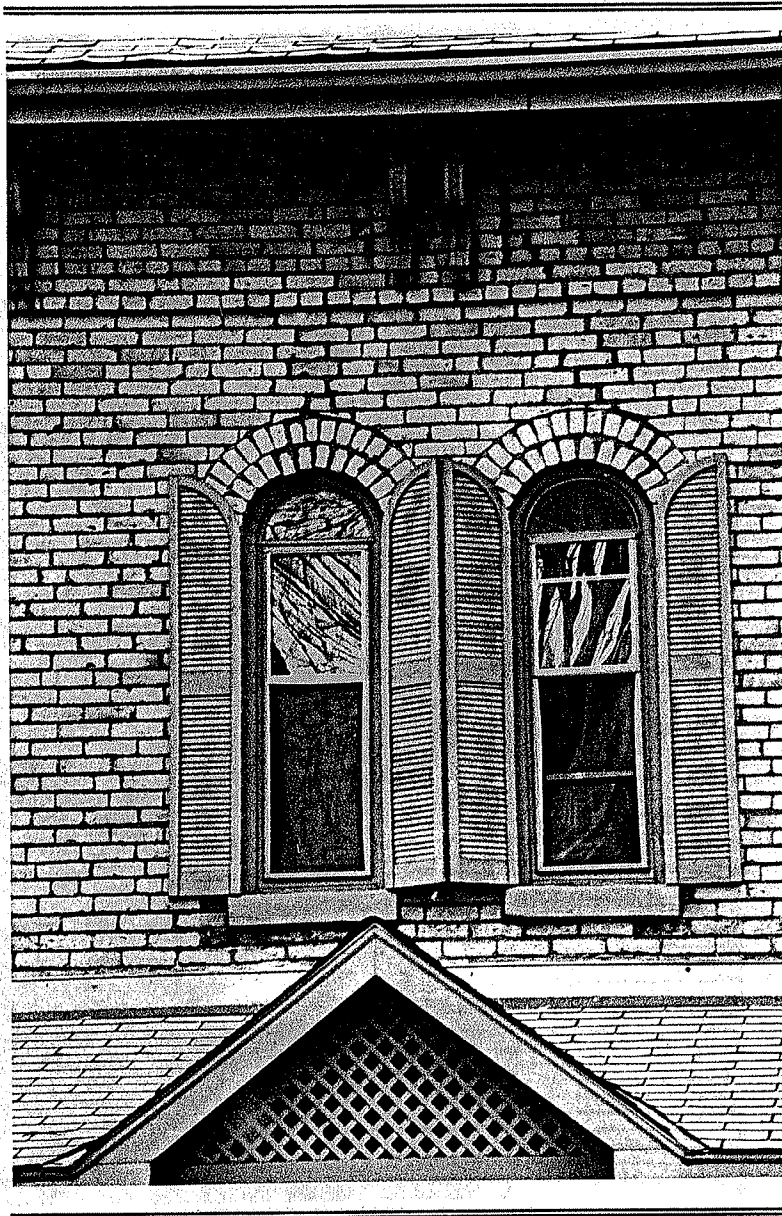
Walls should be examined for cracks, brick spalling, stains, leaks, mortar erosion, local distress, leaning or bowing, efflorescence, blisters and loose or falling building fabric. Prioritize the work which must be considered for repair and future maintenance, and then take appropriate action.

3.4.1 Brick and Stone Masonry

Repairs: Repairs to localized area should match the original as closely as possible in size, colour, texture, surface treatment and strength for reasons of appearance and durability. With brick and stone it is critical that mortar which bonds the original walling units is examined for texture, colour, type of jointing and composition. A good match of the above noted qualities will contribute to a better completed job. The choice of replacement brick must



Try to ensure that wall clinging vegetation is not accounting for excessive moisture retention in masonry work or that mortar joints are not being compromised by root growth.



Try to ensure that new mortar in masonry work matches the historic mortar material, usually characterized by a high lime and low cement content.

follow similar criteria in terms of type, unit size, colour, texture and composition. Maintain decorative brick elements. The maintenance of brick walling will help preserve building fabric and maintain the weather tightness of the structure. With stone masonry similar criteria should guide the choice of replacement units.

Buff brick: While there are a number of different brick types in the district, the most predominant is the buff, white or yellow brick made from Erie clay which is common to Southwestern Ontario and London in particular. In fact, brick making in the area dates to a period prior to 1820. The exterior use of brick in the 1880s on large residences in London contributed to the notion that it was a superior building material. Innovations in building technology saw the use of brick change from early solid wall construction, to hollow wall, to the use of brick veneer after the First World War. The major issue with conserving buildings of buff or yellow brick is that there are no longer any local producers of this brick type in Ontario.

Restoration: Major restoration of masonry should follow guidelines developed in the *Annotated Master Specification for the Cleaning and Repair of Historic Masonry*, available from the Ontario Ministry of Culture and Communications, Field Services Branch, Toronto. This guide provides an excellent source of information on the subject of masonry conservation and repair and is available at the Province of Ontario bookstore in Toronto.

Replacement brick: When replacement brick is to be used, it should be chosen carefully. Salvage brick can be used in areas where exposure to excessive weathering is not likely to occur. It is important to evaluate the strength and durability of "old" bricks when considering them for re-use. Do not employ softer interior bricks for exterior masonry repairs. Building stone should also be chosen for similar reasons of durability and compatibility.

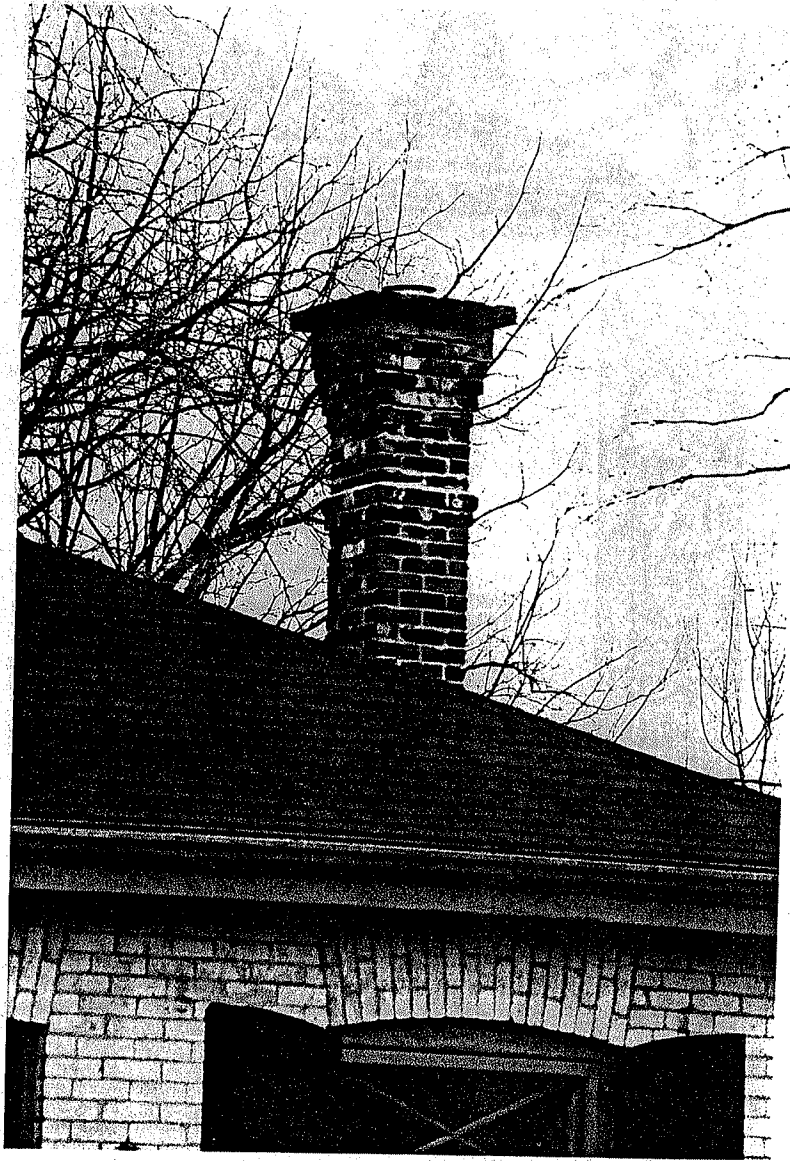
In order to facilitate the acquisition of good used bricks the municipality will liaise with private salvage firms retrieving used brick. Property owners pursuing brick conservation will be advised of these firms in order to access suitable sources.

Exterior finishes or coatings: The retention of original finishes or coatings on masonry including paint, whitewash and parging should be maintained when possible. The cleaning of masonry can be considered useful in the prevention of deterioration and the restoration of original appearance. However, it is critical to the success of a cleaning operation that the "patina" be maintained. The patina of age is part of the building's history. This will involve specialized care by a competent contractor with a proven list of sound, completed projects. The "good as new" appearance predicted by contractors usually means too aggressive an approach to cleaning is being recommended. Make sure that all cleaning operations are carried out during a frost-free period by skilled operators. Test patches should be completed in inconspicuous areas before any work is undertaken. Be wary of sandblasting in any circumstances and remember caustic chemicals used improperly can be just as harmful to the building and the environment.

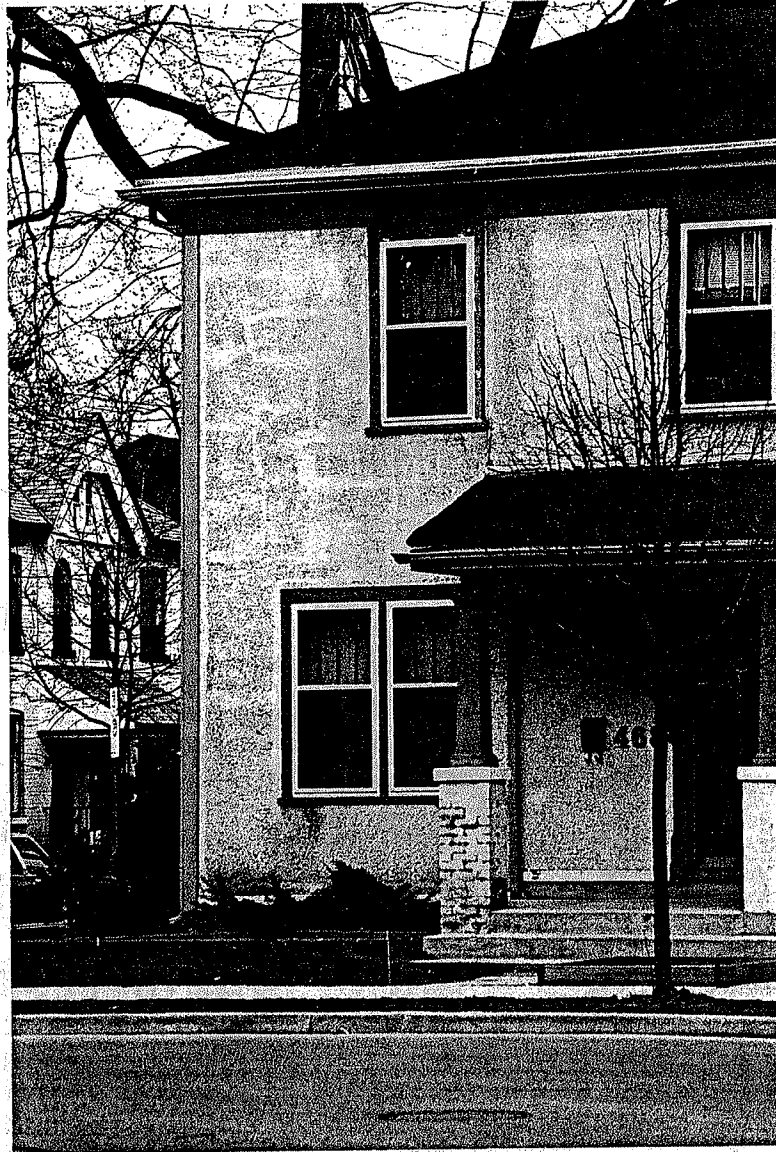
Mortars: Many historic masonry structures were built using more elastic mortars with a high lime and low cement content. Modern mortar is generally harder and its use can be harmful for older buildings when employed with soft or friable masonry materials. A general rule with masonry repointing is to make sure the mortar is weaker than the surrounding masonry. It is easier and cheaper to repoint masonry walling rather than replace historic masonry units.

Repointing is required when it is badly deteriorated or when water penetration is a problem. Do not repoint old mortar sections in good condition. Always clean out deteriorated mortar with a hand chisel back to sound surfaces rather than using power chisels. The composition of the new mortar must match the qualities of the old in strength, colour and texture. Avoid the use of plasticizers or colourants.

Common problems: In East Woodfield two noticeable masonry problems include poor drainage of water from downspouts and leaning chimneys. The repair of faulty downspouts assists in preserving sound masonry and saving it from the problems of winter freeze-thaw cycles. Guiding water away from the building -as discussed earlier- is critical in preventing the saturation of masonry which sometimes may result in the more serious problem of rising



Warming and cooling cycles in heating residences often contribute to the deterioration of chimneys. These are a distinctive feature in the East Woodfield heritage district.



Stucco is used as a wall cladding within the East Woodfield heritage district on a number of residences. Moisture penetration is often a prime cause of stucco failure.

damp. The large decorative chimneys found in the district show signs of deterioration in some situations. These elements are often vulnerable because of the role they play in the heating of the residence. The warming and cooling cycle with associated moisture and the lack of flue liners often contribute to the deterioration of this building feature. Also the exposure to northwesterly winds takes a toll on these elements which because of their size and roof location receive little maintenance until major problems arise. With decorative chimneys it is very important to restore the style and design profile of these features. Chimneys which are no longer in use should be capped with a metal cover instead of removed as they often provide a balance to the design and symmetry of the structure.

Acceptable brick joints include: the flush; the semi-recessed; the rodded or thumb joint; and the regular struck joint. Stone masonry joints considered acceptable include: sacked and rubbed flush joint; sacked and slightly concave; the shallow struck recessed; shallow recessed; and thumb joint.

Unacceptable joints include: the tucked joint; tuck beaded joint; the bleeding joint; ribbon, deeply recessed, keyed reverse struck, and buttered joint.

3.4.2 Stucco

Stucco – sometimes referred to as rough cast – has been a much used exterior cladding in Ontario architecture and is found within the East Woodfield district. It is a type of external plastering or rendering of lime or lime and cement mortar with a sharp sand aggregate which is placed on lath or directly on masonry. It produces a uniform finish which is resistant to rain and which adds a decorative effect to the building surface with its texture, detailing and colour. Traditionally, stucco was seldom painted and took its colour from the aggregate and any permanent pigment mixed in the finish coat. Stucco was normally applied in three coats with the finish coat being subject to different types of surface treatment, often depending on fashionable techniques of the time. Repairs to stucco should seek to replicate

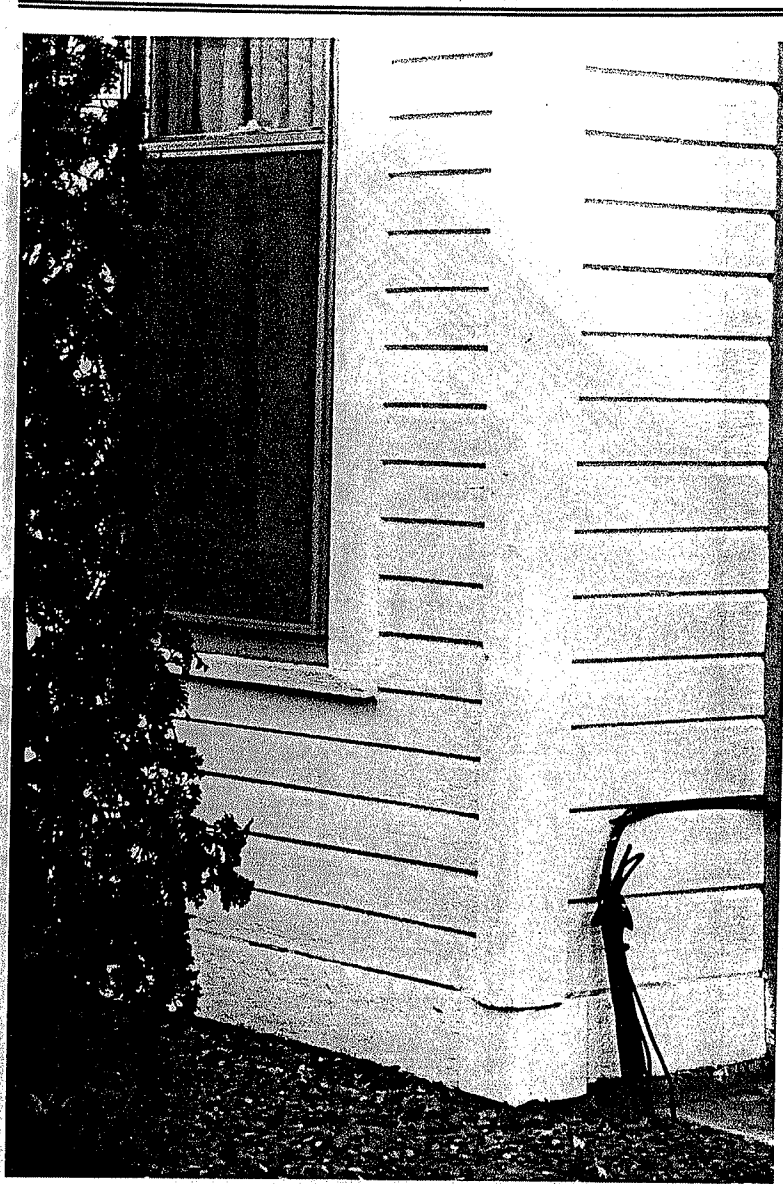
these traditional techniques, avoiding contemporary processes such as blown applications.

