

EAST WOODFIELD HERITAGE CONSERVATION DISTRICT STUDY

Heritage Conservation
District Plan

Part III: Planning and Implementation

Part IV: Case Studies



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

UNTERMAN McPHAIL CUMING ASSOCIATES
WENDY SHEARER LANDSCAPE ARCHITECT LIMITED
ANTHONY BUTLER ARCHITECT INC.

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HERITAGE CONSERVATION
DISTRICT STUDY

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EAST WOODFIELD
HERITAGE CONSERVATION
DISTRICT STUDY

HERITAGE CONSERVATION DISTRICT PLAN

Part III: Planning and Implementation

1.0	PLANNING POLICIES AND ISSUES	
1.1	Background	III-1
1.2	The City of London Official Plan	III-1
1.2.1	Heritage conservation policies	III-2
1.2.2	East Woodfield heritage conservation district policies	III-3
1.3	Parking	III-7
1.4	Tree preservation by-law	III-7
1.5	Site plan control	III-8
1.6	Zoning By-law	III-9
2.0	FUNDING	
2.1	Introduction	III-10
2.2	Designated Property Grants (DPG)	III-10
2.3	Heritage Conservation District Funds (HCDF)	III-11
2.4	Ontario Heritage Foundation (OHF)	III-12
2.5	Cultural Facilities Improvement Program (CFIP)	III-12
2.6	Architectural Conservancy of Ontario (ACO)	III-12
3.0	IMPLEMENTATION	
3.1	Introduction	III-13
3.2	Role of the Local Architectural Conservation Advisory Committee (LACAC)	III-13
3.3	The District Fund	III-15
3.4	Permit approvals	III-15
3.5	Planning and development applications	III-21
3.6	Staffing	III-21

Part IV: Case Studies

1.0	CASE STUDIES	
1.1	Purpose	IV-1
2.0	LANDSCAPE CASE STUDIES: 524 PRINCESS AVENUE AND 3 PROSPECT AVENUE.	
2.1	524 Princess Avenue c1890	IV-2
2.2	3 Prospect Avenue c1890	IV-7

3.0	CONSERVATION AND RESTORATION CASE STUDIES: 5, 7 AND 9 PROSPECT AVENUE	
3.1	Introduction	IV-13
3.2	5 Prospect Avenue	IV-14
3.3	7 Prospect Avenue	IV-17
3.4	9 Prospect Avenue	IV-18
4.0	BUILDING ADDITIONS: 518 DUFFERIN AVENUE.	
4.1	Introduction	IV-20
4.2	Existing Conditions	IV-20
4.3	Design rationale and requirements	IV-23
4.4	Design approach	IV-23

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1.0	PLANNING POLICIES AND ISSUES	
1.1	Background	III-1
1.2	The City of London Official Plan	III-1
1.2.1	Heritage conservation policies	III-2
1.2.2	East Woodfield heritage conservation district policies	III-3
1.3	Parking	III-7
1.4	Tree preservation by-law	III-7
1.5	Site plan control	III-8
1.6	Zoning By-law	III-9
2.0	FUNDING	
2.1	Introduction	III-10
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2.3	Heritage Conservation District Funds (HCDF)	III-11
2.4	Ontario Heritage Foundation (OHF)	III-12
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3.1	Introduction	III-13
3.2	Role of the Local Architectural Conservation Advisory Committee (LACAC)	III-13
3.3	The District Fund	III-15
3.4	Permit approvals	III-15
3.5	Planning and development applications	III-21
3.6	Staffing	III-21

1.0 PLANNING POLICIES AND ISSUES

1.1 Background

The successful future maintenance and protection of a heritage district relies to some extent on local planning policies and initiatives that support or provide a suitable framework for realistic conservation measures anticipated in the implementation of a heritage conservation district.

The Official Plan and Zoning By-law, reviewed in the Heritage Assessment Report, are generally supportive of, or complementary to, the protection and conservation of the stable residential character of the district and its heritage attributes. Accordingly no major changes or new directions are sought in this conservation district plan.

In order to refine and more purposefully direct the conservation and development of the East Woodfield conservation district a number of matters were identified which required minor changes or modifications to existing planning policies. These are addressed in the following sections.

1.2 The City of London Official Plan

The local official plan provides guidance for the long term development of the municipality and addresses a number of matters respecting physical change and growth.

The existing heritage conservation policies of the plan are generally sound in their overall direction as to Council's intentions with respect to heritage conservation in general and heritage conservation districts in particular. Greater clarification is required in identifying how the areas are to be conserved and planned after designation.

Additionally, more specific policies are needed to direct conservation efforts within the designated district of East Woodfield. Accordingly, the following sections describe policies recommended for inclusion into the official plan.

1.2.1 Heritage conservation policies

The heritage policies contained in the Official Plan are considered satisfactory for the purposes of designating heritage conservation districts. Official plan policy additions are suggested in order to address issues pertaining to successful implementation of the district and heritage conservation generally. The proposed policy addition respects development of lands adjacent to a heritage conservation district. This was raised as an issue by members of the public at a meeting held to consider the East Woodfield heritage conservation district held on March 5, 1992.

Recommendation 1

It is recommended that the following policies respecting development adjacent to heritage conservation districts are incorporated into the City of London Official Plan:

"Potential impacts of development on lands adjacent to heritage conservation districts

Development on lands adjacent to designated heritage conservation districts, as defined in an accompanying schedule to the Official Plan, shall be encouraged to be sensitive to the characteristics of the district.

- i) In the evaluation of proposals for development abutting designated heritage conservation districts consideration shall be given to the potential impact of development on the character of the district, including its buildings, streetscapes and open space. Applications for Official Plan and/or Zoning By-law amendments, plans of subdivision or site plan approval will be evaluated in terms of factors such as:
 - a) the potential for disruption of views to and from the district;
 - b) the relationship of the proposed development to the district, including such matters as orientation, fencing, buffering and access;

- c) the potential for future designation as a heritage conservation district.
- ii) Appropriate buffering techniques shall be required to assist in minimizing the impact of development on the district which may include:
- a) the use of site planning to orient the development away from the district;
 - b) the acceptance of lands immediately adjacent to the district as part of the required parkland dedication for the proposed development;
 - c) the use of setbacks, existing vegetation, new tree planting, berms and fencing, or a combination of the foregoing.
- iii) To assist in the review of applications for an Official Plan amendment, Zoning by-law amendment, plan of subdivision, or site plan approval on lands adjacent to a heritage conservation district, Council shall request, as appropriate, from the applicant the submission of detailed information such as a description of the measures necessary to remedy any adverse effects of the development upon the heritage conservation district."

1.2.2 East Woodfield heritage conservation district policies

The Ontario Heritage Act makes provisions in Subsection 40(1) for the preparation of official plan provisions after an examination has been completed of a prospective conservation district. The Act is silent on what these provisions should constitute but it may be construed that they have something to do with the conservation and planning of the district and its character.

The Act does not anticipate that such provisions are essential for the successful implementation of a heritage district for they are not referenced again in Part V of the Act.

Clearly, however, any successful district initiative must rely to some extent on a clear enunciation of the general context and thrust of conservation policies for any such area. Typically, detailed guidelines especially on matters relating to specific building design or architectural features are absent from most official plans.

Within the East Woodfield area several heritage properties have been designated under part IV of the Ontario Heritage Act. The Ontario Heritage Act does not permit a district designated under Part V to contain properties designated under Part IV. Accordingly, in order to address the conservation and planning of this area comprehensively it is advisable to recognize both types of designation and it is suggested in the following recommendation that the entire area containing Part IV and V designated properties be formally recognized as the East Woodfield Heritage Conservation Area.

Recommendation 2

It is recommended that the following policies respecting the East Woodfield Heritage Conservation District be incorporated into the City of London Official Plan :

"East Woodfield Heritage Conservation Area

East Woodfield Heritage Conservation Area is identified in schedule ___ to the Official Plan and comprises individual properties designated under part IV of the Ontario Heritage Act and a larger group of properties designated under part V of the Ontario Heritage Act.

It is the intention of Council to maintain, protect and conserve the East Woodfield Heritage Conservation Area. Council shall have regard to official plan policies as they apply generally to heritage conservation districts and in particular shall control any changes to property designated under Part IV of

the Ontario Heritage Act in accordance with the guidance in this Official Plan and the East Woodfield Heritage Conservation District Plan.