Common failures: Common failures of stucco include bulging, cracking, deterioration at the ground line and at the roofline. Moisture penetration and structural settlement are a prime causes in stucco failure. Stucco can be repaired in several ways:

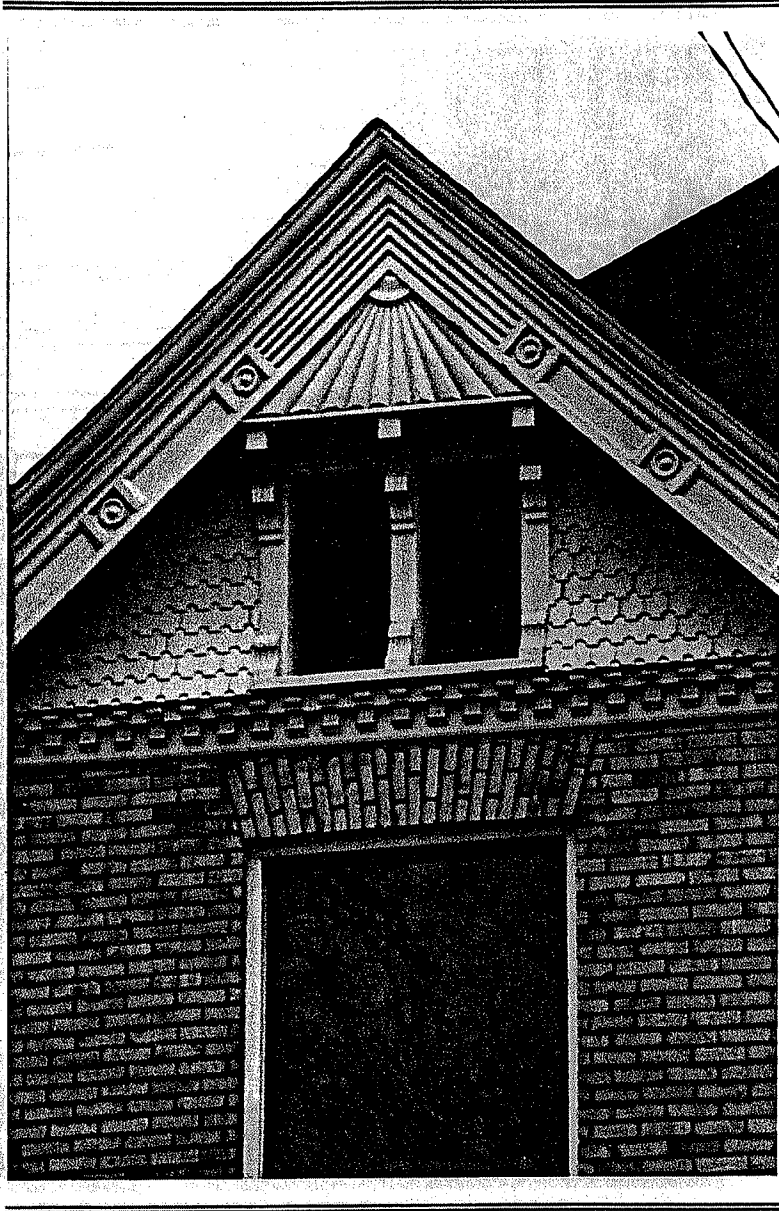
1. Ensure that textured or decorated stucco surfaces are accurately recorded before repairs begin. Note the thickness of the stucco relative to the wood trim and maintain this dimension in order not to hide or destroy the function of detailing i.e. sill drips, corner boards.
2. New stucco should never be applied over an existing surface since this can hide damaged surfaces and destroy architectural detailing. Remove unsound stucco to lath or a sound base and duplicate original formulation in strength, composition and texture.
3. Patching and new stucco surfaces should match the historic finish, colour and texture and any special markings found on original stucco surface.
4. Do not paint the stucco surface if it is not already painted.
5. To date no effective method of cleaning stucco has been developed. Dirt and dust should be rinsed off with water on a yearly basis.

3.4.3 Wooden Siding

Examples of clapboard siding or horizontal wooden cladding are found in the district as well as some decorative shingle siding. Wood siding should be repaired wherever possible. Small cosmetic repairs or "dutchmen" should be carried out in wood or a combination of wood and glue. New replacement wooden siding should match the original in *form, style, dimension, profile and method of installation*. Three common types of wood siding include; shiplap; tongue-and-groove; and, bevel. Cornerboards should match the original in *dimension and profile*. This may involve the cutting of a new knife for the



Wooden cladding is found on several residences within the East Woodfield heritage district. Wood siding should be repaired whenever possible as synthetic sidings are often poor and visually unsuitable replacements.



Decorative wooden shingling is evident in district residences and is found on gable ends and roof dormers. Continuing conservation is encouraged.

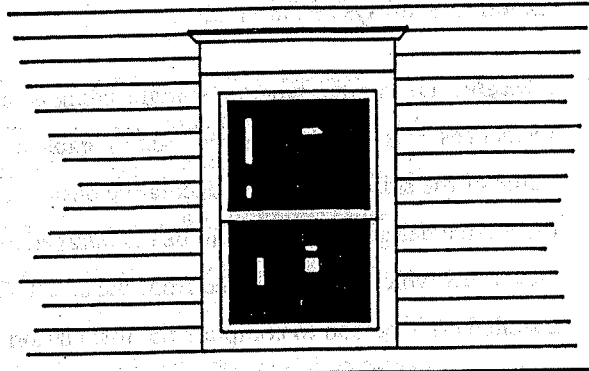
replacement clapboard profile. Although wood and synthetic siding may appear similar at a distance, the materials are significantly different. The use of real board lumber- *not* waferboard- as a base should be encouraged. Selection of a skilled craftsperson to complete the installation of the materials is always recommended.

Shingles: Decorative wooden shingle siding is found on a number of district residences. It is most commonly used on gable ends and on roof dormers. Some of the siding employs a decorative design. Conservation of this distinctive design feature should be encouraged especially on principal elevations which can be viewed from the street. Once again the selection of a skilled craftsperson to complete the installation of the materials is always recommended. Removal of this material and repair with waferboard or plywood is not recommended.

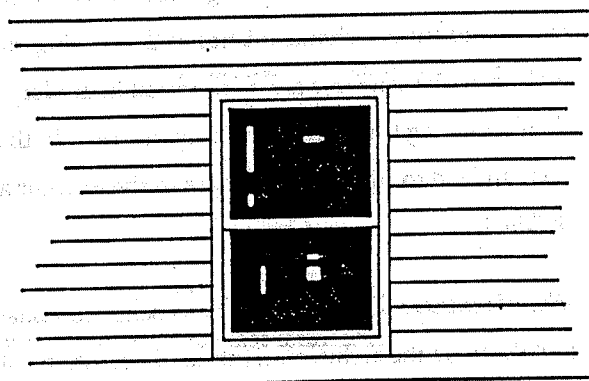
3.4.4 Synthetic Siding

The exterior historic character of a heritage building is largely established by its style and decorative detailing which are in turn influenced by the detail, colour and surface characteristics of the walling material. Wooden siding as well as brick structures are often reclad in modern synthetic siding rather than renewing the original building material. In the case of historic building this can lead to significant changes to the exterior appearance of the building.

Visual texture: Synthetic siding coarsens the visual texture of the building and destroys the architectural scale of a house by altering size and spacing of the original wooden siding or decorative detailing. Its application generally means the removal of decorative and other trim such as cornerboards, and window and door trim. On masonry buildings decorative detailing such as lintels, door surrounds and quoins are normally covered over. Wooden siding and brick units are often damaged by nailing the synthetic siding directly to the original building fabric or by the addition of furring strips to the original walling material. The inability of synthetic sidings to bend often leads to

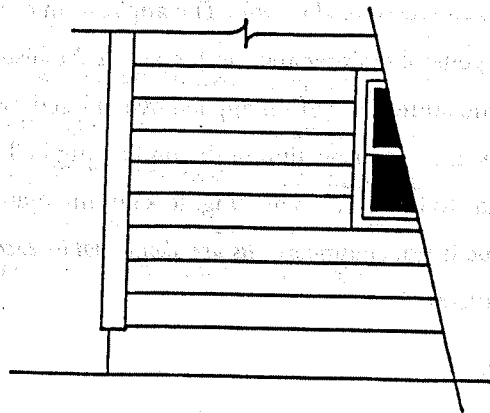


Acceptable

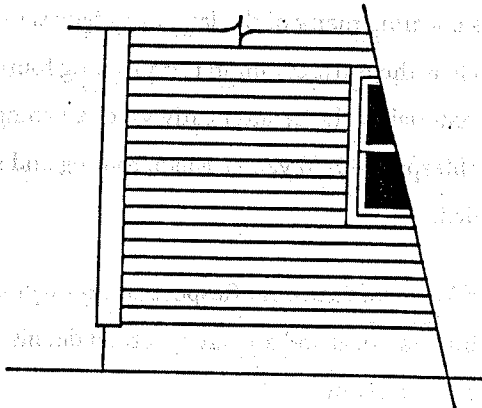


Not acceptable

Do not remove window trim when residing or installing new windows



Not acceptable



Acceptable

Original siding width and profile should be maintained when residing

vertical placement in problem areas, spoiling the original design and symmetry of a historic building.

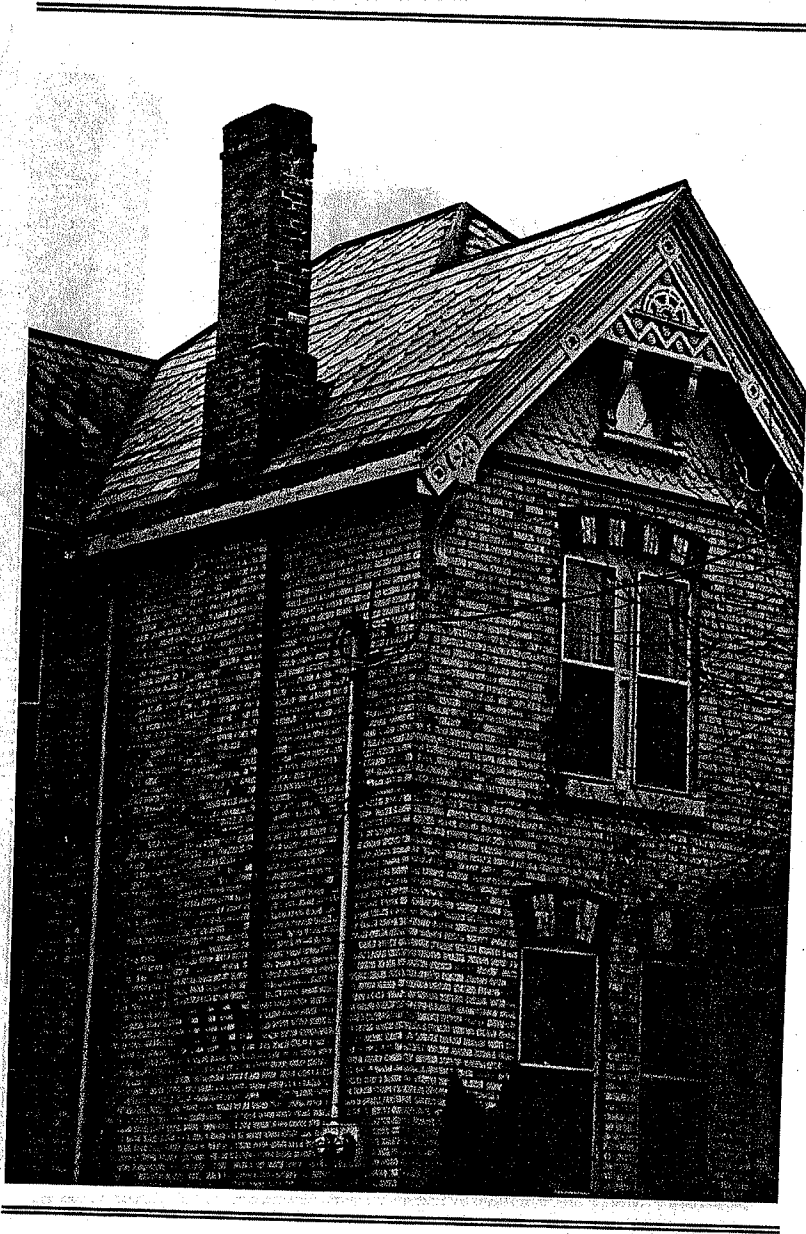
Maintenance and repair: The application of synthetic siding also affects the general maintenance and repair of the historic building by contributing to moisture problems if applied over a building which needs repair and it prevents the inspection of the underlying building fabric. Synthetic siding tends to be prone to denting. It is not maintenance free and its insulation value is not significant. *Its use should not be encouraged for use on heritage structures.*

3.5 Roofing

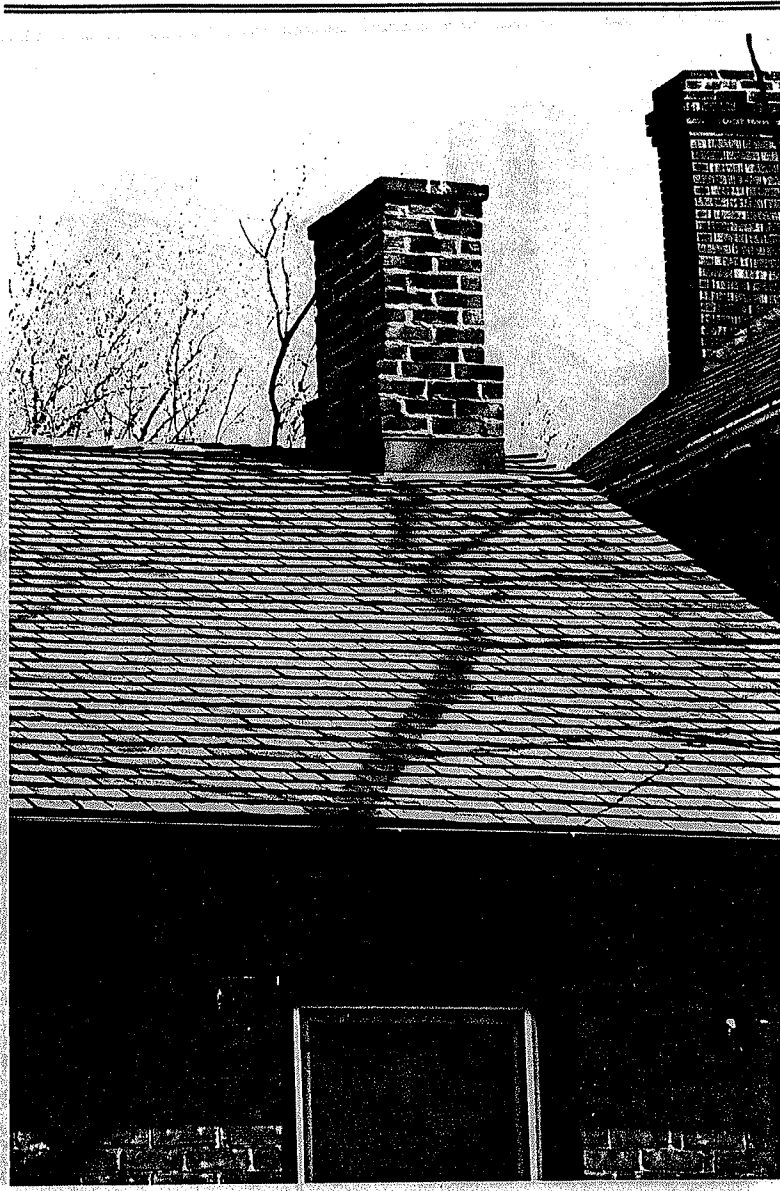
The City of London including East Woodfield is recognized in the Ontario Building Code for its particular levels of snowfall and this is reflected in the special snow loading factor for the area. Logically, the roofing in this area experiences a higher degree of wear than other areas of a structure. This creates greater maintenance and repair issues for the buildings in the area and the need for clear conservation guidelines for the protection of historic roofing materials. The East Woodfield district still has a number of slate roofs covering many of the larger residences in the area, although asphalt shingle is the most common form roofing found. Asphalt shingle was often the material of choice after early wooden shingle roofs reached the end of their lifespan (40-60 years). Metal roofing and split cedar shakes should be avoided.

Roof line and features: Respect and protect the original roof configuration, roofing materials and any architectural details such as dormers, cupolas, vents and cresting.