Within the East Woodfield Heritage Conservation Area Council in considering applications for changes within the area shall be guided by the East Woodfield Heritage Conservation District Plan and the following general principles that shall apply to all designated properties under the Ontario Heritage Act:

- a) there shall be a presumption in favour of retaining and/or repairing original building fabric and architectural features such as doors, windows, mouldings, vergeboards, walling materials and roofs;
- b) new additions and features shall generally be no higher than the existing building and be placed to the rear of the building or set-back substantially from the principal facade. Each case shall be determined on its own merits with particular regard to the character of the existing building, as well as the height and character of adjacent buildings and the streetscape;
- c) new construction and/or infilling should fit the immediate physical context and streetscape by:
 - i) being generally of the same height, width and orientation as adjacent buildings;
 - ii) being of similar setback, materials and colours; and,
 - iii) using similarly proportioned windows, doors and roof shape.

Council shall also seek the following within the East Woodfield Heritage Conservation Area:

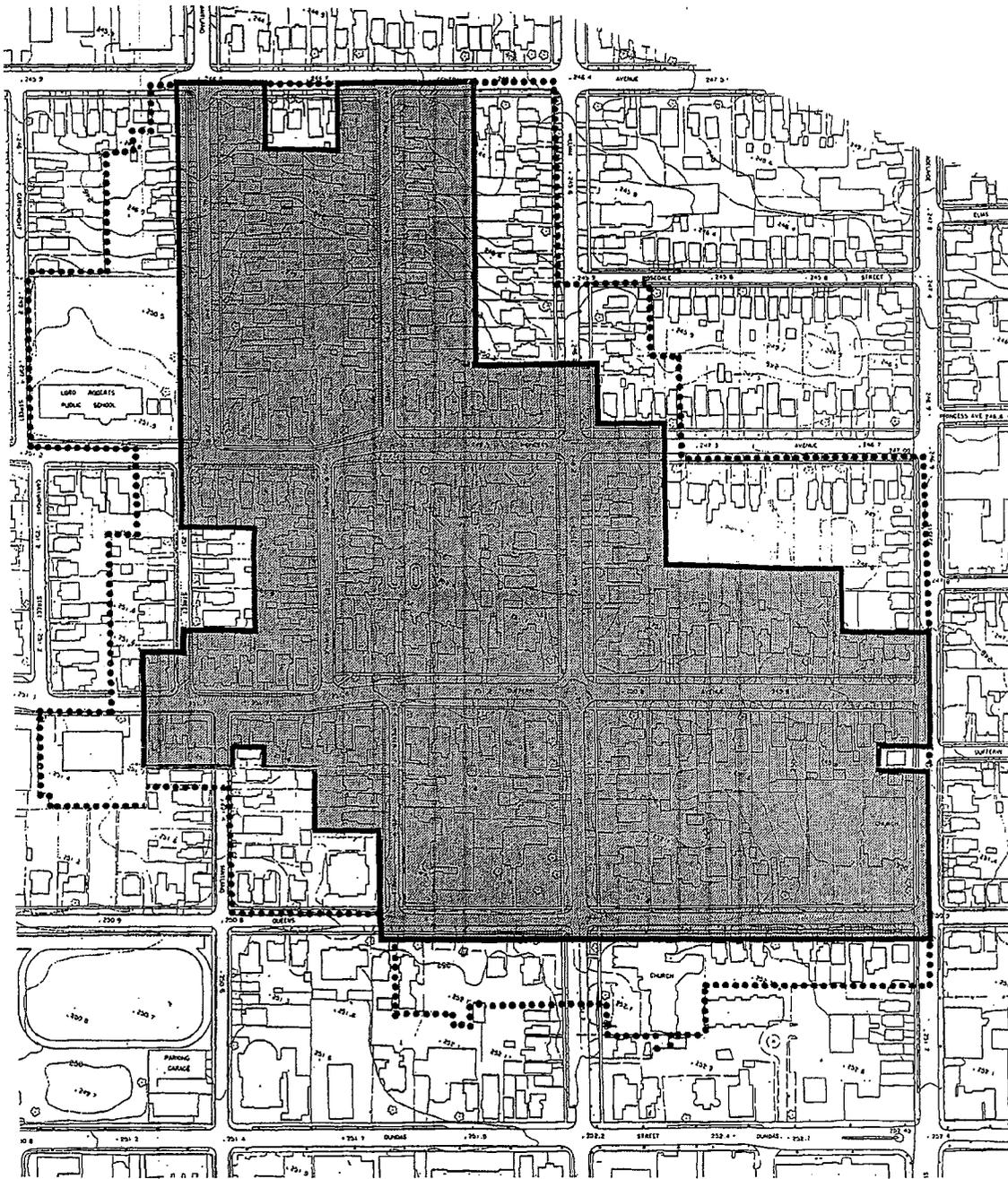
- i) the residential character of the district shall be maintained by encouraging the preservation of existing dwellings, grass boulevards and individual street trees and tree lines.
- ii) within the designated district existing heritage buildings, structures and properties should be conserved.

- iii) the design of new development either as infilling or as alterations or additions to existing buildings should complement the prevailing residential character of the area.
- iv) public works should ensure minimal impact on the character of the East Woodfield Heritage Conservation Area particularly its treelined streets, boulevards and sidewalks.
- v) regard shall be had at all times in the conservation and planning of the East Woodfield Heritage Conservation Area to the guidelines and intent of the East Woodfield Heritage Conservation District Plan.
- vi) lands adjacent to the East Woodfield Heritage Conservation Area are important as they may be incorporated at some later date as part of another heritage conservation district and because unsympathetic development of these lands may affect the character of the East Woodfield Heritage Conservation Area. Accordingly any development adjacent to the East Woodfield Heritage Conservation Area, as defined in Schedule ___, shall have regard to the policy respecting *Potential impacts of development on lands adjacent to heritage conservation districts.*"

(The proposed schedule defining lands adjacent is included on the following page.)

Other detailed policies may also be included at the time of a comprehensive review of the Official Plan especially where conditions may have changed or new issues come to the fore. Additionally, the City's site plan control by-law should be appropriately amended to reflect reference to heritage conservation district planning initiatives.

At the present time the Ministry of Culture and Communications is undertaking a review of heritage policy in Ontario and it is anticipated that proposals regarding new provincial legislation may be forthcoming in the near future. Accordingly, any changes, revisions or amendments to the Official Plan should be cognizant of any new initiatives that arise from the policy review, especially regarding municipal responsibilities.



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DISTRICT STUDY**

WENDY SHEARER
LANDSCAPE ARCHITECT LIMITED

UNTERMAN McPHAIL CUMING
ASSOCIATES



**PROPOSED HERITAGE
CONSERVATION DISTRICT**

LEGEND

— PROPOSED HERITAGE CONSERVATION
DISTRICT BOUNDARY

..... LANDS ADJACENT TO THE HERITAGE
CONSERVATION DISTRICT

1.3 Parking

During the preparation of the Heritage Assessment report and in the public consultation phase concerns were expressed regarding parking provisions in front yards, boulevards and on-street. It is beyond doubt that the conservation of the character of the East Woodfield Heritage Conservation Area would be compromised if all front yards and boulevards were made available for parking spaces. In order to protect the character of the East Woodfield landscape it is crucial that the pressure to provide parking spaces on boulevards and front yards be relieved.

Recommendation 3

It is recommended that the City of London permit on-street permit parking at night for residents of the East Woodfield Heritage Conservation Area, for a trial period of two years. It is suggested that the location of on-street parking be determined with input from LACAC and local residents. As a complementary initiative it is further recommended that a moratorium on boulevard parking be implemented for the same period. Further, the Council policy for approval of boulevard parking be amended to include the moratorium period within the district.

1.4 Tree preservation by-law

The East Woodfield heritage conservation district is graced by a number of trees in a variety of configurations on private and public property. Many contribute to the scenic and visual interest of the area with tree-lined sidewalks, pathways and expansive canopies.

District designation under Part V of the Ontario Heritage Act does not extend protection to these important landscape features. Provisions in the Municipal Act, however, do provide for the conservation and protection of trees within the road right -of-way.

Section 313(4) of the Act states that:

The council of every municipality may pass by-laws...

(c) for preserving trees;

(d) for prohibiting the injuring or destroying of trees;

Given the importance of these features in the landscape protection should be extended to these important natural features.

Recommendation 4

It is recommended that the existing by-law PR 84-26 relating to boulevards and trees upon or adjacent to highways be amended to ensure that within the East Woodfield Heritage Conservation Area:

- any municipal authority contemplating actions under sections 3 and 4 of the by-law, namely tree removal, pruning and tree planting, must consider the policies of the East Woodfield Heritage Conservation District plan and consult with and seek the advice of LACAC and local residents prior to any actions which may detract from the heritage character of the area;
- where any person whose property is affected by the by-law and seeks approvals from the municipal authority for tree removal or pruning, the municipal authority must consider the policies of the East Woodfield Heritage Conservation District plan and consult with and seek the advice of LACAC.

1.5 Site plan control

In some heritage conservation districts it has become a practice to use site plan control provisions pursuant to the Planning Act to complement the development review mechanisms of the Ontario Heritage Act. Site plan

control allows the municipality to require facilities or improvements to a subject site and in particular address matters such as landscaping in the development of property.

While in many respects complementary to conservation initiatives the dual processes and differing time spans for processing applications may be considered too cumbersome for general application within the heritage conservation area.

Accordingly, it is not recommended at this time that the residential properties within East Woodfield Heritage Conservation Area be subject to site plan control. LACAC and local residents should monitor building activity and review the appropriateness of this from time to time. Any development currently subject to site plan control shall continue to be subject to City requirements.

1.6 Zoning By-law

Existing zoning provisions respecting the use of land within the district are generally considered satisfactory as they recognize the existing predominant uses within the district.

There is a provision in the zoning by-law that may be considered inappropriate with respect to appropriate physical change, namely the provision allowing the maximum height of buildings to be 10.5 metres.

The maximum existing building height within the district is generally no more than two-and-a-half stories with many properties of one to one-and-one-half storeys in height. Excessive new building heights resulting from infill development or whole upper storey additions to existing dwellings may be inappropriate in such areas of low profile development.

Changes to the zoning by-law provisions are not recommended at this time. New building activity should be monitored to ensure the validity of this position from time to time.

2.0 FUNDING

2.1 Introduction

Over the past several years a number of funding programs have been developed to assist owners in the conservation of their heritage property. All of the funding programs described in this section have been initiated by or have involved the Ministry of Culture and Communications but are sometimes operated through partnership and agreement with another party e.g. the Ontario Heritage Foundation, the Architectural Conservancy of Ontario or the local municipality.

Owners of heritage property within the district are all eligible for some element of grant aid through one or more of these programs. If conservation work is anticipated or contemplated it is important that eligible owners review the detailed funding program requirements.

Generally funding is available for:

- the conservation of existing significant architectural elements;
- accurate reconstruction of significant architectural elements that are beyond conservation or repair; and,
- the restoration of lost but significant architectural features and for which the appearance can be clearly determined from documentary sources.

2.2 Designated Property Grants (DPG)

The DPG is one component of the provincial government's Preserving Ontario's Architecture (POA) program now under review by the Ministry of Culture and Communications. Owners of a designated heritage property are eligible to receive grants toward the conservation and restoration of heritage features. An owner may receive one grant per calendar year up to a maximum of \$3000. Any grant must be matched by the owner. Since the

program is ongoing it is possible to be eligible for grant money totalling \$12,000 over a four year period, \$15,000 over five years and so on. Such amounts, however, are not credits that can be accumulated over several years.

This program is administered by the local municipality in agreement with the Ministry of Culture and Communications. The City of London has entered into a contract with the Ministry and operates the program according to specified guidelines.

2.3 Heritage Conservation District Funds (HCDF)

Another component of POA, this program is designed specifically for those municipalities that have designated heritage conservation districts under Part V of the Ontario Heritage Act. Specific guidelines have yet to be published but the program's key features include or require:

- the establishment of a capital fund comprising a municipal contribution, matched by a slightly larger provincial contribution;
- the adoption by municipal by-law of a district plan or study; and
- entering into an agreement between the municipality and the Ministry.

A variety of projects and work are eligible for grant aid including conservation work on heritage buildings and certain landscape improvements. The program is now inactive and no applications are being considered at the present time.

2.4 Ontario Heritage Foundation (OHF)

An agency of the Ministry of Culture and Communications, the OHF awards grants to owners of heritage property usually where the property is of considerable heritage significance. Grants are discretionary and rarely exceed 50 per cent of conservation work. Competitions for awards are made twice a year.

2.5 Cultural Facilities Improvement Program (CFIP)

CFIP is administered by the Ministry of Culture and Communications and enables a municipality, local service board, conservation authority or incorporated non-profit organization to avail themselves of grants towards the conservation and restoration of owned or leased designated property. A CFIP grant will not exceed one-third of the total eligible project costs or \$1,000,000 whichever is less.

2.6 Architectural Conservancy of Ontario (ACO)

The ACO has established a Heritage Fund under the Ministry's Community Heritage Fund program (no longer existing). The ACO, a non-profit conservation organization, may make available to eligible owners low interest loans or small grants towards the conservation of heritage property.

3.0 IMPLEMENTATION

3.1 Introduction

Aside from the preparation and adoption of a heritage conservation district plan and heritage planning initiatives successful implementation of district conservation also relies on a variety of complementary initiatives. Key amongst these is the enthusiasm and cooperation of individual property owners in protecting and maintaining the heritage building stock of the district. The availability of funding through grants or loans may also add additional incentives and impetus to sensitive and respectful conservation. The guidelines in various sections of this plan are also important in acquainting owners with some of the issues inherent in conservation practice as well as providing advice on how best to proceed with protecting the special character of the area. The following describes those actions and procedures which will also assist in implementing the district plan over the coming years.

As with other sections of the plan situations or occasions may occur where it may be prudent to review the effectiveness of a particular procedure or requirement. Appropriate action should be taken to address these issues as they arise and amend procedures accordingly.

3.2 Role of the Local Architectural Conservation Advisory Committee (LACAC)

In order to provide a continuing focus for action as well as a forum for public involvement and decision-making within the district it is essential to establish a group of individuals who will be able to advise on many matters pertaining to the district and this plan.

The Ontario Heritage Act makes no requirements in this regard and does not make any specific reference to the role of LACAC after designation of the district. Experiences elsewhere in the province suggest that the establishment

of a district committee has found favour and worked well. Yet, potential may exist for there to be overlap and duplication of LACAC responsibilities.

Recommendation 5

Accordingly, it is recommended that a district sub-committee of LACAC be established, with staff input and advice, to advise on matters respecting the East Woodfield Heritage Conservation Area.

For the purpose of this plan it is anticipated that the functions of the East Woodfield Heritage Conservation District Sub-committee will include:

- i) monitoring the district plan for its effectiveness in guiding conservation of the district;
- ii) liaising with Woodfield Community Association and residents within the district;
- iii) participating in the supervision and administration of any heritage funding programs such as the conservation district funds program and the designated property grants program;
- iv) advising City Council on the appropriateness of changes proposed within the district through the administration of the permit application process;
- v) liaising with the Urban Forester respecting tree protection and planting within the district;
- vi) reporting on an annual basis to City Council on the activities; within the East Woodfield Heritage Conservation Area;
- vii) preparing, as time and budget permits, a newsletter or any other material that may assist in furthering the appreciation of protection of the district's heritage; and
- viii) initiating , as time and budget permits, a street signage program, in conjunction with appropriate City Departments, to discreetly aid public awareness of the East Woodfield Heritage Conservation Area.

Appointments to the East Woodfield Heritage Conservation District Sub-committee are at the discretion of Council but it is anticipated that the composition of this committee would have to reflect the more dynamic aspects of heritage conservation and planning associated with managing the East Woodfield Heritage Conservation Area. Additionally, synchronized meeting dates must be contemplated to ensure ease of permit application processing from Sub-committee to LACAC, to Planning Committee and Council.

3.3 The District Fund

Section 2.3 briefly described the heritage conservation district fund program of the Ministry of Culture and Communication. At the time of preparing this plan the program was inactive.

Recommendation 6

If there is a continued provincial commitment to the heritage conservation district fund program it is recommended that the City consider establishing a conservation district fund for the East Woodfield Heritage Conservation District with a municipal contribution to be decided upon by City Council in light of prevailing budget commitments.

Landscaping projects and conservation work on heritage building may be eligible for funding but a careful review of funding guidelines should be undertaken.

3.4 Permit approvals

Under section 42 of the Ontario Heritage Act a permit is required for the erection, demolition, removal or external alteration of any building or structure within the designated district.

The Act defines the term "alter" as meaning

to change in any manner and includes to restore, renovate, repair or disturb and "alteration" has a corresponding meaning.

While permits for a new building or structure are clear, the requirement for a permit for an alteration to an existing building is less clear. For the purposes of this plan alterations or changes for which a Section 42 permit is required are those alterations which would materially affect the character or external appearance of a building.

A guide to those physical alterations, additions and conservation work which generally require a permit are described in the body of the plan (See Part II, sections 3 and 4). There will be instances, however, when it may be unclear as to which changes require a Section 42 permit and those that do not. In the absence of any Ontario *jurisprudence* in such matters the provisions and intent of the Ontario Heritage Act must prevail but the following examples are provided for information. (These are based upon case law from other jurisdictions)

Painting: Two issues must be considered in assessing whether painting is an alteration under the Ontario Heritage Act: the *nature and extent* of the painting and the *result and appearance*. Painting of trim is generally a minor activity confined to small sections of material, routinely carried on and is a reversible process. Thus, painting of windows, window frames, doors, door frames, eavestroughs and down spouts may be seen as matters of reasonable maintenance. It may be considered not to require a Section 42 permit.