Annual inspection: Assess the condition of the roof yearly. Look for or examine: broken, loose or missing shingles or slates, corroded, broken or loose fasteners or seams; the condition of the valley flashing and ridge; level and plumb roof planes. Examine the attic space for signs of moisture and the adequacy of ventilation. With flat roofs, it is important to assess the



Respect and protect original roof line configurations and materials, including chimneys, dormers, cupolas and cresting.



*Areas around chimneys may be subject to failure.
Ensure that flashing is sound.*

condition of the tar and gravel covering as well as the drainage. This roof type often has a shorter lifespan.

Minor repairs: Repairs should be made before considering entire roof replacement. Even small patch repairs should be carried out in a conscientious manner and match the original material.

Trouble spots: Make sure rainwater gutters are regularly cleaned to prevent backup and ice dams. Inspect all flashing for signs of fatigue and erosion. Assess corrosion failure due to atmospheric or galvanic action. Areas around the chimney and dormers are often vulnerable and apt to fail. Remove affected metal and replace in kind. When sealants have failed due to expansion, age or improper application clean all surfaces and replace sealants as directed.

Roofing material replacement: The choice of roofing material replacement should be carried out after a proper cost analysis taking into account grant monies where applicable. Selection of a modern or alternative roofing material should respect the colour, dimensions and texture as well as visual impact of the original roof and the effect on the streetscape. When replacing asphalt shingle roofing attempt to use basic colours such as red, green or black. The use of brown asphalt shingles should be avoided as a substitute for wooden shingles.

Place new vents or elements such as skylights in discreet locations making sure they are properly flashed and sealed.

Roof restoration: When planning a roof restoration, investigate the roof area and/or examine historic photographs and other documentary sources to identify the original roofing material. Make sure colour, textures and dimensional qualities respect the original material. Purchase the best quality shingles or slates available free from defects. Most slate today comes from Vermont and samples should be available from a local roofing supplier. Make sure the slate is designated as roofing tile and not flooring grade. Canadian slate from Quebec was the material of choice in the late nineteenth century in Ontario. However, these quarries are no longer in operation. New quarries are being brought into service in both Newfoundland and British Columbia

and will be available for Canadian distribution in the foreseeable future. It is recommended that only contractors with previous experience in slate roofing be consulted and contracted. A high degree of craftsmanship is required to repair hips and valleys and the mansard roofs in the district still clad in slate. Slate which is properly installed can be expected to survive between 75- 120 years unless damaged by careless mechanical contact.

Property owners who consider restoring wood shingle roofs will require a contractor with expertise in installation techniques. It is important to purchase premium grade shingles for roofs and side-walls. These shingles are 100% heartwood, 100% clear, and 100% edge-grain.

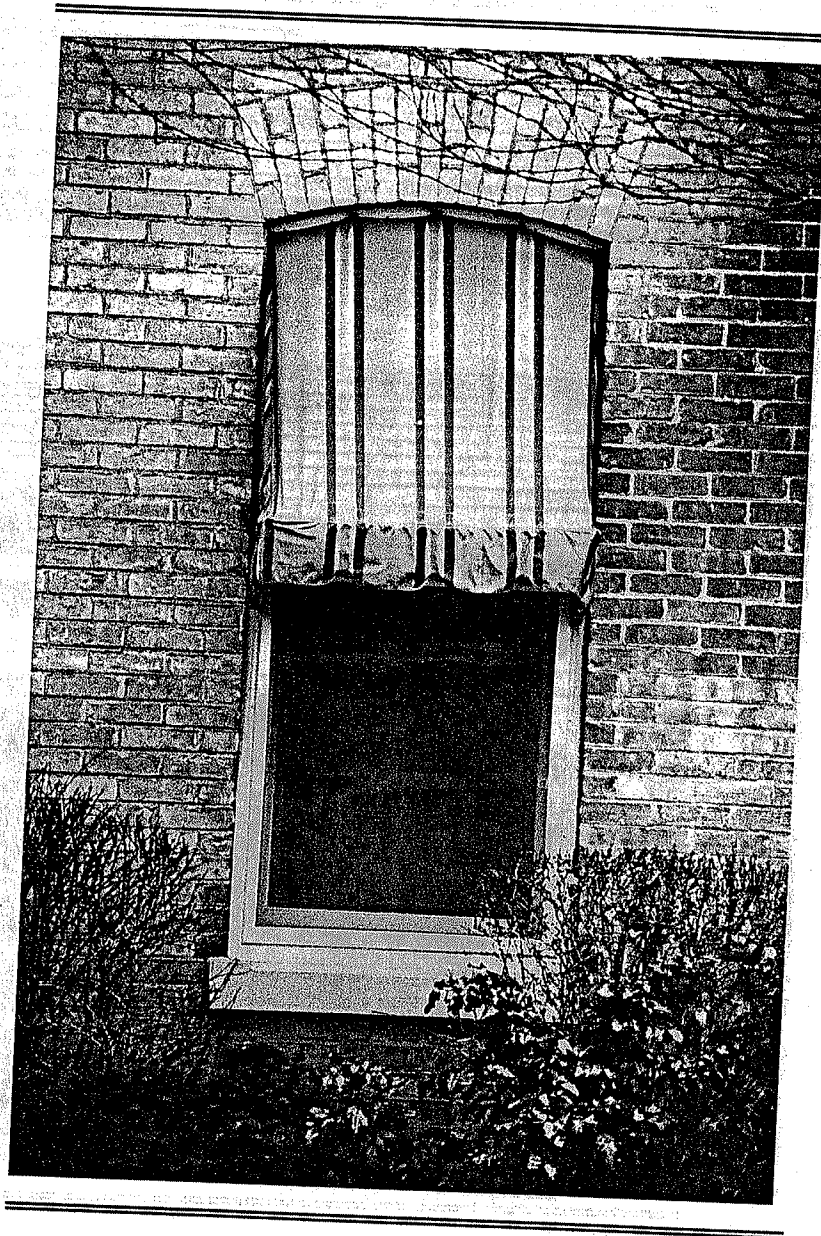
Chimneys: Chimneys are masonry roof features which should be examined for stability and soundness annually. This includes making sure the flue liner is operating effectively and that the chimney cap is secure. Flashings often fail in this area and regularly cause roofing material decay. Masonry chimneys should be repaired with the same method and approach discussed in Section 3.4. Decorative chimneys or chimney pots must be restored through repair or replacement in style, profile and dimension where possible. Chimneys must not be simplified in rebuilding if original work or later extant work includes special detailing.

Dis-used chimneys should be capped and maintained. Often they provide a balance for the structure upon which they sit and complement an existing chimney.

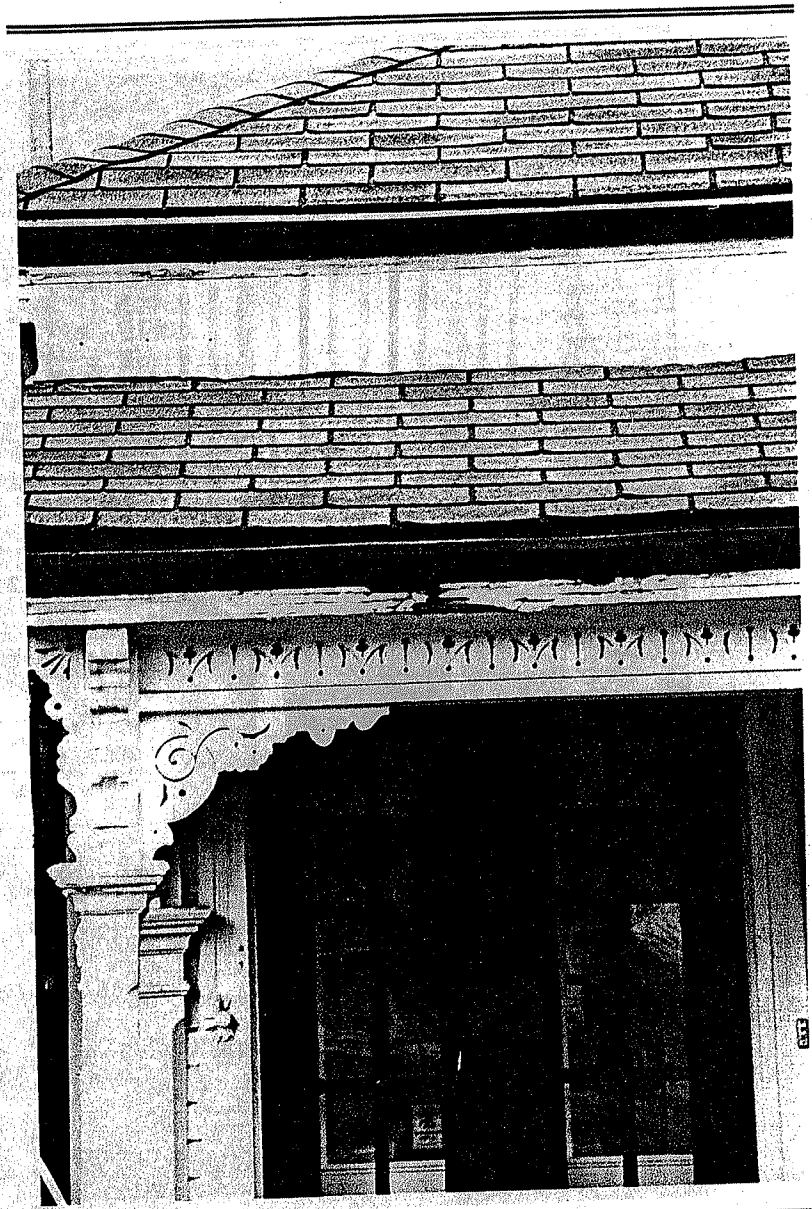
When rebuilding a former chimney which has been removed, consult photographic material before designing an appropriate chimney.

3.6 Decorative Wooden Detailing

In East Woodfield a high degree of fine quality woodworking decorates even some of the smaller residences in the district. The area's distinctive Victorian, Queen Anne, Italianate and more modest cottage style homes exhibit exuberant wood decoration. One of the most striking examples is the commonly detailed front gable end, one-and-half storey cottage. The front



Simple rectangular, canvas canopies were a traditional way to provide shade in summer months in the late nineteenth and early twentieth century. They should be used in preference to the synthetic, clam-shell canopies.



Check eavestroughs regularly to protect against blockages that may result in damage to wood facias and roofing.

gable design looks to have come right out of a local catalogue. This wood decoration and the other forms found in the district deserve the highest level of care and maintenance as they are integral to the area's rich architectural past.

Decorative wooden detailing and ornamentation such as porches verandahs and dormers, scrollwork, spindles, columns and turned posts, brackets, vergeboards, finials and pendants, dentils etc. are found on even modest historic buildings of the nineteenth and twentieth centuries. They are considered to be an integral part of the building's character and should be retained. Since carved, sawn and turned details are very susceptible to deterioration they should be checked regularly for signs of decay.

Common problems: Rot, insect infestation, fungi, mechanical damage and structural fatigue are common problems in exterior woodwork.

Understanding the nature of decay will allow for a better choice of repair and maintenance options. Look for blistering paint or a total absence of a surface covering as a signal of a potential problem. Make sure that the fastenings are secure and that they are free from rust.

Repairs: When undertaking repairs use the gentlest means possible to strip or clean wood or finishes, being mindful not to remove or harm sound wood. Small cosmetic repairs can often be accomplished with compatible wood fillers which are then painted. More serious problems may require wood insertions or splices. When total decay has occurred, new wood should be used to duplicate the original structural or decorative element. Make sure a competent craftsman is hired to undertake the work.

Maintenance of wooden elements will require regular inspections to ensure there is no damage from excessive moisture - wood's number one enemy.

In order to restore decorative woodwork, moulding profiles should be taken of all elements in order to ensure that they are properly replicated. It is important to use a skilled craftsman who has knowledge of practice, tools and wood. All existing structural and decorative elements should be examined for failure and reused when possible. Assessment of the type of repair should be considered in conjunction with historical documentation.

The restored elements should be protected by a non-toxic water repellent to

prevent future decay. Regular painting is one of the best methods to ensure the protection of exterior woodwork. Do not rely on caulking to prevent water absorption. Properly detailed elements should be self-draining, where possible. With repairs to smaller areas, it is recommended that a filler which contains maximum strength and durability be selected for the patching. Any splicing should be completed in the same type of wood, ensuring the direction of grain is matched.

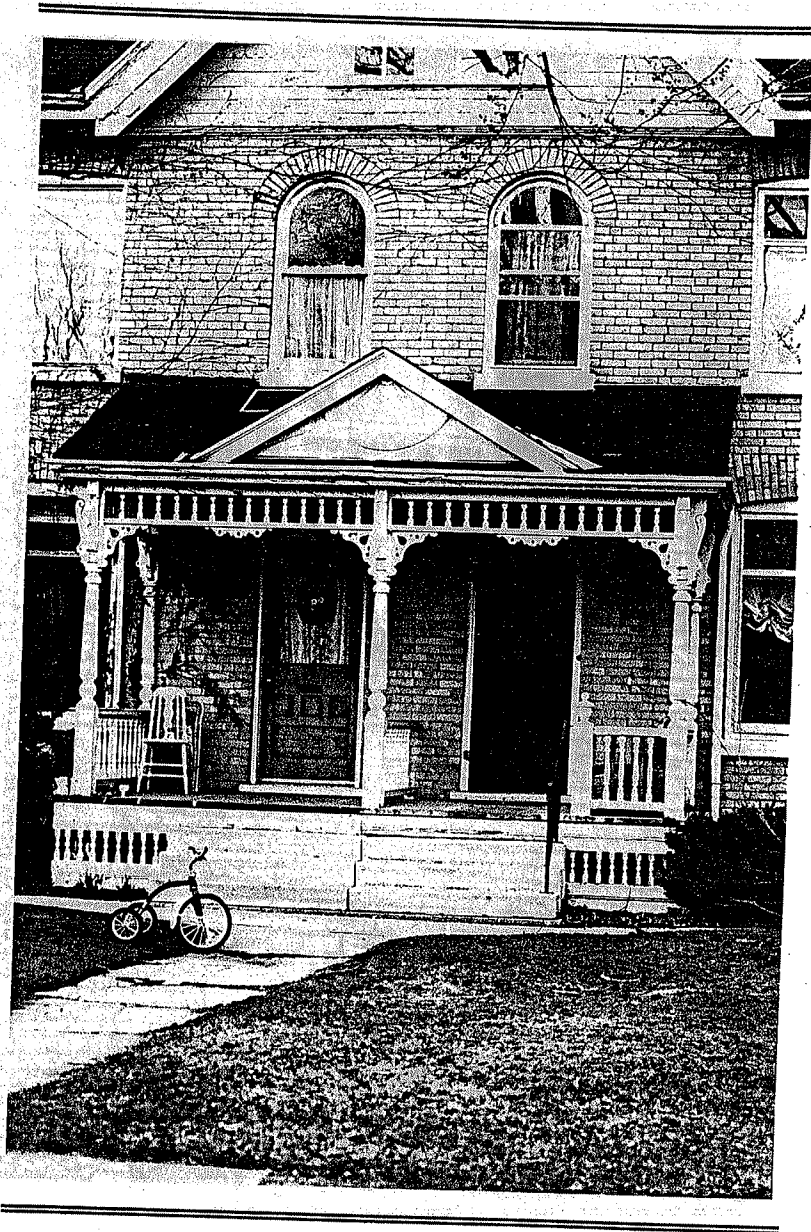
The reconstruction of elements based on historic photographs should be drawn first before the replication of the element is commissioned. Working or shop drawings are useful when prepared. Conjectural restorations should be avoided.

3.7 Windows and Doors

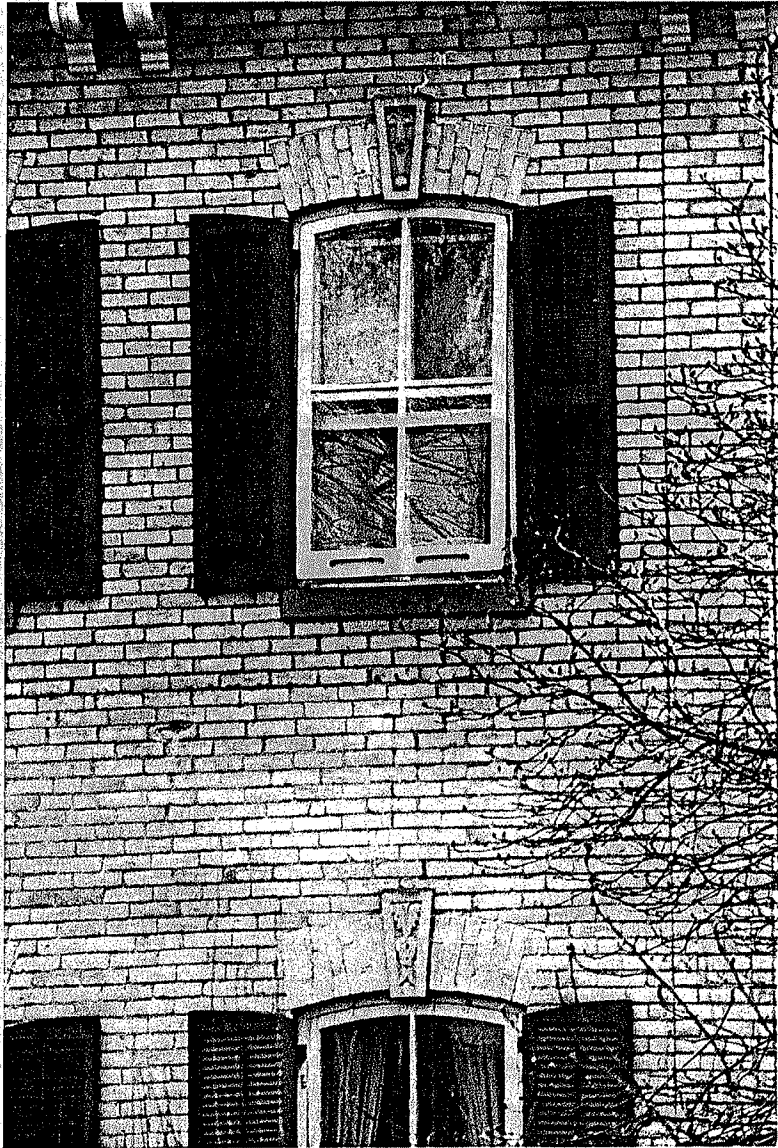
These building features are an important part of the architecture of the district's heritage buildings. They also reflect changes in the original design and often exhibit fine quality craftsmanship. The residences in East Woodfield appear, like a catalogue, to include all the type of windows produced before 1930. General observations of the area show greater care and proper maintenance could be applied to these elements.

Inspection: The inspection and assessment of these features for structural soundness and deterioration is of critical importance. Retention and proper repair of original window frames, sash, glass and door panelling is highly recommended. Badly decayed areas in an otherwise sound window or door should be repaired using compatible filler materials or appropriate joinery detailing. Retain existing glazing where possible and save door and window hardware during repairs. Never enlarge window or door openings or make them smaller since this has a negative effect on the heritage character of the building. The one exception is when an original size of the door or window opening is being restored.

Replacement: Replacement wooden windows or doors should be completed in kind. Aluminium, coated metal or vinyl units are *not recommended* as replacements. A replacement window or door should match the original in



Decorative wooden detailing on porches, verandahs, scrollwork and brackets are integral to a building's character and should be conserved.



Shutters, wooden storm windows and original windows should be repaired and maintained rather than replaced.

style, shape placement and be based on the use of historic photographs when available to meet the above criteria.

Restoring: When restoring a building to its original appearance new replacement sash should maintain the muntin profile and dimensions of the original window. This may require new shaping blades or knives to be cut to reproduce the moulding profile. Try to make double hung windows work properly. Original storm windows and doors are also heritage features and should be utilized. When new glazing is required it should resemble some of the qualities of older, single pane glass where possible. Double glazed wood window replacements are not recommended for use on principal facades of existing historic buildings, but may be considered for rear or side facades that are not visible to public view. Double glazed panes are not acceptable for purposes of restoration as original muntin and mullion bars are thin and will not accept the thickness of a sealed, double glazed unit, usually three-quarters-of-an inch to one-inch.

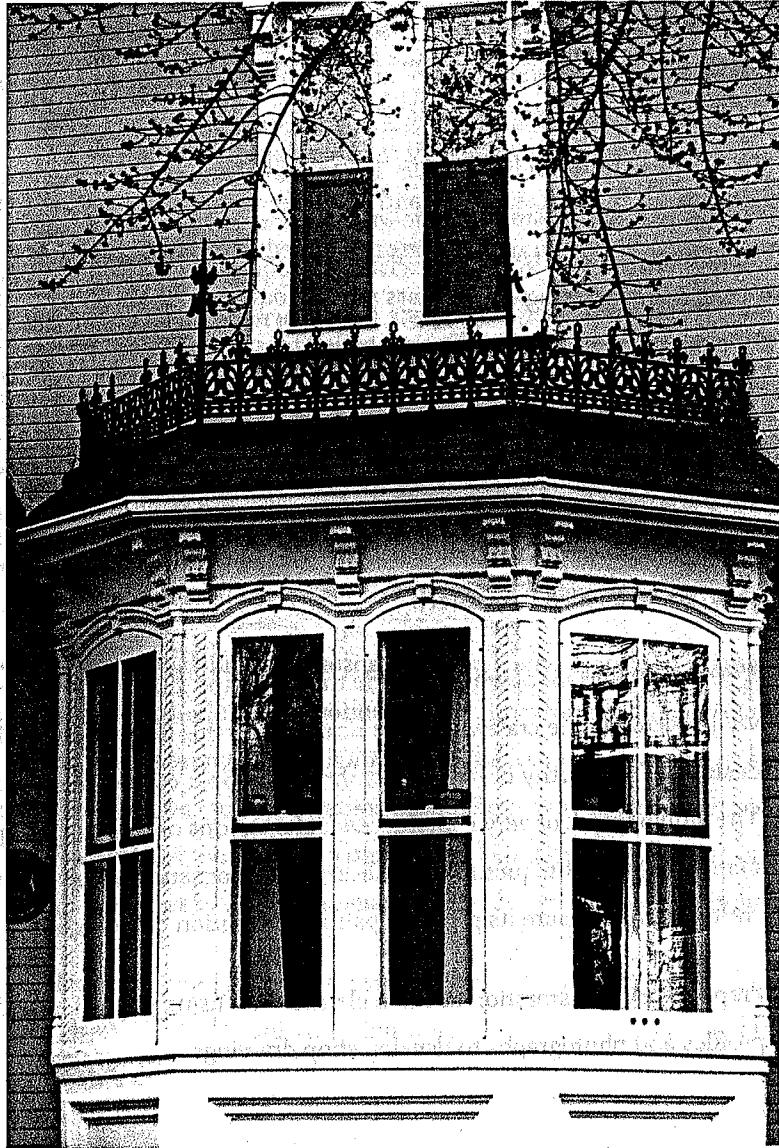
Entrances: Entrances which include transoms and sidelights often exhibit well executed, fine craftwork. The retention of this fine craftsmanship is desirable and worthy of restoration through proper conservation techniques. The employment of very experienced craftspersons or carpenters experienced in restoration techniques may be necessary to conserve this level of fine craftwork and ensure its proper repair and retention of strength.

Prepare for the restoration of these elements by using original moulding profiles and photographs to develop shop drawings.

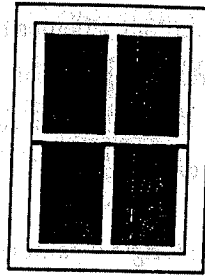
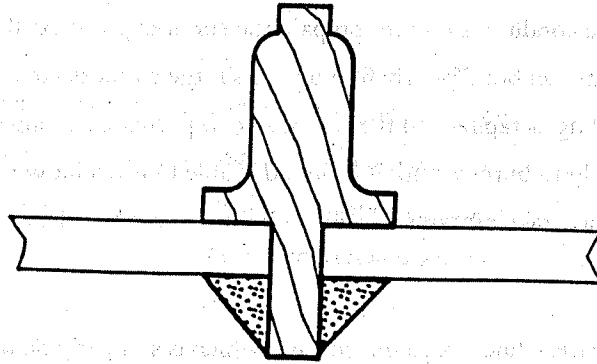
3.8 Exterior Paint

Painting is the most common form of maintenance and decoration work completed by property owners. The renewal of painted exterior surfaces on an eight to fifteen year period is generally accepted contingent upon environmental conditions.

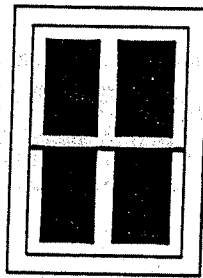
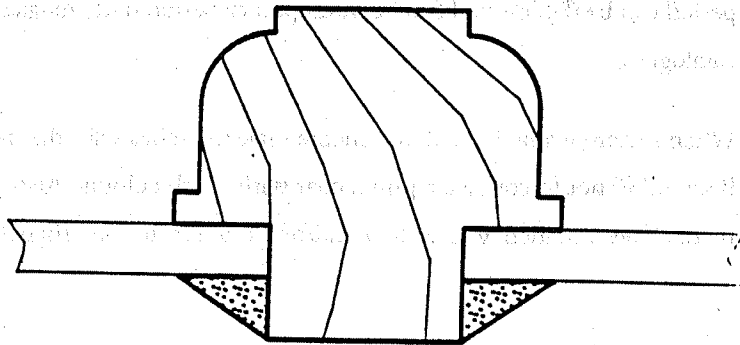
Paint renewal: Paint renewal should be considered only after a thorough inspection of the surface. Look for signs of mechanical wear, cracking,



This decorative bay window with well crafted wooden detailing, storm windows and cresting all add distinctive character to this residence.



Acceptable



Not acceptable

When replacing original windows match the muntin profile.

scaling, peeling, blistering, loss of gloss, soiling, chalking or mildew. With these conditions present prepare the surfaces properly. Realize that new paints can bond poorly to old paints if the surfaces are not prepared by sanding, scraping and the use of a good primer coat. Since paint adheres poorly to burnt wood, it is not advisable to use a blow torch for removal. Always take precautions when removing lead based paints. Lead fumes are toxic.

Colour: Choose a colour scheme which is sympathetic to the structure and its design elements as well as the neighbourhood. There are many good sources of historic paint colour schemes for homes. Original paint colours may be exposed when removing old paint from historic buildings making it possible to match these earlier colours. Attention should be paid to how door and window trim will be treated.

Original paint colours: Original paint colours can be determined through paint analysis when carried out by a professional or an informed property owner. If no traces of the original paint exist, representative colours for the period can be determined from contemporary period trade magazines and catalogues.

When restoring a period colour scheme make matches with dry samples. Remember not to confuse a prime coat with finish colours. Also, older paints have a tendency to yellow and/or darken from the original colours.

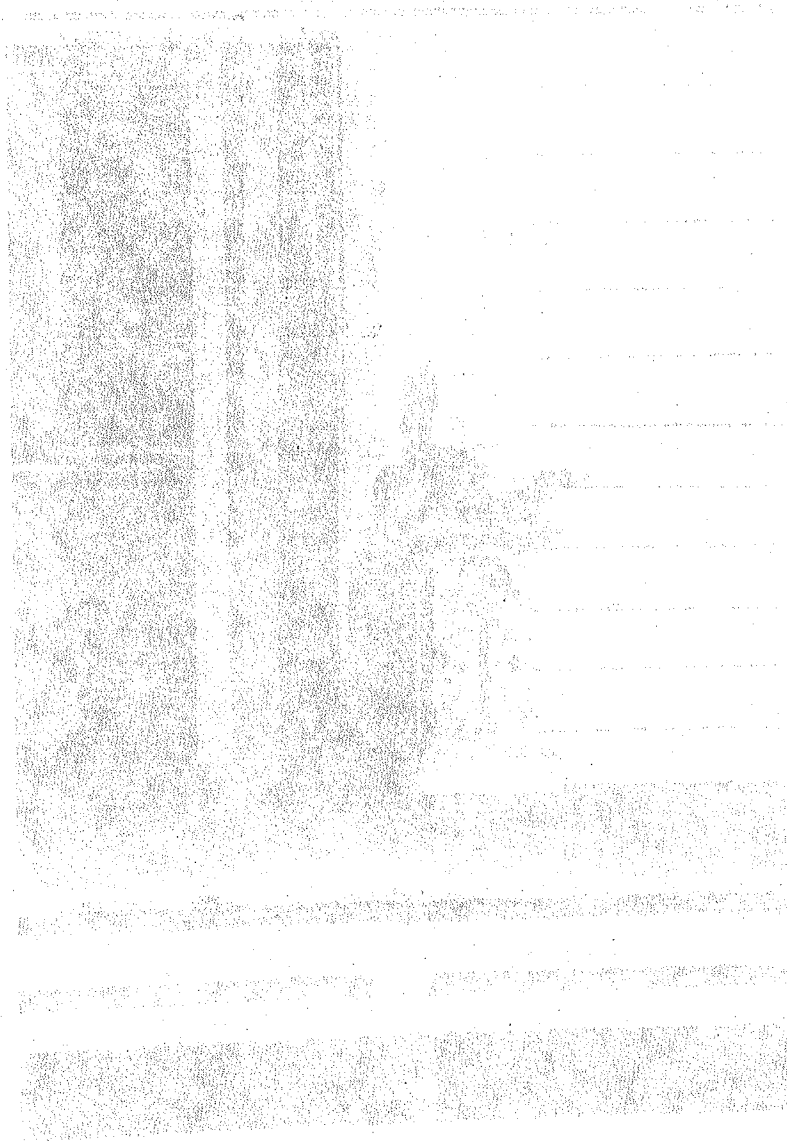
3.9 Energy Conservation

The problem owners of older residential and small commercial buildings will encounter with the approach to the issue of energy conservation in buildings is they often have been developed for new buildings or new construction in mind.

Older heritage structures can be adversely affected by some of the measures or products used in the search for a better, more energy efficient structure. A very helpful booklet published by the Ontario Ministry of Culture and Communications titled, *Heritage Energy Conservation Guidelines* shows how to



Painting is the most common form of maintenance and decorative work undertaken by owners. Original paint colours may be determined through analysis of previous coats by a professional or informed property owner.



... ..
... ..
... ..
... ..
... ..

respect an older building's architectural merits while upgrading the energy of efficiency and comfort of the structure.

Good energy conservation principles can be practiced in older buildings successfully when an appropriate approach is taken. First, the owner of a heritage building must accept that their building will never be as energy efficient as a new structure. Second, it is important to understand the inherent energy conservation measures built into our older buildings and make use of them where they exist. Third, consider energy conservation measures which have less impact on the heritage features yet raise the comfort level, i.e. air sealing, weatherstripping and caulking, attic and basement insulation and proper heating plant operation.

The above mentioned booklet presents an approach to energy conservation which includes:

- the completion of an architectural evaluation;
- a technical survey to gain an understanding of how your building works and the problems which exist; and
- how to undertake an energy audit to discover the efficiency of the structure before completing energy conservation measures.

One building element often considered for improved energy conservation efficiency is the window. Original wood windows should never be replaced with double glazed metal or metal clad wood windows. The payback period is often lengthy and cheap metal windows seldom contain the proper thermal breaks. Making older windows function properly through repair, including proper reputtying, frame and trim caulking, weatherstripping and proper painting, is considered preferable to replacement. The same considerations apply to original wooden doors and entrances. When replacing windows and doors choose good quality wood products. Vinyl clad windows should not be used as replacement units.

The issue of installing double glazed wood windows is often raised as an option when major fenestration repairs are required. It is recommend that double glazed windows not be installed on principal facades, especially

where multi-pane window units are extant. Double glazed windows have a different visual reflective value which tend appear blank in daylight conditions and muntins in multi-pane windows are always thicker in the construction of these units. Modern high quality single glazed units are well sealed and can be made twice as effective with the use of the original storm windows.

Internal measures for insulating windows should be investigated in preference to installing double glazing. Options for installing interior storms include: permanent glass and aluminum storms; removable rigid plastic interior storm with magnetic fastening; or disposable plastic heat-shrunk interior storm.

3.10 Large Structures

Central Baptist Church and Chateau Gardens Nursing Home -both former residential structures- are important community buildings within the East Woodfield conservation district. These large structures present a variety of conservation issues usually not encountered in residential properties.

Although much of the foregoing advice on conservation also applies to these buildings and structures, their size may make even basic tasks, such as inspection or painting, difficult and expensive projects. It is important therefore, to establish regular maintenance routines on a monthly, quarterly, semi annual, annual and five yearly basis or as required to maintain a sound state of repair.

Ongoing maintenance is vital to the conservation of churches and larger buildings. Negligence in this area may contribute to the development of serious problems in the future, accompanied by high financial costs.

Accordingly, the following steps should be considered by the appropriate owners:

- establish a permanent building committee;

- obtain advice from a professional competent in the field of church or institutional conservation;
- identify the building's problems;
- establish and implement a plan of repairs and maintenance.

As a minimum action, full reports should be made every five years in order to revise and update the established maintenance program.

3.11 Archaeological Sites

The district's documented historical buildings that were once known to have existed suggest that the area has potential to reveal archaeological remains of past human activity. These heritage resources are fragile and non-renewable. Their location, protection and conservation require that only trained and licensed archaeologists may survey and carry out appropriate testing or excavation of such sites.

Due to the nature of these features it is always advisable to seek professional advice or assistance from a licensed archaeologist prior to major soil disturbance, especially on previously undisturbed lands. Contact for further information may be made through the Field Services Branch of the Ontario Ministry of Culture and Communications.