Painting entire masonry surfaces in any colour is considered to be an alteration as it has great potential to radically alter the colour, texture, form and scale of the building fabric, as well as permanently affect the original building material.

Roof Materials: Replacement of asphalt roof shingles in kind and of the same colour would not be considered an alteration for the purposes of a district permit. Replacing roof slates or wood shingles with asphalt roof shingles would require a Section 42 permit.

Replacement of eavestroughs and down spouts should also not be considered an alteration for the purposes of a district permit, unless they are integral to the heritage character of the building e.g. decorated metal.

Canopies and awnings: Canopies and awnings require a Section 42 permit as they are capable of altering the appearance of building facades.

Cladding and rendering: The application of any cladding or rendering to a building where these did not exist before requires a Section 42 permit and includes synthetic sidings, wood cladding, stucco, imitation masonry units such as stone or brick to building fabric.

Cleaning: Consideration must be given to two factors, namely the *materials to be cleaned* and the *cleaning process* to be used. A Section 42 permit shall be required where the cleaning process would affect the character of the building material e.g. sandblasting brick damages the surface of the building material and removes patina.

Reinstatement of former architectural features: Reconstruction of documented features requires a Section 42 permit.

Solar Panels: These features have the potential to disrupt roofing materials and character and thus require a Section 42 permit.

Windows: The installation of new windows has considerable potential to affect the character of a building. A Section 42 permit is required.

The following list summarizes some of the most common alterations that require a Section 42 permit. (Some but not all may also require a building permit e.g. brick cladding, roof sheathing, skylights, replacement of windows at a larger size, removal of chimneys above the roof line,) In all cases of alterations local residents should consult with City staff for further advice:

- installation of canopies;
- removal and/or installation cladding and rendering;

- cleaning of wall surfaces;
- painting of building fabric (except minor maintenance);
- changing roofing material;
- installation of solar panels;
- installation of skylights and new windows;
- installation of fences;
- removal of chimneys; and,
- removal and/or installation of porches, verandahs and decks.

Applications for alterations are required under the Ontario Heritage Act to be submitted to municipal council and considered within ninety days of submission. Council may approve; approve with conditions; or deny the requested permit. Appeals to the Ontario Municipal Board by an applicant may be registered within thirty days.

Demolition of a property cannot be refused by municipal council but may be delayed for up to a maximum of 270 days. Additionally, the City of London is enabled under special legislation, Bill 18, to require the obtaining of a building permit prior to the demolition of any heritage property. This provision seeks to ensure that there is a viable use and building for an otherwise vacant property and that the replacement building is suitable for the lot and streetscape.

In order to provide for an expeditious review of changes within the district, property owners should consult with City staff informally and at the earliest opportunity. Guidance on sympathetic alterations and favourable conservation initiatives will be found in Part II, sections 3 and 4 of the district plan.

Some, but not necessarily all alterations and additions will require a building permit under the Building Code Act. For any new construction and alterations to building and structures within the district it is preferable that

there be one "point of entry" into the administrative process to avoid undue confusion and ease of processing.

Accordingly, all required Section 42 permits within the conservation district will be processed through the Community Improvement Division.

Additionally, the approval of the Section 42 permit will be a prerequisite to acceptance of a building permit application.

Recommendation 7

The following permit application process is recommended for public and private property owners:

- 1) Applicant submits Section 42 permit application permit to Community Improvement Division

The application should identify the subject property by street address and reference the property to the Heritage Assessment Report. The applicant should include a description of the proposed work such as:

- an alteration to building fabric or architectural features of a heritage building,
- an alteration to building fabric or architectural features of a non-heritage building,
- an addition to an existing heritage building,
- an addition to an existing non-heritage building,
- a freestanding new structure or replacement structure, or
- the restoration, repair or removal of an architectural feature.

The location of the proposed work should be indicated and photographs or drawings included wherever possible.

- 2) Community Improvement Division reviews application, and then refers proposal to the Building Division for information only at this time. Building Division may wish to advise whether proposed alteration requires building permit.
- 3) Heritage Planner reviews district permit application, makes site visit, consults with other City departments as appropriate and in a summary report advises the LACAC district sub-committee whether the application conforms to the district plan and any other municipal requirements.
- 4) LACAC district sub-committee members visit site whenever possible, review staff report and make recommendations to City Council for approval, approval with conditions or refusal.
- 5) Applicant is advised in writing by the City Clerk of the Council decision respecting the approval, approval with conditions or refusal of a *Section 42 district permit*. The City Clerk, with input from the Heritage planner, will also advise whether a building permit must still be obtained from the Building Division. The approval of the district permit will be a prerequisite to acceptance of a building permit application.

Throughout the process it is vital that the applicant be kept informed of the progress of the application. If, for any reason, there may be initial difficulty with the proposal or the proposed changes are questionable every effort should be made to revise or amend the application with the consent of the owner so that it will meet with approval.

Conditions may be imposed which address areas that still require confirmation or refinement e.g. review of a paint colour, muntin profile or brick sample.

District permit application forms may be required if considered to be expedient.

3.5 Planning and development applications

In some instances development within or adjacent to the district may be preceded by applications for a planning approvals pursuant to the Planning Act. These have the potential to affect the character of the district and it is important that public input be gained at the earliest opportunity.

Recommendation 8

It is recommended that where any application or proposal for one of the following is located within, partially within or adjacent to the designated district LACAC and Heritage Planner shall be circulated for comments:

- a variance or a consent;
- a plan of subdivision;
- zoning amendment;
- site plan application;
- road closure;
- road widening;
- any application for demolition; and
- any public works and improvements by a municipal authority or local utility.

3.6 Staffing

It is not uncommon for many municipalities to have staff heritage planners who can advise on heritage matters on a day-to-day basis. The growing awareness of heritage conservation's vital relationship to a variety of other planning activities argues for the continued commitment to staff positions within the City of London's Community Improvement Division. Importantly

the process of district designation may entail greater staff involvement in the permit application and funding processes.

The function of heritage staff with respect to heritage conservation district planning matters is:

- 1) to provide consistent advice and interpretation on the policies and guidelines of the East Woodfield Heritage Conservation District Plan;
- 2) to liaise with LACAC and local residents; and
- 3) to advise other City departments on heritage matters as they arise within the district.

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Part IV: Case Studies

1.0	CASE STUDIES	
1.1	Purpose	IV-1
2.0	LANDSCAPE CASE STUDIES: 524 PRINCESS AVENUE AND 3 PROSPECT AVENUE.	
2.1	524 Princess Avenue c1890	IV-2
2.2	3 Prospect Avenue c1890	IV-7
3.0	CONSERVATION AND RESTORATION CASE STUDIES: 5, 7 AND 9 PROSPECT AVENUE	
3.1	Introduction	IV-13
3.2	5 Prospect Avenue	IV-14
3.3	7 Prospect Avenue	IV-17
3.4	9 Prospect Avenue	IV-18
4.0	BUILDING ADDITIONS: 518 DUFFERIN AVENUE.	
4.1	Introduction	IV-20
4.2	Existing Conditions	IV-20
4.3	Design rationale and requirements	IV-23
4.4	Design approach	IV-23

1.0 CASE STUDIES

1.1 Purpose

The purpose of the case studies is to examine several conservation issues within the East Woodfield Heritage Conservation District drawing upon examples of landscape design, building conservation and new construction.

Specifically, section 2 describes two landscape design issues; one related to reintroducing former plantings and features that once characterized many residences; and the other examining alternative ways of mitigating the effects of front yard parking. Section 3 describes the key conservation issues in three similar heritage buildings, and section 4 examines the introduction of a rear addition to a heritage building and the restoration of a former verandah, documented in historical photographs.

2.0 LANDSCAPE CASE STUDIES: 524 Princess Ave. and 3 Prospect Ave.

Wendy Shearer Landscape Architect Limited

2.1 524 Princess Ave. c1890

Introduction

The front facade of this property has undergone a major change from its original appearance with the creation of parking space in the front lawn. This parking situation is increasingly found in the neighbourhood and for this reason, 524 Princess Ave. was selected as a typical representative of front yard parking in East Woodfield neighbourhood. The Landscape Conservation Guidelines included in Part II of the Heritage Conservation District Plan detail several changes in municipal policy which would reduce the demand for front yard parking. These guidelines when implemented will affect the creation of *new* parking spaces. The intention of this case study is to assist the property owner and the municipality in implementing improvements which will mitigate the impact of *existing* off-street parking.

Existing Conditions (Figure 1 and 1.1)

The existing boulevard contains a wide curb cut and a wide asphalt driveway entrance abutting a concrete walkway which leads from the street edge to the front door. The cumulative effect of this hard surfacing is that the major portion of the boulevard and front yard is paved.