4.0 GUIDELINES FOR ALTERATIONS, ADDITIONS AND NEW CONSTRUCTION

4.1 Introduction

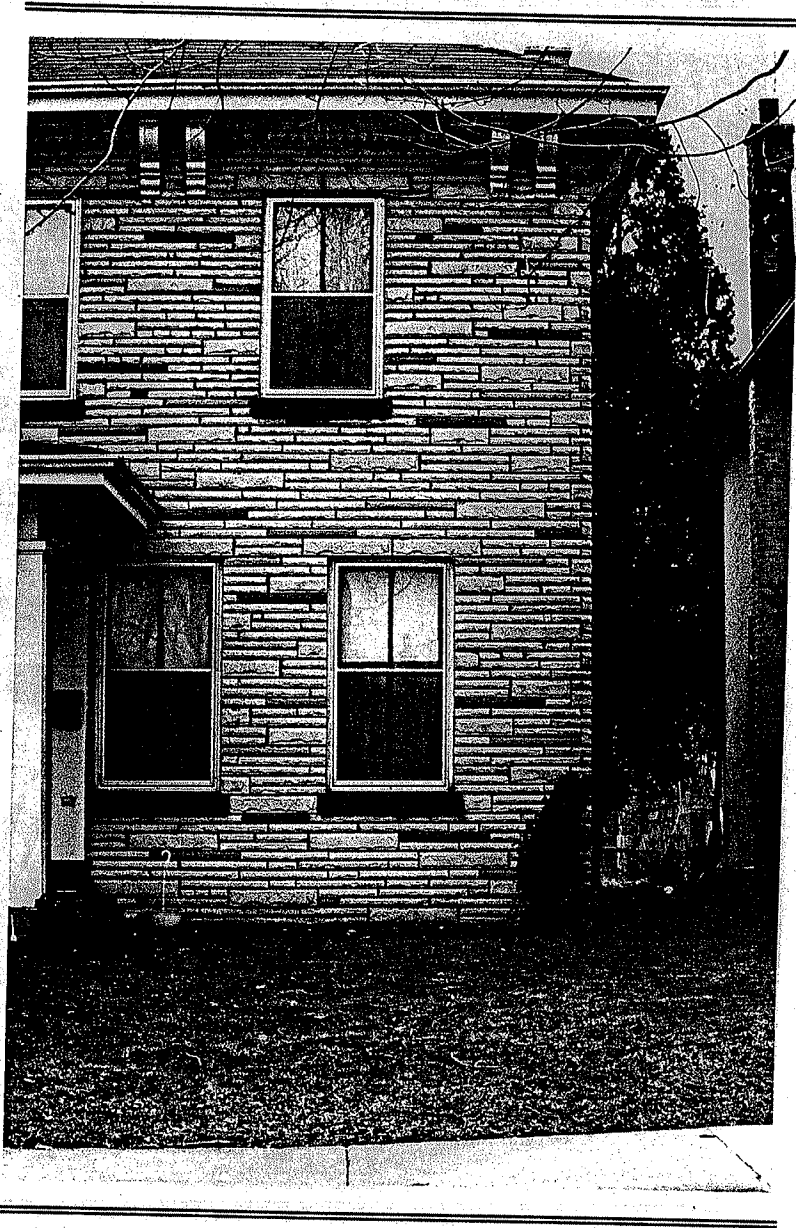
The East Woodfield heritage conservation district exhibits a rich variety of architectural styles, building techniques and construction materials. Few, if any, of these buildings have survived as they were originally constructed. Repairs, changing domestic needs and new services all make their mark upon the fabric and form of buildings. Some have resulted in the alteration of windows and doors, the recladding of frame structures or the construction of new additions.

Physical change within the district, as in most communities, has occurred in a variety of ways such as:

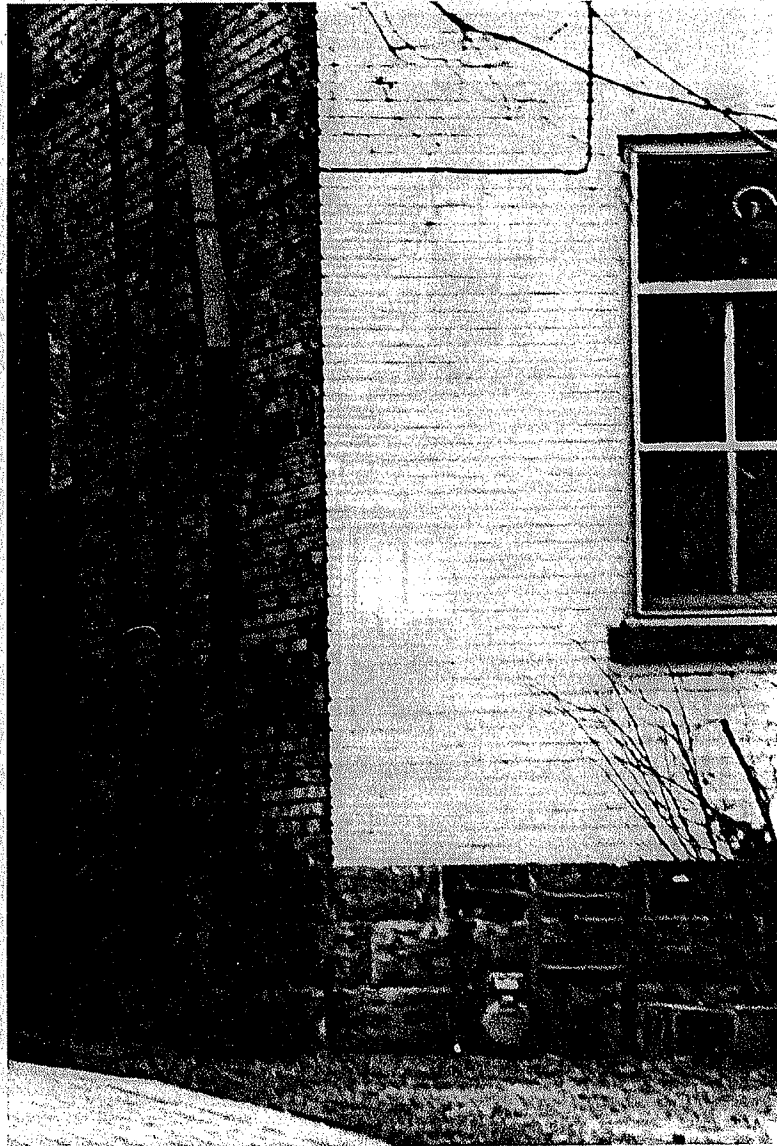
- alterations and additions to existing buildings;
- infilling between existing buildings;
- demolition of structures and their replacement with new ones; and,
- carrying out public works such as road building and sidewalk construction.

These changes in the past development of the district have not been consciously guided by a set of design guidelines yet there exists variety without excessive confusion and diversity in building character. Generally this character is:

- a predominance of one-and-a-half and two-and-a-half storey buildings;
- two to three bays in width;
- hip, end gable and side gable roof configurations;
- medium pitched roofs; and,



Avoid alterations, such as the application of new wall claddings, that may permanently damage existing heritage building fabric.



Painting masonry surfaces is inadvisable as it often detracts from the patina of an original wall surface and may cause further conservation problems later on.

- consistent setbacks or building lines amongst groups of buildings.

An important objective in the following guidelines is to encourage change that is in keeping with and respects existing building form and heritage fabric and detailing. The guidelines should be read:

- i) in conjunction with the advice on building conservation in section 3 ;
- ii) as a prerequisite for the consideration of applications under Part V, Section 42 of the Ontario Heritage Act.

In section 4.2 and 4.3 the intent is to provide more specific guidance on changes to heritage buildings with a view to retaining their distinguishing features and fabric.

Sections 4.4 and 4.5 address the integration of new construction and public works into the district.

A final cautionary note is advised in the purpose, use and application of these design guidelines. The guidelines provide a general framework for considering the minimum standard of appropriateness for change within the district. They must be considered an aid to consistent decision making rather than a specific formula for designing a new building, addition or architectural feature.

4.2 Alterations to heritage buildings and sites

The modernization of residential structures has long involved the process of renewal. Naturally occurring building materials such as wood and stone were often used initially in construction. Historically in the process of renewal low technology materials such as stucco or brick were veneers often applied to older buildings to renew and appear more contemporary in character.

Today many of these applications are "high-tech" or synthetic materials of vinyl, aluminum, plastic or pre-cast concrete. These mass produced components offer sound quality at competitive prices. Heritage properties

and these contemporary building products are not always considered compatible when conservation is a principal objective.

Generally in any alteration to a heritage property every attempt must be made to ensure that:

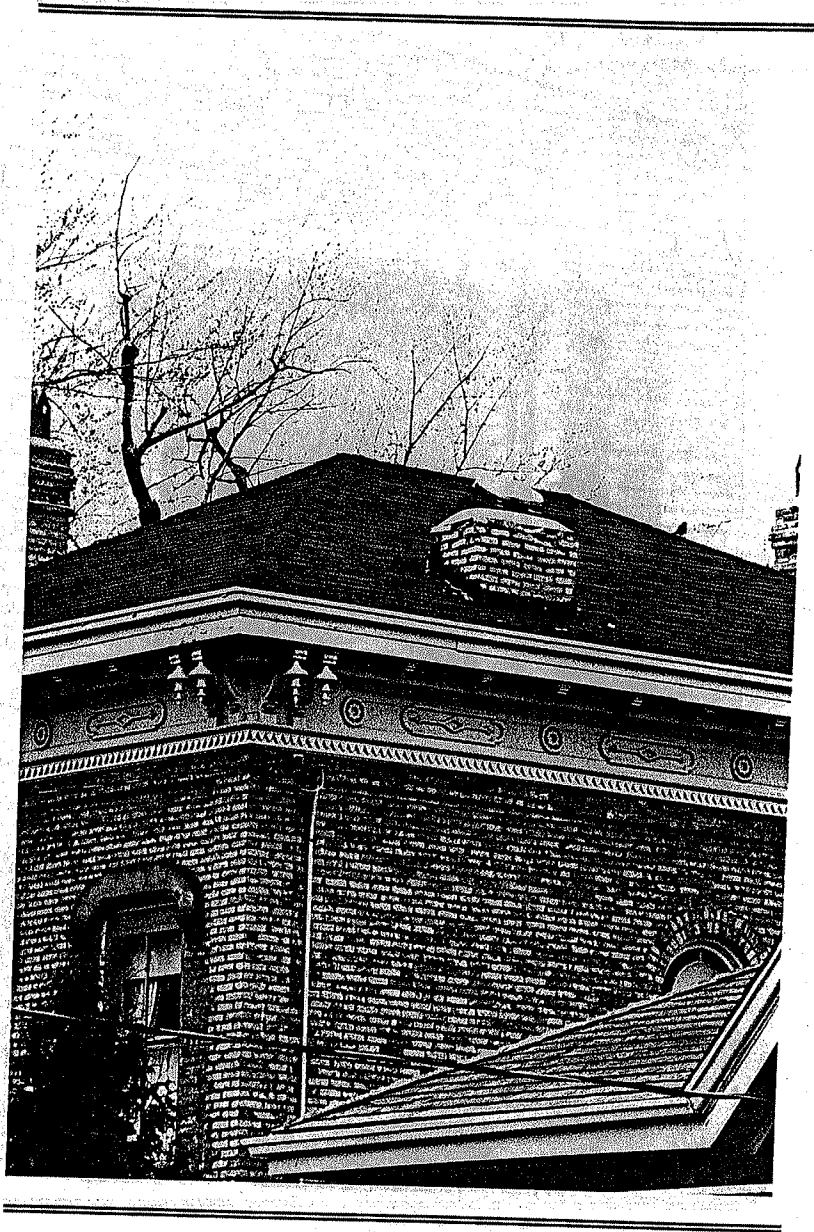
- historical building materials and architectural features are protected;
- character defining elevations, especially those that face the street or public spaces, are not radically altered; and,
- that replacement of building components or features are unobtrusive and fit visually and functionally with existing features.

4.2.1 Roofs

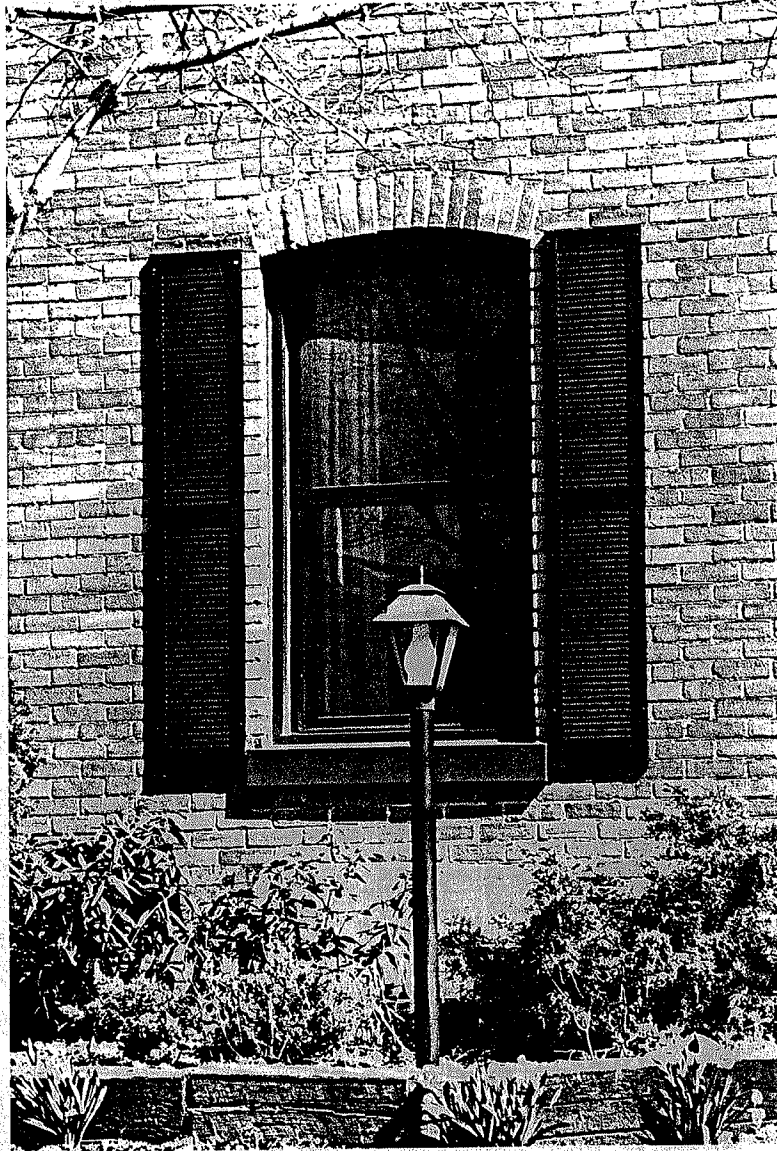
1. Roof shape and configuration; decorative features and original roofing material should be retained and conserved.
2. Non-functioning chimneys should be capped and repointed rather than demolished.
3. New roof vents, solar panels, skylights, satellite dishes and dormers when required are best located inconspicuously, away from public view and in a manner that does not damage important features.

4.2.2 Walling

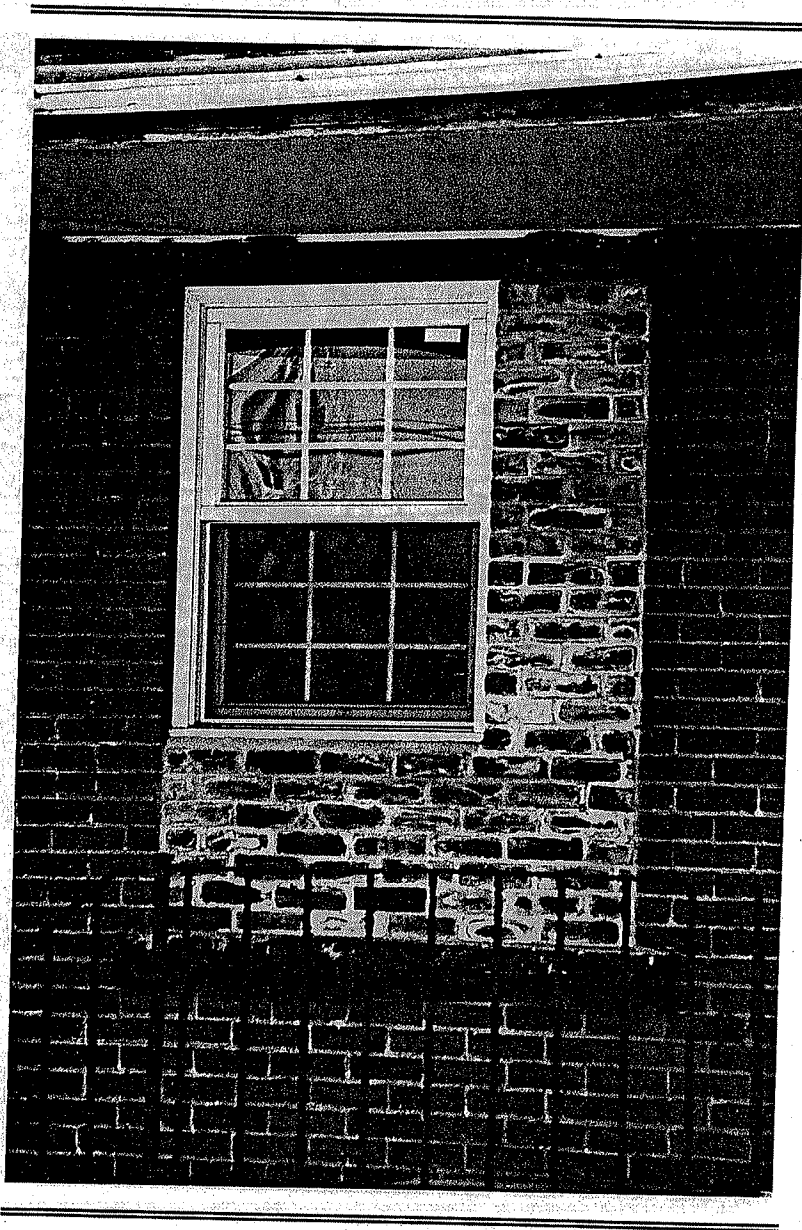
1. Protect original walling from cleaning methods that may permanently alter or damage the appearance of surfaces e.g. sandblasting, strong liquid chemical solutions, and high pressure water cleaning.
2. Avoid the application of new surfaces or new coatings that alter the appearance of original building material, especially where they are substitutes for masonry repairs and repointing e.g.



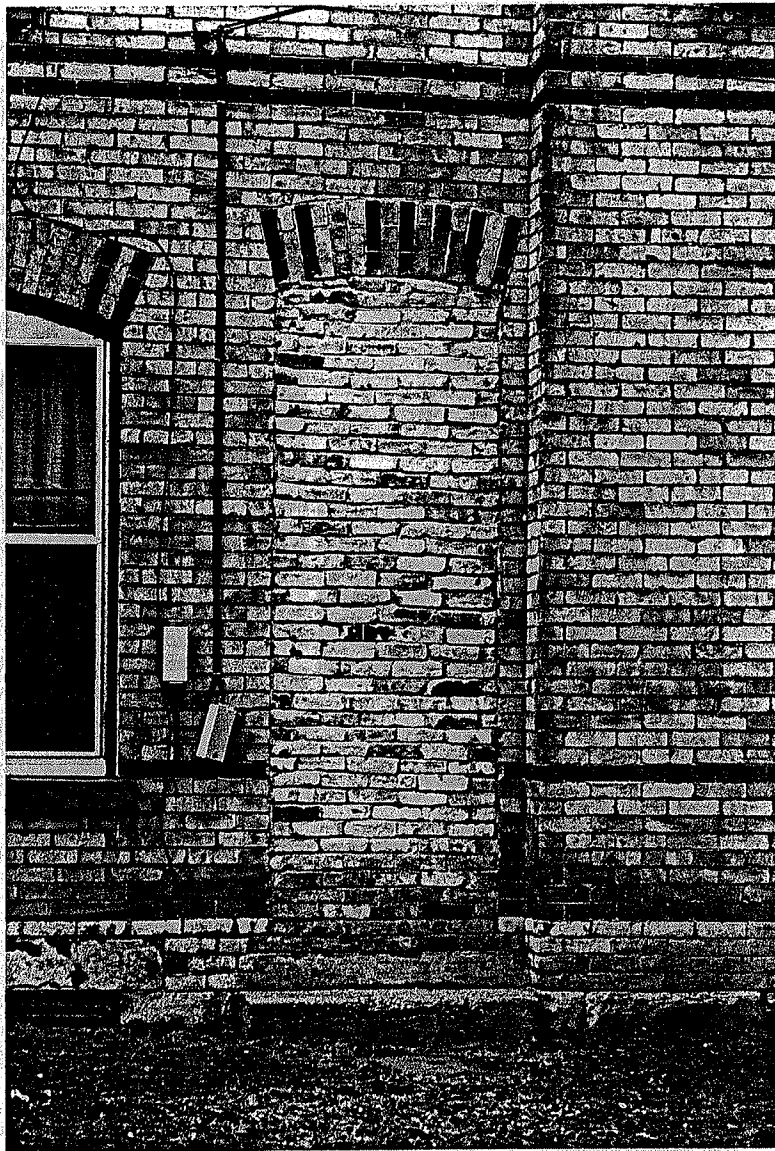
Masonry chimneys should be repaired rather than removed or partially demolished.



If applying non-operable shutters to an existing window ensure that they appear to cover the window in height, width and profile.



Windows are particularly vulnerable to unsympathetic treatment. On principal facades ensure that windows are not replaced by sealed modern synthetic units that are out of keeping with existing heritage fabric.



Try to avoid the blocking up of doors and windows.

waterproof/water repellent coatings, paint, aluminum or vinyl siding, board-and-batten and stucco.

4.2.3 Windows

1. Protect and maintain original window openings as well as their distinguishing features such as materials, frame, sash, muntins, surrounds, glazing, stained glass and shutters.
2. Avoid removing or blocking up windows that are important to the architectural character of the building.
3. Changing the glazing pattern of windows by cutting new openings, removing muntins, installing "snap-in" muntins or obscuring window trim with metal or other material should be discouraged.
4. New windows should be installed on rear or other inconspicuous elevations wherever possible.
5. New window design that is compatible with the overall character of the building is to be encouraged but it should not duplicate the historical fenestration pattern.

4.2.4 Entrances

1. Protect and maintain entrances and porches especially on principal facades where they are often key in defining the character of the building.
2. Conserve glazing, doors, steps, historic lighting fixtures, balustrades and entablatures and avoid the removal of porches and architectural features.
3. The design and construction of a new entrance and/or porch are encouraged to be compatible with the character of the building. Restoration of a missing porch should be based upon historical, pictorial and physical documentation.



Attempt to locate skylights and other alterations in places other than on principal facades.

4. Encourage required new entrances to be installed on secondary elevations rather than the principal facades. Where external staircases are proposed they should be located at the rear of a building or located behind verandahs, sun rooms, and other additions.

4.2.5 Features and spaces around buildings

1. Attempt to preserve and maintain driveways, walkways, fences and walls that contribute to the special character of the space around a heritage building.
2. Design and locate new parking spaces so that they are as unobtrusive as possible, ensuring that front lawns and tree plantings are maintained. (See section 5, Landscaping)
3. Try to minimize soil disturbance around buildings (either through excavation and lowering grade levels or through piling of soil and raising grades) in order to protect or reduce the possibility of damaging unknown archaeological remains.
4. Maintain proper site drainage and ensure water does not damage foundation walls and pool around or drain towards the building.

4.3 Additions to heritage buildings and sites

There is evidence within the district that buildings have been added to over the years. Often there comes a point in a building's history when an addition to a structure is required for a particular, contemporary need. That need may result from:

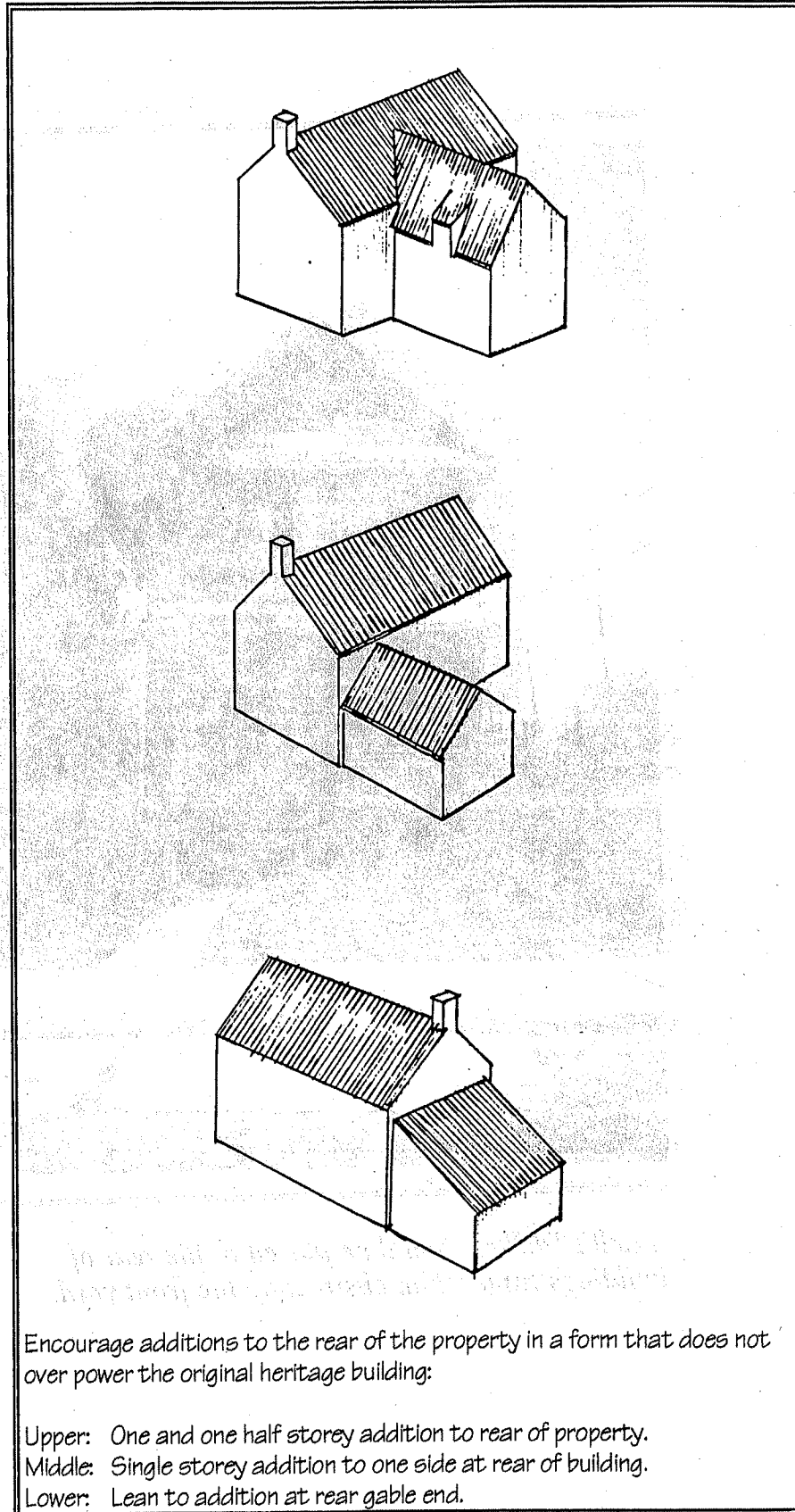
- the opportunity to update mechanical services of an existing building;



External staircases are best placed at the side or rear of buildings.



Satellite dishes should be placed at the rear of buildings rather than obstructing the front yard.



- the expansion of living space for a growing family or a specialized activity; and,
- economic constraints that make acquisition costs of a new property impossible but construction of an addition or re-building at the present location is feasible.

Additions, even more than alterations, can have a profound influence on the aesthetic architectural qualities of an heritage building. A key objective in the design of an addition is to ensure that the completed structure adds to or enhances the history of the building and does not devalue it.

A balance is sought between the new and old or more specifically, a relationship of harmony. While good design is important it will only be as good as the trades people who put it in place. Good quality craftsmanship is vital to the overall success of the project.

There are two important points to be considered when building an addition to a heritage building:

- 1) try to visualize the impact of the structure from the street or at a pedestrian level; and,
- 2) design new additions from the outside in.

Finally, new additions should be constructed in a way that:

- clearly differentiates them from original historical fabric; and,
- ensures the continued protection of distinguishing architectural features and does not radically change, damage; obscure, destroy or detract from such features.

4.3.1 Location

1. Exterior additions, including garages, balconies and greenhouses are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring property. Additions at the rear should always be slightly lower than the existing roof line and stepped in at the sides in order not to overpower or dominate the existing heritage building and the view from the street. Additions so constructed will also tend to be more neighbourly to adjoining property owners.
2. Multi-storey exterior additions are best set back as deeply as possible from the existing front wall plane in order to be as unobtrusive as possible in the streetscape.
3. Additions to structures with symmetrical facades should avoid creating imbalance and asymmetrical arrangements in building form.

4.3.2 Design

1. New additions are best designed in a manner which distinguishes between old and new; and that avoid duplicating the exact style of the existing heritage building or imitating a particular historical style or period of architecture.
2. Contemporary design of additions or those additions that reference or recall design motifs of the existing building are to be encouraged. Successful and compatible additions will be those that are complementary in terms of mass, materials, ratio of solids to voids (wall to windows) and colour.

4.4 New building construction

The introduction of new, free-standing buildings into any large city must be seen as part of the continuing changes that are experienced within any urban area. The residential streets within the East Woodfield heritage conservation district, however, must be considered as having little potential for the introduction of new buildings.

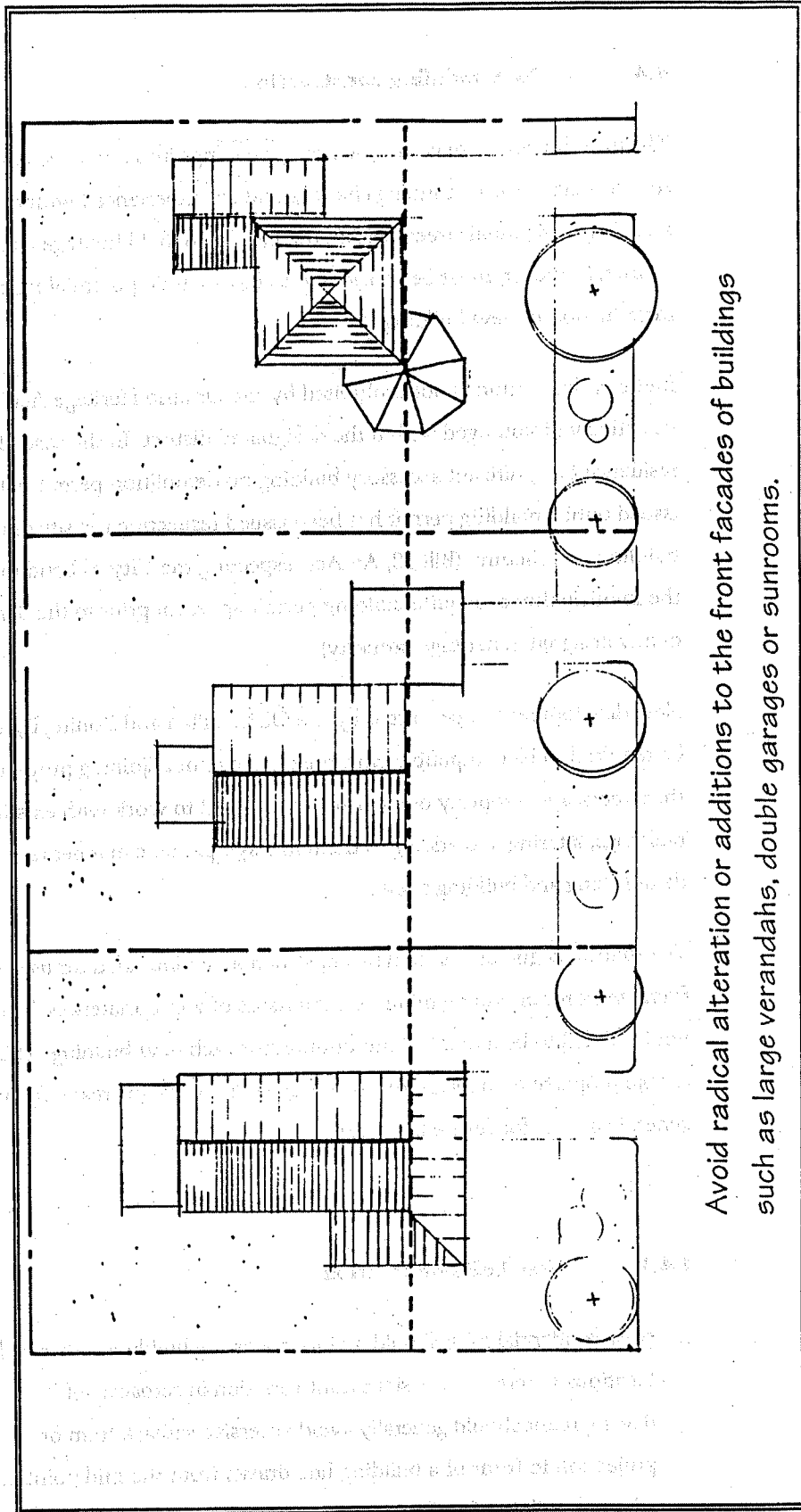
Building demolition is not prohibited by the Ontario Heritage Act but it will be actively discouraged within the designated district. In the case of a residence or significant accessory building no demolition permit will be issued until a building permit has been issued respecting the site of the building or structure. (Bill 18, An Act respecting the City of London, enables the municipality to require building permit approval prior to the demolition of any designated heritage property)

New development, if permitted by the Official Plan and Zoning By-law, will be required to be compatible with the character of adjoining properties and the streetscape. Property owners are encouraged to work with existing buildings, altering and adding to them in a sympathetic manner rather than demolishing and building anew.

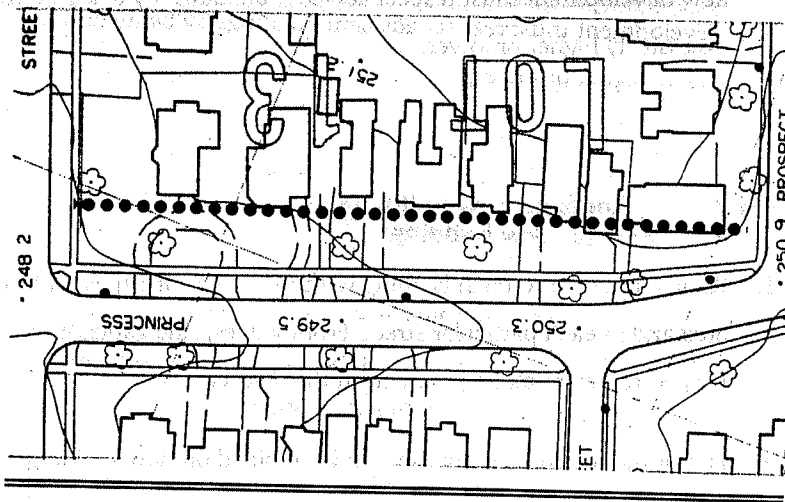
The following guidelines for new construction are intended for use as a framework for providing minimum standards of appropriateness. They are not intended to be a detailed prescription for each new building. This will enable property owners and/or their architects to design creatively within a general context for future built form.