The overall impression of the property when viewed from the street is one of hard surfacing when no parked car is present. When a car is parked in the space, the view of the front facade is blocked. This situation is in marked contrast to the historic view of the street and its residences. In the past, the boulevard and front yard has been a landscaped greenspace with a direct view to the front door from the street. This has been an essential characteristic of the neighbourhood. Several improvements can be made to mitigate the visual

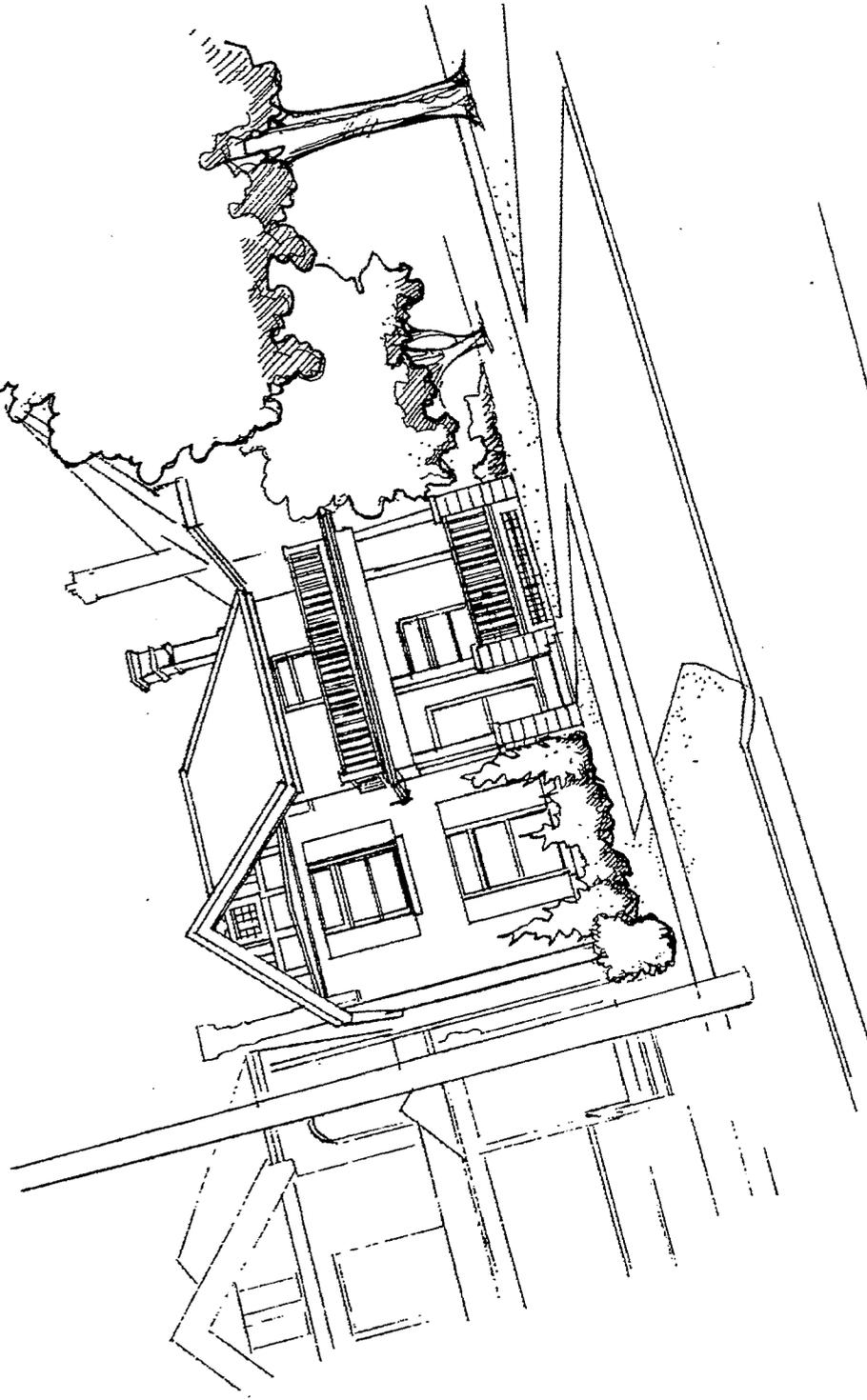


Figure 1.0
524 Princess Ave. - Sketch
Existing Conditions - Sketch
Wendy Shearer Landscape Architect Limited

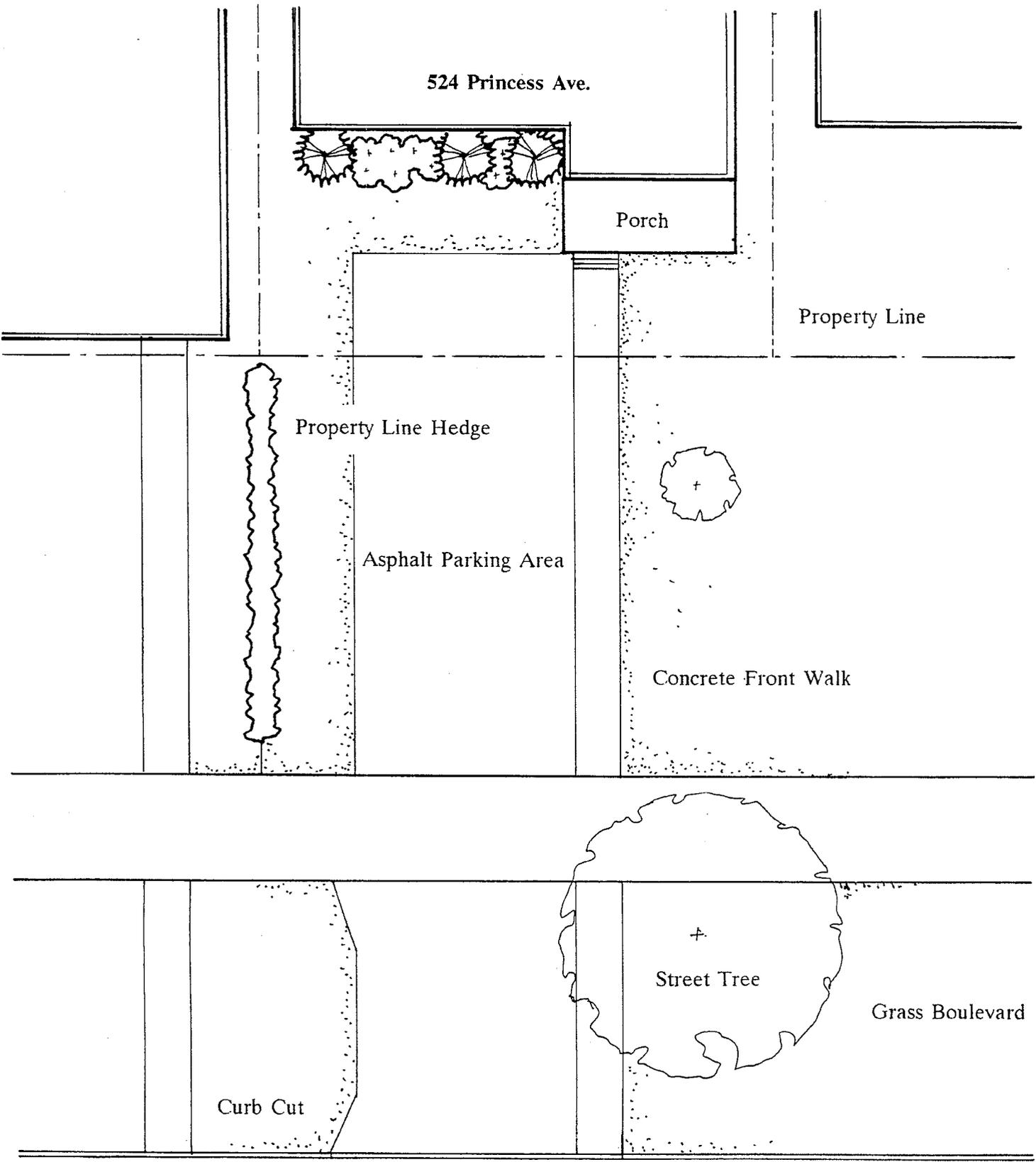


Figure 1.1
 524 Princess Ave.
 Existing Conditions - Plan

Princess Ave.

Scale 1:100

A number of alternatives have been developed in order to show the range of design solutions for one property. These may serve the basis for consideration at other locations within the East Woodfield Heritage Conservation District.

Alternative #1 (Figure 2 and 2.1)

The width of the driveway has been reduced significantly and its full paved surface replaced with two narrower paved surfaces which can accommodate the parked car. The width of the curb cut has been reduced and the front walkway extends only to the sidewalk rather than the street curb.