4.4.1 New building location

1. New residential infill should maintain existing building setbacks. In locations where there is significant variation in setbacks infill development should generally avoid excessive setback from or projection in front of a building line drawn from the mid point of adjacent building facades.



Avoid radical alteration or additions to the front facades of buildings
such as large verandahs, double garages or sunrooms.



Existing building heights and established building lines will determine the maximum extent of new construction.

2. The width of a new residence should generally be less than the depth of the building in order to avoid excessively dominant facades and to encourage the retention of space around buildings. It is also important to maintain existing building and space rhythms within the streetscape.
3. Ancillary buildings should be located towards the rear of the lot. Garages in particular are best located away from front facades.

4.4.2 New building height

1. Building height of new infill development should maintain predominant building heights of adjacent properties and the immediate streetscape e.g. one to one-and-one half storeys on Palace Street, one-and-one half storeys to two storeys on Maitland Street, two to two-and-one half storeys on Princess Avenue and so on. In areas of varied building height new development must respect adjacent buildings by being neither excessively higher or lower.

4.4.3 Roofs on new buildings

1. Roof shapes are to be in keeping with existing roofscapes within the area and in each particular street. Front gables, side gables and hipped roofs are all present within the district.
2. Flat or mono pitched roofs should be avoided on new buildings.
3. Asphalt, slate and cedar shingles are appropriate roofing materials within the district.
4. Roof vents, solar panels, satellite dishes, skylights and dormers are best located at the rear of new building.

4.4.4 Windows and entrances on new buildings

1. Window designs are to be encouraged that generally reflect traditional proportions i.e. vertical, rectangular and divided with functioning muntins. Avoid the use of non-functioning, decorative muntins.
2. On facades that face the street windows and doors should maintain existing configurations and proportions found prevailing in the district. and should not be excessive in relationship to the facade. Large, full-length, multi-storey or picture windows and entrances are best avoided.
3. Decorative shutters may be used on building facades provided they complement the window width and shape that they appear to cover.

4.4.5 Walling of new buildings

1. Walling material in new buildings should reflect traditional materials and their respective colours and texture within the district: brick, stucco or clapboard. Use of board-and-batten, aluminum or vinyl siding, concrete or other masonry blocks, and plain or textured sheathing should be avoided in new construction.

4.5 Public Works

Public works within the district e.g. road widening, new road construction, and so on; undertaken by a variety of authorities e.g. the City and local utilities; have the potential to cause disruption to the rich variety of heritage features.

Accordingly, in both day-to-day operations and longer term planning (especially in those activities subject to the Environmental Assessment Act),

every effort should be made to maintain the existing streetscape, aside from any enhancement proposals in section 5, and minimize adverse effects to the East Woodfield heritage conservation district and its constituent parts.

The special attributes of the heritage conservation district argue against the application of standards or typical methods of construction used elsewhere in the City. Accordingly, any public works proposed in the area must be tailored to the specific needs and qualities of the district.

5.0 LANDSCAPE CONSERVATION GUIDELINES

5.1 Introduction: Historic landscape features

The following section contains guidelines for the conservation of the significant landscape features which contribute to the unique character of the East Woodfield heritage conservation district.

These guidelines are based primarily on an analysis of the existing landscape features documented in the Heritage Assessment Report. Supplementing this work is a brief description of the historic features of the East Woodfield neighbourhood based on an analysis of historic photographic post cards of the area. These have been made available from the private collection of John Small, a resident of the neighbourhood. The post cards illustrate several views of the streets within the East Woodfield neighbourhood and its immediate surroundings. The post cards date from the period of 1905 to 1918 and depict the streets in summer and in the early spring or late fall with bare trees. The majority of the cards are "colourized".

The following key landscape features are evident in the post cards:

1. Dufferin Avenue, London, Ontario, Canada (Postmarked 1913)

The street is lined on each side with a double row of bare trunks of trees which appear to be silver maples with a high branching canopy. The wide sidewalk is separated from the street edge by an equally wide grass boulevard.

The individual residences along the street have level front yards defined by ornamental iron fencing parallel to the street or a line of deciduous trees set well back from the sidewalk.

Side lot property lines are lined with low wire fencing with a variety of low herbaceous plant materials along its base. The foundations of the houses are unplanted.

The edge of the street has no curb and a carriage mounting step is visible.

Wooden hydro poles and overhead wires line the street.

2. English Street Looking South, East London, Ontario
(Postmarked 1910)

This post card contains a clear view of six houses fronting the street and each with a deep level lawn running from the sidewalk to the building facade.

The only foundation plant material evident appears to be low annuals. In the distance, the front lawns contain rounded canopy deciduous trees and the side property line is defined by a low ornamental wood fence. This post card also reveals a lawn sprinkler in operation indicating an early attention to lawn and garden maintenance.

4/5. Central Avenue, London, Ontario, Looking East from
Wellington (Postmarked 1915 and 1918)

These 2 post cards depict the same view. The earlier view is taken with leafless trees and thus the street appears to be more spacious. In both views, the street is lined with deciduous trees including many taller mature specimens and several younger trees. By 1918, a second line of young trees has been planted parallel to the sidewalk and at the midpoint of the front lawn. The trees appear to be sugar maples.

By the date of the later photograph, the corner house has added striped porch awnings, an ornamental urn filled with annuals and foundation planting including a bridalwreath spirea in bloom.

6. Queens Avenue, London, Canada (Postmarked 1905)

This street view clearly shows the visual prominence of the wooden hydro poles at the pavement edge and the wide turf boulevard. The pavement itself appears to be compacted aggregate. The front yards are defined by ornamental fencing of both wood and iron running parallel to the sidewalk and along the side property lines.

On one property, coniferous hedging runs perpendicular to the street along the side property line.

7. Queens Ave., Looking East from Maitland Street, London,
Canada (Postmarked 1910)

This view reveals a wide tree-lined grass boulevard. The street tree canopy is high and full and contains a mix of trees which appear to be walnut, silver maple, sugar maple and elm. The front yards are defined by decorative iron fencing. The street pavement appears to be compacted aggregate and has no curb. Hitching posts are provided in several locations along the street.

5.2 Historical landscape summary

In summary, the key landscape features evident in these photo/post cards are the street trees, the wide grass boulevard and the spacious setbacks of the residences. Other landscape features visible include the ornamental fencing or hedges lining the front and side property lines of the houses. These features all combine to create an impression of a well-established mature neighbourhood with a variety of building types visually unified by the streetscape. Today, the turn-of-the-century streetscape remains unchanged in some parts of the neighbourhood. Mature street trees still shade the wide grass boulevards. In other areas trees have been lost, ornamental fencing has been removed and paved front yard parking spaces and driveways have reduced the amount of soft landscaping. The following recommendations and guidelines have two objectives:

- preserving and retaining the historic features of the neighbourhood which remain; and,
- encouraging the re-establishment of those features which have been lost.

5.3 Landscape features: General recommendations and municipal initiatives

5.3.1 Street trees

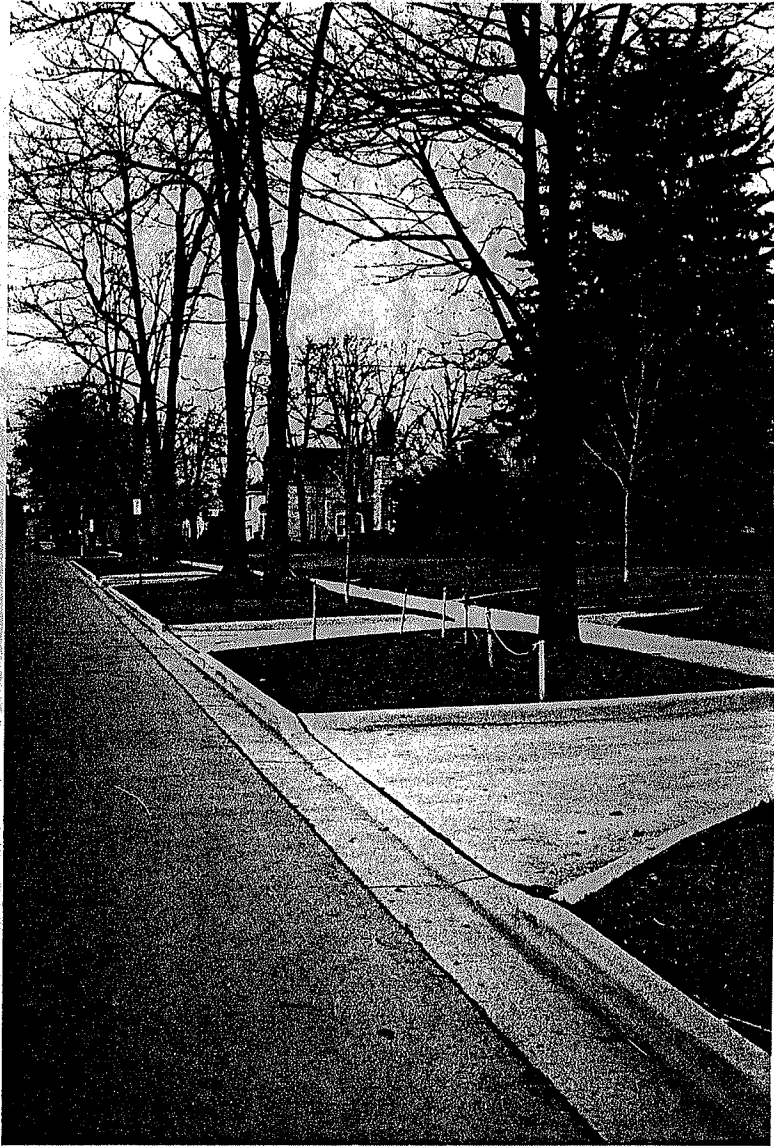
The impact of street trees on the visual image of the neighbourhood changes seasonally with leaf growth and drop as well annually with the gradual maturing of the trees. In addition to these natural processes at work, unexpected events may occur which impact the appearance of the street trees such as pruning to permit safe clearance for overhead wires and die back caused by disease or injury. In order to ensure the ongoing appearance of tree-lined streets several approaches are necessary:

Preservation: Existing trees should be monitored on a regular basis to ensure that they remain healthy. Pruning of dieback, fertilization and pesticide treatments should be undertaken as required to preserve the existing trees.

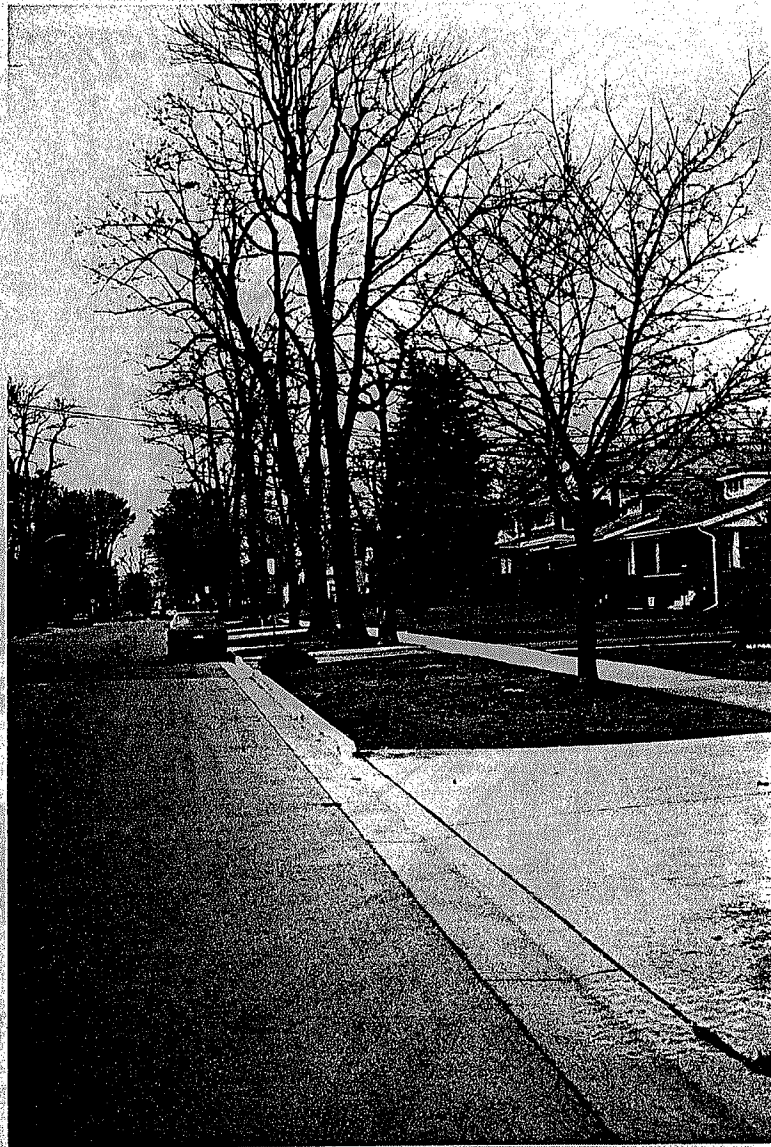
Undertakings such as road widenings and installation of new underground services or overhead utilities should be assessed prior to the start of construction to determine if they will negatively affect the existing street trees. Similarly, new driveway entrances and parking areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the tree equal in diameter to the crown of the tree should remain undisturbed to protect the long term health and survival of the tree.

Replanting: Where the existing trees require replacement or where, in the past, trees have been removed from along the streets, new trees should be planted. The size of the replacement trees should be as large as possible (80mm minimum diameter). The range of species historically found in the neighbourhood should guide the selection of new tree species if possible.

Elms, although planted in the past are no longer suitable for replanting. However, other historic species can be planted such as silver maple, sugar maple and walnut. Sugar maples and walnuts are best planted adjacent to lawn areas where their root systems are less likely to be compacted.



Boulevards provide the settings for street trees and are particularly susceptible to incursions by new driveways. As with street trees, boulevards must be carefully protected and maintained.



Street trees are a distinctive and important feature within the East Woodfield heritage district. They are worthy of continued care and maintenance.

In order to ensure that the overall appearance of the streetscape does not change dramatically as the street trees mature, red-leafed and newer varieties of trees, such as Crimson King Norway Maples, introduced in the nursery industry in 1946 should be avoided. Similarly trees which have a small canopy size at maturity such as Globe Norway Maple and Crabapples, should not be planted along the boulevards since the scale of these trees differs from the mature trees currently found in the neighbourhood.

Recommended Tree Planting	
ACCEPTABLE:	
<u>Common name</u>	<u>Botanical name</u>
Sugar Maple	<i>Acer Saccharum</i>
Silver Maple	<i>Acer Saccharinum</i>
Black Walnut	<i>Juglans Nigra</i>
UNACCEPTABLE:	
<u>Common name</u>	<u>Botanical name</u>
Crimson King Maple	<i>Acer Platanoides 'Crimson King'</i>
Globe Norway Maple	<i>Acer Platanoides 'Globosum'</i>
Crab Apple varieties	<i>Malus varieties</i>

New trees should be planted as close as feasible to the existing trees they will eventually replace. They should be aligned so that the street tree line remains intact.

The first priority for replanting should be those streets where the canopy is missing. Responsibility for tree planting will rest with the City of London. (The proposed district committee will play a key role in monitoring new planting and the treatment of existing trees). These streets have been identified in the Heritage Assessment Report and are summarized below:

Adelaide St.: west side, south of Dufferin Ave.

Queens Ave.: at parking areas at the existing institutional uses

Maitland St.: near Princess Ave. and near Dufferin Ave.

New trees should also be added to streets identified as having incomplete canopies. This involves the infilling of the existing tree lines:

Maitland Ave.: west side and sections of the east side near Central Ave. and Princess Ave.

Prospect Ave.: mid block, east side

Peter St.: west side, Dufferin to Queen

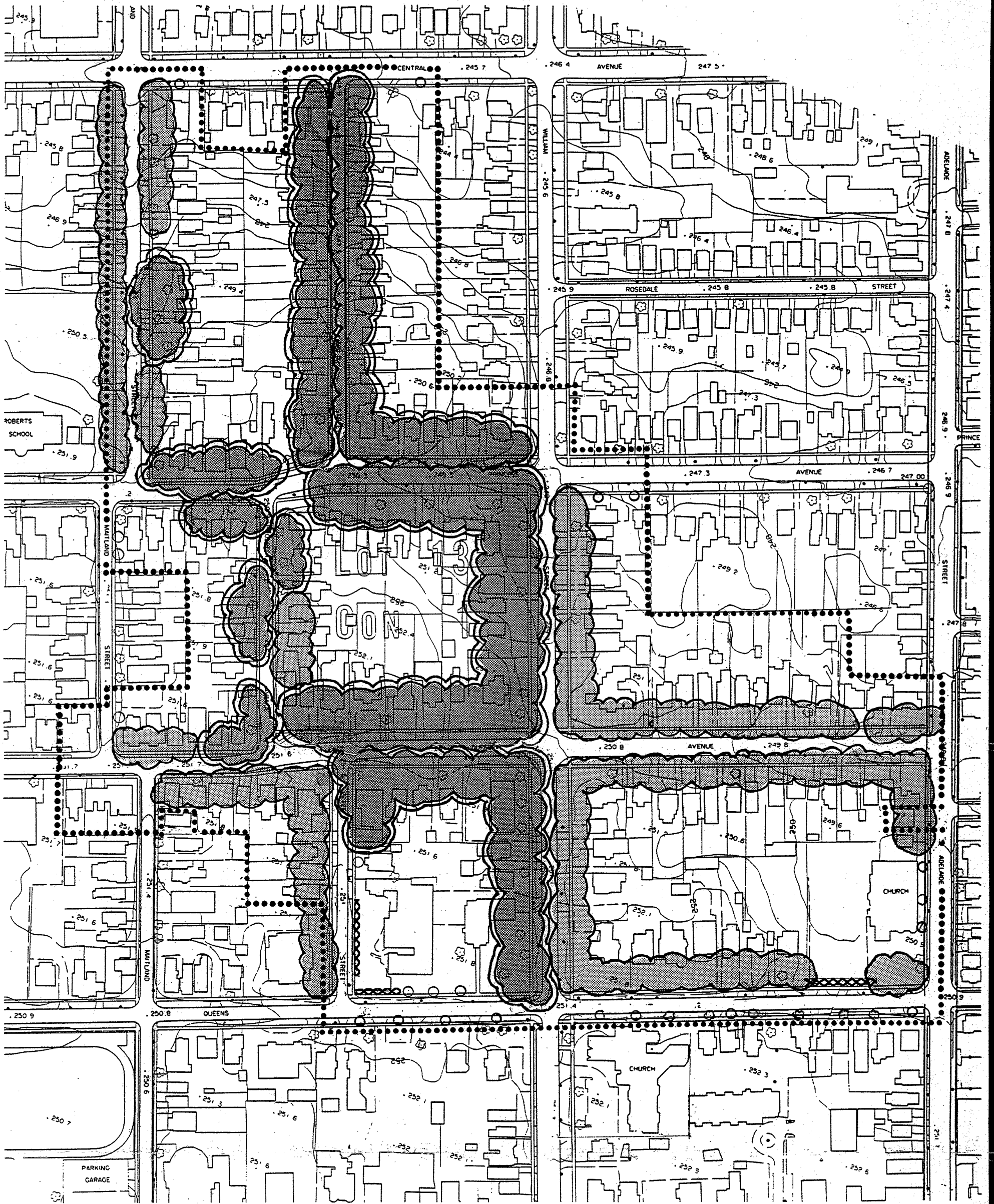
Queens Ave.: north side, near Maitland,
south side Maitland to Peter

William St.: east side, Princess Ave. to Queen's Ave.

Dufferin Ave.: both sides from William St. to Adelaide St.

Queens Ave.: north side, William St. to Adelaide St.

The London Public Utilities Commission under By-Law PR 84-26 was responsible for the urban forest of the city including responsibility for the street trees in the East Woodfield neighbourhood. Reorganization has resulted in the City's Parks and Recreation Department now being responsible for tree management. Established standards and policies regarding trees apply consistently across the entire city. However, special

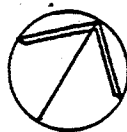


EAST WOODFIELD HERITAGE CONSERVATION DISTRICT STUDY

WENDY SHEARER
LANDSCAPE ARCHITECT LIMITED





UNTERMAN McPHAIL CUMING
ASSOCIATES

DATE : MARCH , 1992



LANDSCAPE IMPROVEMENTS

LEGEND

-  STREET TREES TO BE PRESERVED AND MONITORED
-  STREET TREE REPLANTING
-  PRIORITY REPLANTING
-  PARKING LOT SCREENING

consideration must be given to the unique history and existing conditions found in the East Woodfield neighbourhood.

The species mix and the size of trees replanted in the neighbourhood should be selected to reinforce its historic character. The standard size of trees replanted throughout the City is 45mm - 50mm planted bare root or balled and burlapped. This should be increased to 80mm within the proposed heritage district

The municipality is intending to undertake a tree survey to determine age, species, size and condition to assist in a consistent program of tree replacement. The work will assist with the selection of appropriate species for the East Woodfield neighbourhood. The Parks and Recreation Department should continue its practice of inspecting trees as part of their daily activities throughout the City as well as responding to problems identified by local residents.

There are no immediate plans to place utility lines underground. This would severely impact the existing trees as well as remove a key feature of the streetscape, the wooden poles and hydro lines, which have contributed to the character of the neighbourhood since the turn of the century. The retention of the above ground utilities is therefore consistent with the conservation of the historic features of the neighbourhood. However, any future upgrading of the above grade lines should be carefully planned to lessen the impact on the existing tree canopy.

5.3.2 Boulevards

One of the most important landscape features which contribute to the unique character of the neighbourhood is the extensive grass boulevards. Generally, these boulevards contain the lines of street trees, wooden hydro poles, streetlights and street signage. However, in several places throughout the neighbourhood the grass boulevards have been paved over and incorporated into a parking area on the adjacent property. The widening of driveways to access newly created front yard parking areas has also reduced the appearance of a continuous boulevard.

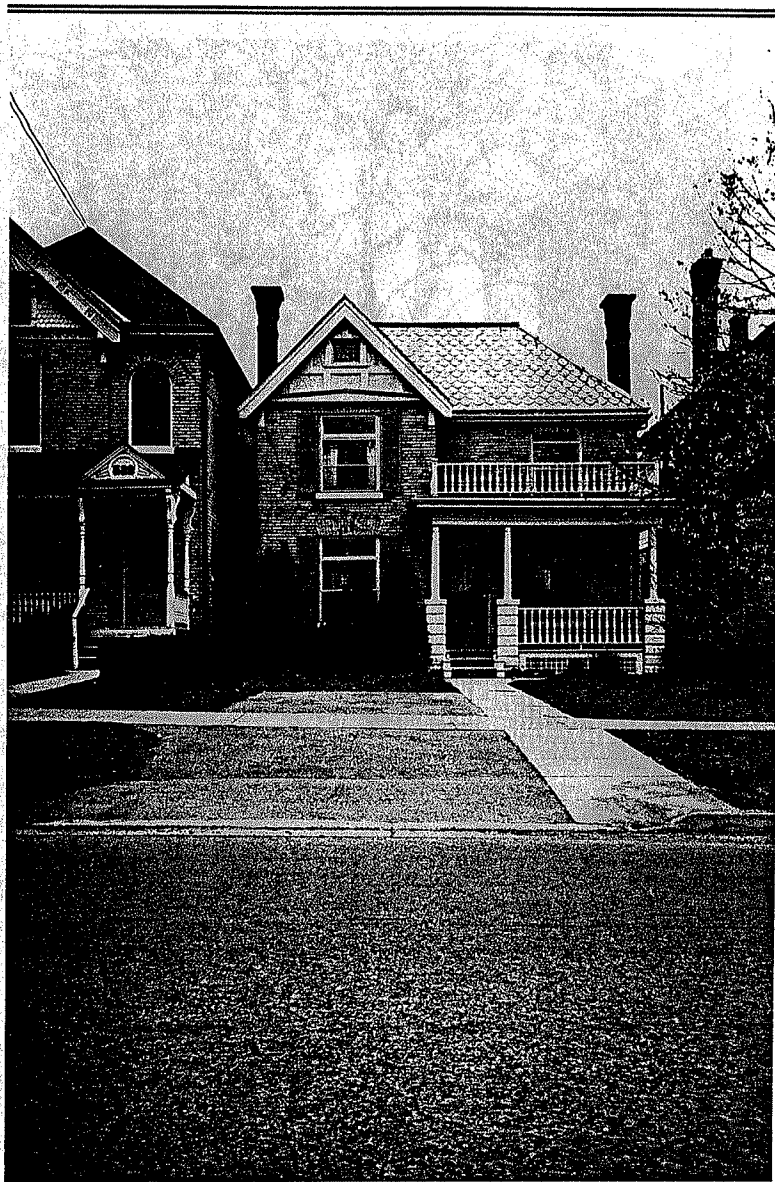
The City of London has in effect a boulevard parking policy and issues a permit, renewable every 5 years, to a homeowner wishing to establish a boulevard parking space. The policy states that in residential areas, boulevard parking is **discouraged**. According to the standards in the policy, the minimum width of a driveway is 8' (2.5 m). The maximum ramp width (at the city sidewalk) is 16' (5 m). The minimum size of a parking space is 8' (2.5 m) and 15' (4.6 m) and the maximum is 10' (3 m) and 20' (6 m).

The parking policy provides that a parking space will not be approved if it results in over 60% of the front yard being paved (exclusive of the front walkway) and it will not be recommended if the parking space is closer to the sidewalk than 20' (6 m).

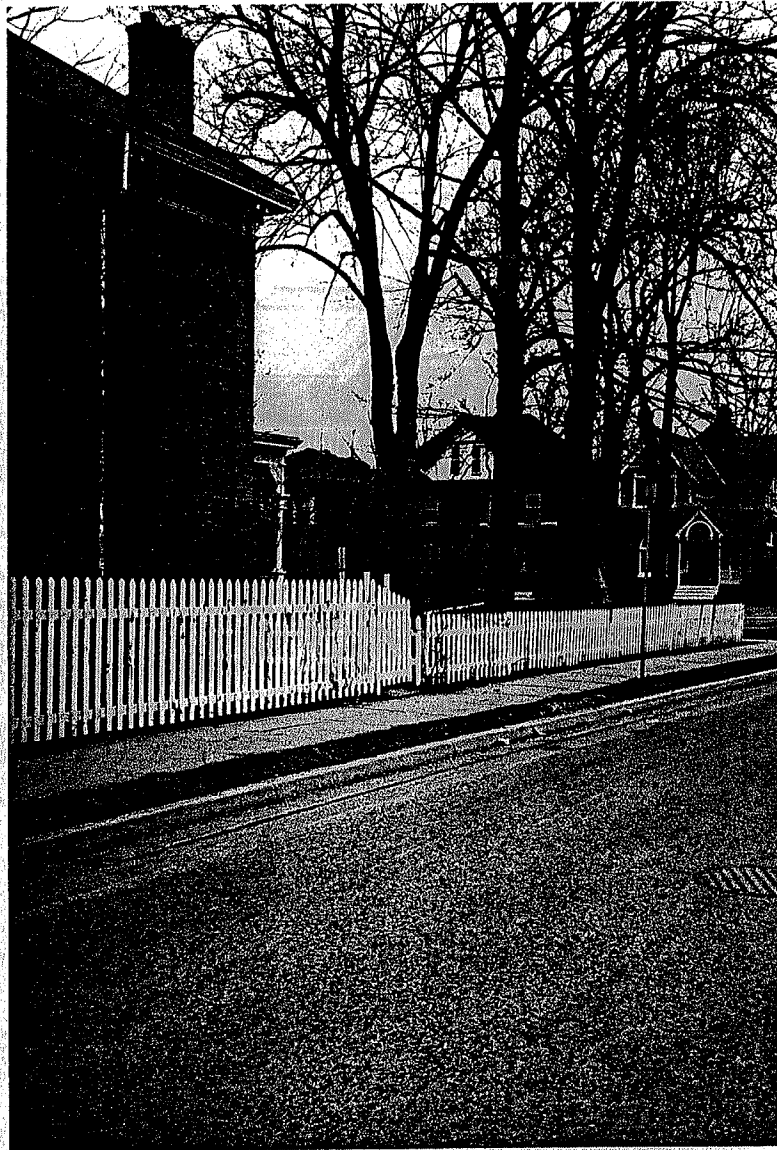
Written approval is required if any trees or utilities must be removed or relocated and if approved, this work will be done at the property owner's expense.

There are several changes to the current policy which are recommended to lessen the impact of boulevard parking within the East Woodfield neighbourhood:

1. The policy of discouraging this type of off street parking should be confirmed in day to day decision making. Other municipalities faced with pressure for front yard parking use a variety of techniques to counter this trend. One alternative is to allow on-street parking on all streets in the neighbourhood where traffic conditions and road widths allow. A second alternative is to designate one street per neighbourhood for overnight parking. A third alternative is to institute a parking permit system for residents allowing them to park overnight on the street in residential areas.
2. Another policy change which will conserve the streetscape is a reduction to 25% (excluding the front walk) of the area of the front yard which may be paved. As well the maximum driveway width should be 8' (2.4 m) and cars should be able to park closer to the sidewalk than 20' (6 m) so that the front facade of the house can be viewed with its immediate landscaping intact and the length of the



Front yard parking should be avoided wherever possible as it results in the loss of soft landscaping and degrades the building setting.



Fences and hedges assist in defining public, semi-public and private spaces. Existing fences should be preserved.

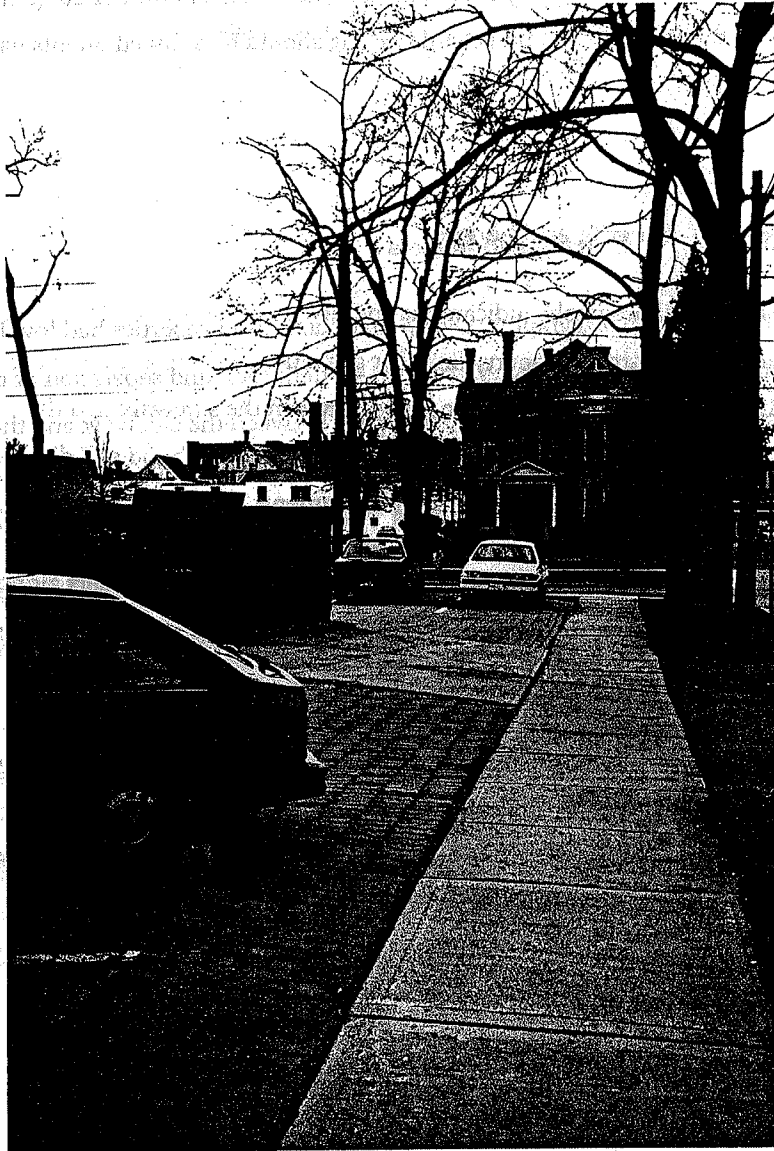
paved area reduced. The maximum walk width should be 4'. This would limit the width of hard surface to 12'. The parking space should abut the city sidewalk and extend a maximum of 20' (6 m) into the property. No boulevard parking should be allowed on lots narrower than 35'.

5.3.3 Fencing and hedges

The historic photographs indicate that numerous properties had low hedges or fencing along their property lines for definition and separation of the public space from the semi-public space between the sidewalk and the building facade. Several properties within the neighbourhood still display this feature and the preservation of these elements should be encouraged.

The reintroduction of ornamental fences, hedging or shrub borders along the property line is strongly recommended particularly where institutional uses have been established in the neighbourhood.

For example, the extensive parking areas associated with the residential care facility at the corner of Peter Street and Queens Avenue and the Central Baptist Church at the corner of Adelaide Street and Queens Avenue should be screened with the addition of either hedging, low ornamental fencing or a combination of both. This will lessen the impact of the parking and service activities such as garbage collection on the visual character of the neighbourhood.



The reintroduction of fence lines and/or hedges at certain locations will lessen the visual impact of parking and service activities and soften the otherwise hard surfaces that flow from private to public space.