There are several alternatives for the treatment of the median between the parking space. The area could be sodded, paved with "turf stone", a precast concrete paver with a series of openings which can be sodded or filled with fine aggregate, cobbles set in concrete or on a screenings bed or alternatively a contrasting colour of interlocking stone paving.

The intention of each of these suggestions is to reduce the amount of hard surfacing in the front yard and boulevard and to reduce its visual impact by increasing the texture of the hard surfacing.



Figure 2.0
524 Princess Ave.
Alternative #1 - Sketch

Wendy Shearer Landscape Architect Limited

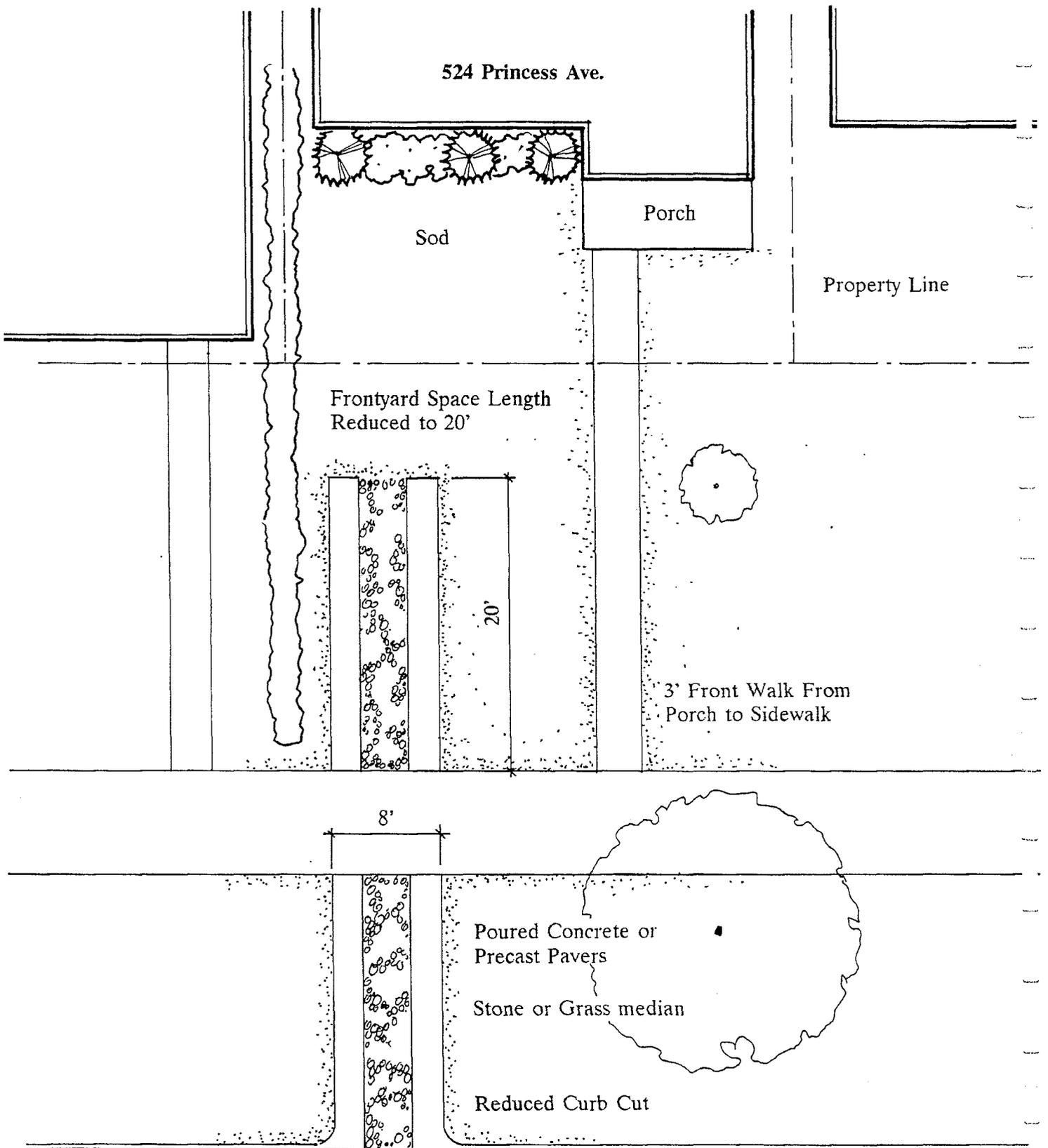


Figure 2.1
 524 Princess Ave.
 Alternative #1 - Plan

Princess Ave.

Scale 1:100

Alternative #2 (Figure 3 and 3.1)

This alternative illustrates a similar treatment for the boulevard and the paving of the front yard space with a new paving material called "geo-block". It consists of a sub-surface installation of a porous pavement material made of reinforced plastic, which supports the weight of a vehicle while at the same time allowing grass to grow.

Additional planting at the house and a deciduous hedge along the front sidewalk and at the edge of the parking space further increases the landscaped appearance of the front yard.



Figure 3.0
524 Princess Ave.
Alternative #2 - Sketch

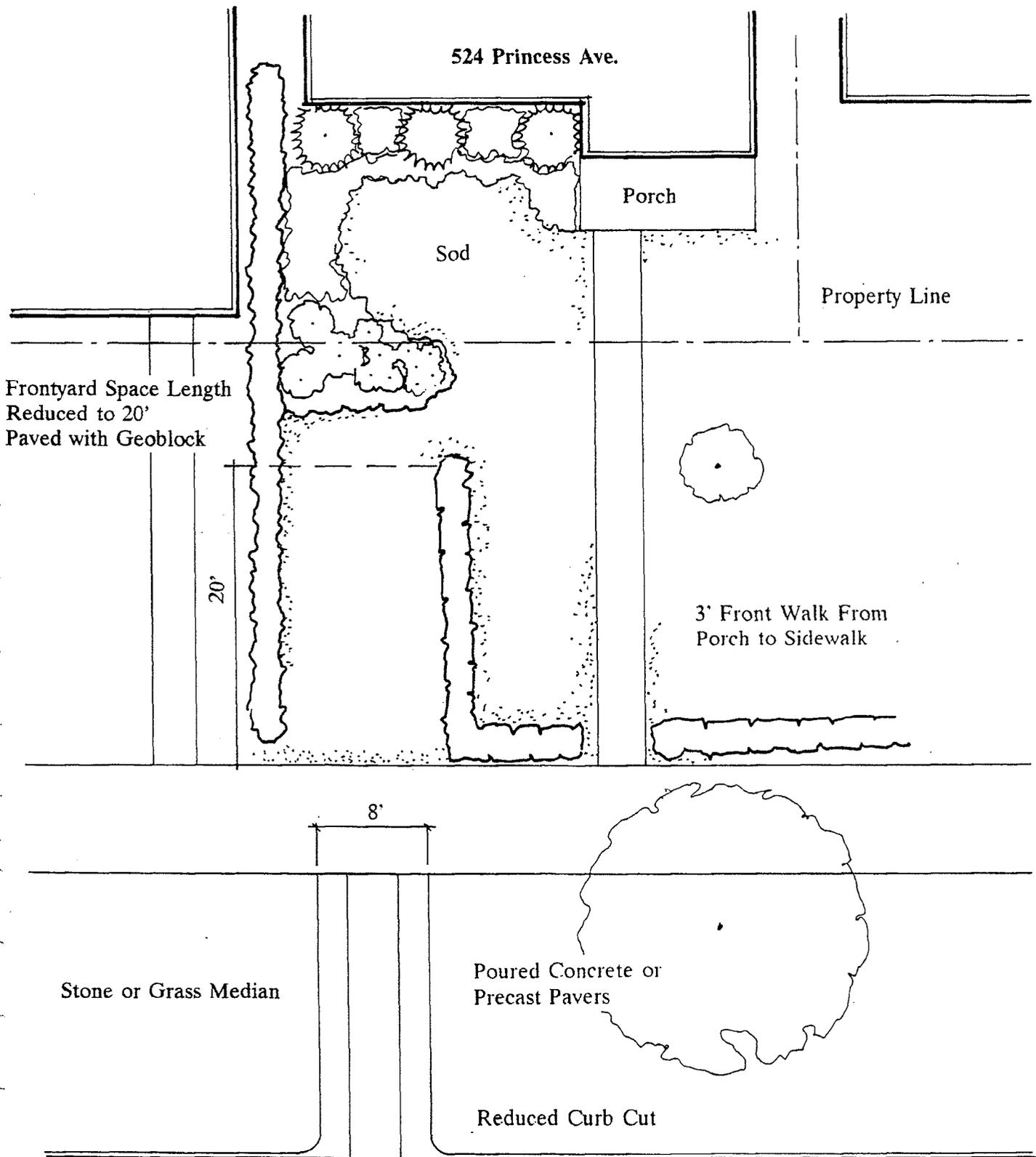


Figure 3.1
 524 Princess Ave.
 Alternative #2 - Plan

Princess Ave.

Scale 1:100

Alternative #3 (Figure 4 and 4.1)

In this alternative the driveway and walkway are aligned to abut each other but have a distinctive change in paving materials reducing the visual impact of the hard surfacing. Increased plant material adjacent to the parking space increases the "green" impression of the front yard. The curb cut and driveway entrance across the boulevard are also reduced contributing to a more traditional appearance to the boulevard.



Figure 4.0
524 Princess Ave.
Alternative #3 - Sketch

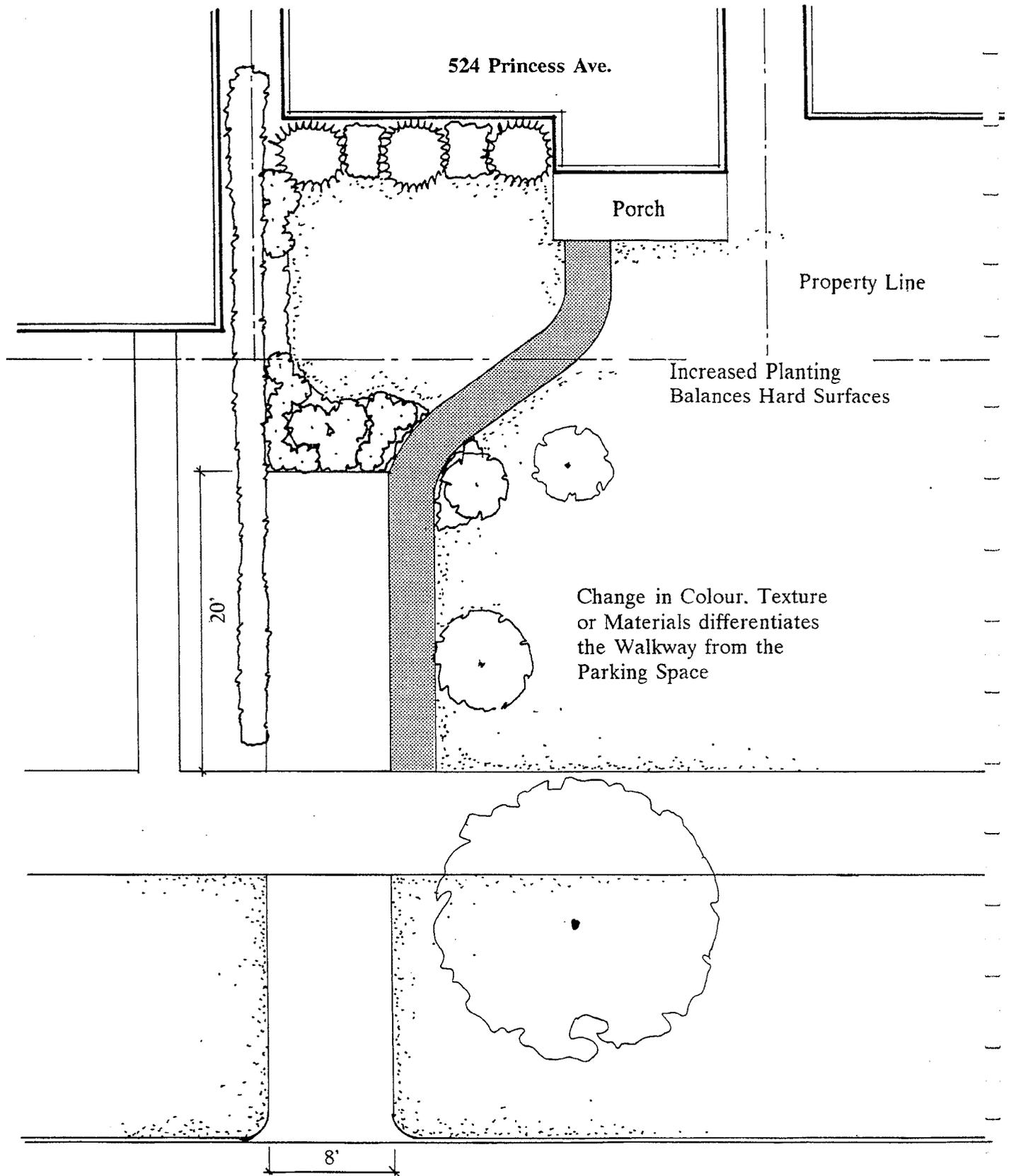


Figure 4.1
 524 Princess Ave.
 Alternative #3 - Plan

Princess Ave.

Scale 1:100

2.2 3 Prospect Ave., c1890

Exiting Conditions (Figure 5 and 5.1)

This well-maintained Italianate house is separated from the street by a deep front lawn shaded by mature street trees. There is no grass boulevard separating the street from the sidewalk. A narrow walkway leads to the side entrance of the house. The foundation of the house is obscured by tall evergreen shrubs and the side property lines are defined with hedges and fencing.

Since the late Victorian period, styles in architecture and landscape design have changed dramatically. The typical treatment of the residential front yard today is significantly different from the earlier period. Today the front yard is laid out to be viewed primarily from the street with a generally open view from the public sidewalk to the front entrance. The foundation of the house is hidden behind a shrub border accented with annuals or perennials. The present landscape at 3 Prospect Ave. is typical of this practice.

In contrast, the late Victorian landscape was designed to accommodate a different viewing perspective. The primary view was from the house to the street rather than from the street to the house. The front yard was typically separated from the street by an ornamental fence or hedge. As a result the view from the public sidewalk was across or through this landscape feature.

The front yard contained one or more landscape features such as a specimen shrub, a small ornamental tree or a display bed which could be viewed from the formal living area of the house, the parlour or sitting room. The foundation of the house was exposed and was frequently finely detailed as part of the architectural ornamentation of the facade. Foundation plantings were limited to climbing roses or flowering vines planted at a corner or at a porch or veranda column. Low perennials such as lily of the valley were often planted along the foundation wall but more frequently the lawn extended directly to the wall.

The list of plants in the accompanying table are appropriate for the period of the residences in the East Woodfield neighbourhood and for the plant



Figure 5.0
3 Prospect Ave.
Existing Conditions - Sketch

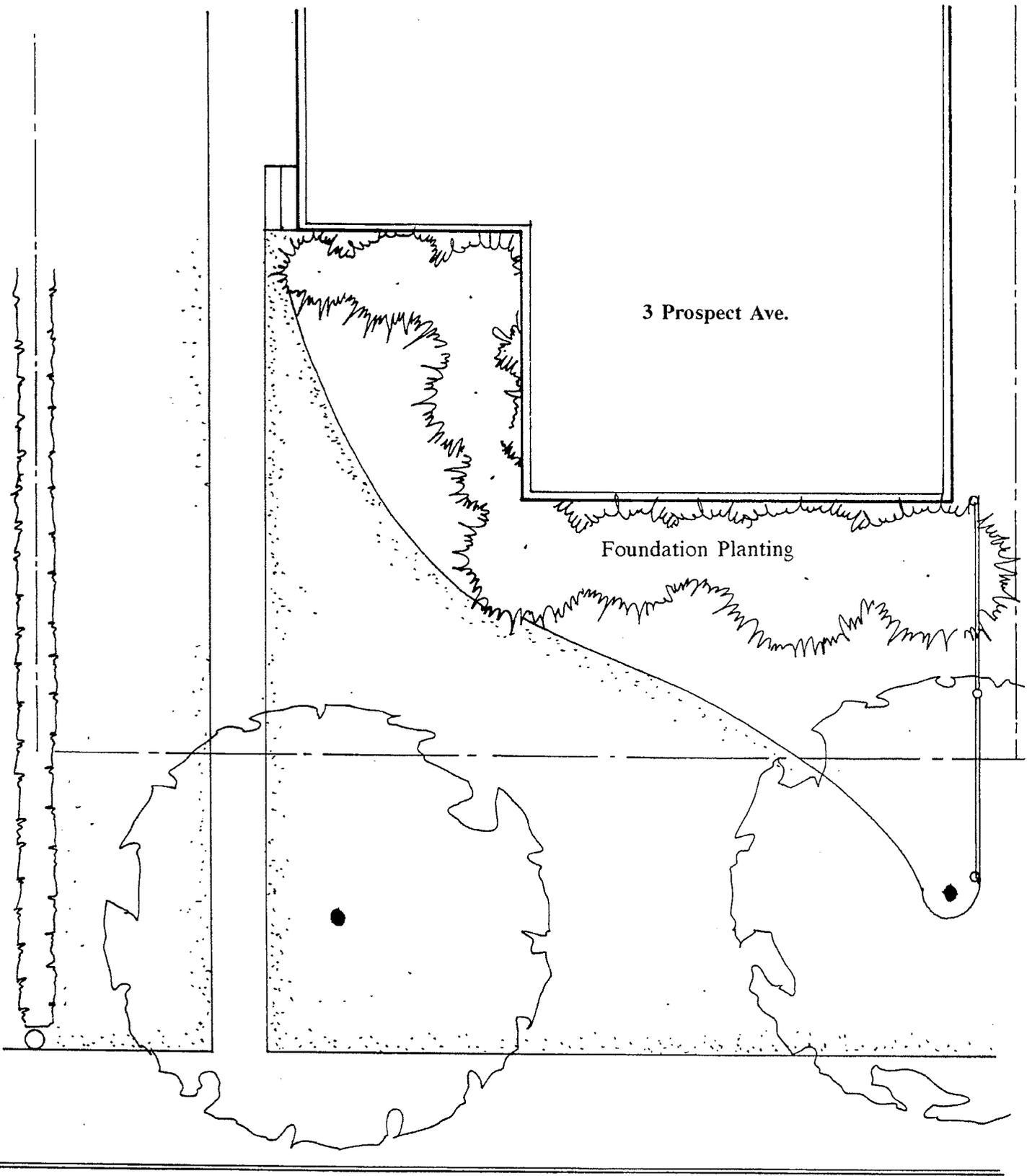


Figure 5.1
3 Prospect Ave.
Existing Conditions - Plan

Prospect Ave.

Scale 1:100

PLANTS APPROPRIATE FOR ZONE 6B AND IN CULTIVATION BY 1890.

Common Name	Botanical Name
<u>CLIMBING VINES</u>	
Dutchman's Pipe	<i>Aristolochia Durior</i>
Trumpet Vine	<i>Campsis Radicans</i>
Clematis	<i>Clematis</i>
Wisteria	<i>Wisteria Floribunda</i>
<u>CLIMBING ROSES</u>	
Climbing China Rose	<i>Rosa Cecile Brunner</i>
Climbing Noisette Rose	<i>Rosa Gloire De Dijon</i>
Rambling Rose	<i>Rosa Felicite Et Perpetue</i>
<u>ORNAMENTAL SHRUBS</u>	
Flowering Quince	<i>Chaenomeles Japonica</i>
Smoke Bush	<i>Cotinus Coggygria</i>
Forsythia	<i>Forsythia Intermedia</i>
	<i>Spectabilis</i>
Mock Orange	<i>Philadelphus Coronarius</i>
Bridalwreath Spirea	<i>Spiraea X Vanhouttei</i>
European Snowball	<i>Viburnum Opulus Sterile</i>
<u>PERENNIAL GROUND COVERS</u>	
Lily of the Valley	<i>Convallaria Majalis</i>
Plantain Lily	<i>Hosta</i>
Thyme	<i>Thymus</i>
Periwinkle	<i>Vinca Minor</i>
<u>ORNAMENTAL TREES (SMALL)</u>	
Tree Hydrangea	<i>Hydrangea Paniculata</i>
	'Grandiflora'
Golden Chain tree	<i>Laburnum 'Vossi'</i>
Magnolia	<i>Magnolia X Soulangiana</i>
Mountain Ash	<i>Sorbus Aucuparia</i>
<u>SPECIMEN TREES</u>	
Maples	<i>Acer SPP.</i>
Horse Chestnut	<i>Aesculus Hippocastanum</i>
Locust	<i>Gleditsia Tricanthos Inermis</i>
Walnut	<i>Juglans Nigra</i>
Tulip Tree	<i>Liriodendron Tulipifera</i>
Oak	<i>Quercus SPP.</i>
Linden	<i>Tilia Cordata</i>

hardiness zone for London, 6b. The orientation of the house and the shade cast by the existing trees are site specific issues which will affect the selection of individual plant species from the list for 3 Prospect Ave. in any subsequent detailed landscape design. However the attached sketches indicate an appropriate landscape design with many of the features of the Victorian landscape.

Alternative #1 (Figure 6 and 6.1)

This alternative illustrates the addition of a low ornamental fence along the edge of the public sidewalk. The opening on the fence defines the main entrance. The foundation planting has been removed and as a result the foundation of the house is more visible. It is now planted with ornamental flowering vines accenting the corners. The lawn is accented with a specimen shrub such as bridalwreath spirea or smoke bush.



Figure 6.0
3 Prospect Ave.
Alternative #1 - Sketch

Wendy Shearer Landscape Architect Limited

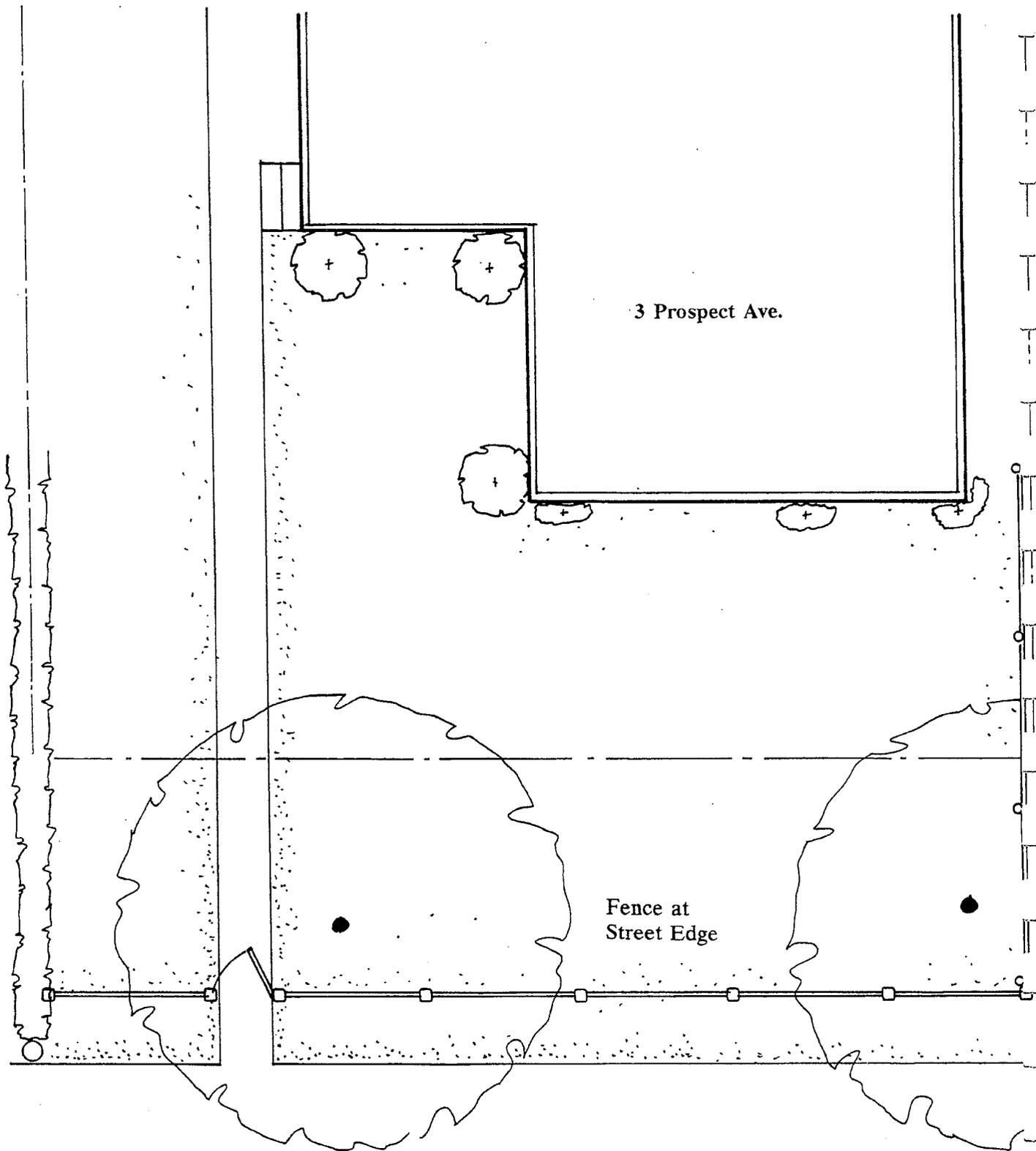


Figure 6.1
3 Prospect Ave.
Alternative #1 - Plan

Prospect Ave.

Scale 1:100

Wendy Shearer Landscape Architect Limited

Alternative #2 (Figure 7 and 7.1)

This alternative is similar to #1 but shows the installation of a deciduous hedge along the front sidewalk within the road allowance. Both the hedge and the fence define the public and semi-public space of the front yard.



Figure 7.0
3 Prospect Ave.
Alternative #2 - Sketch

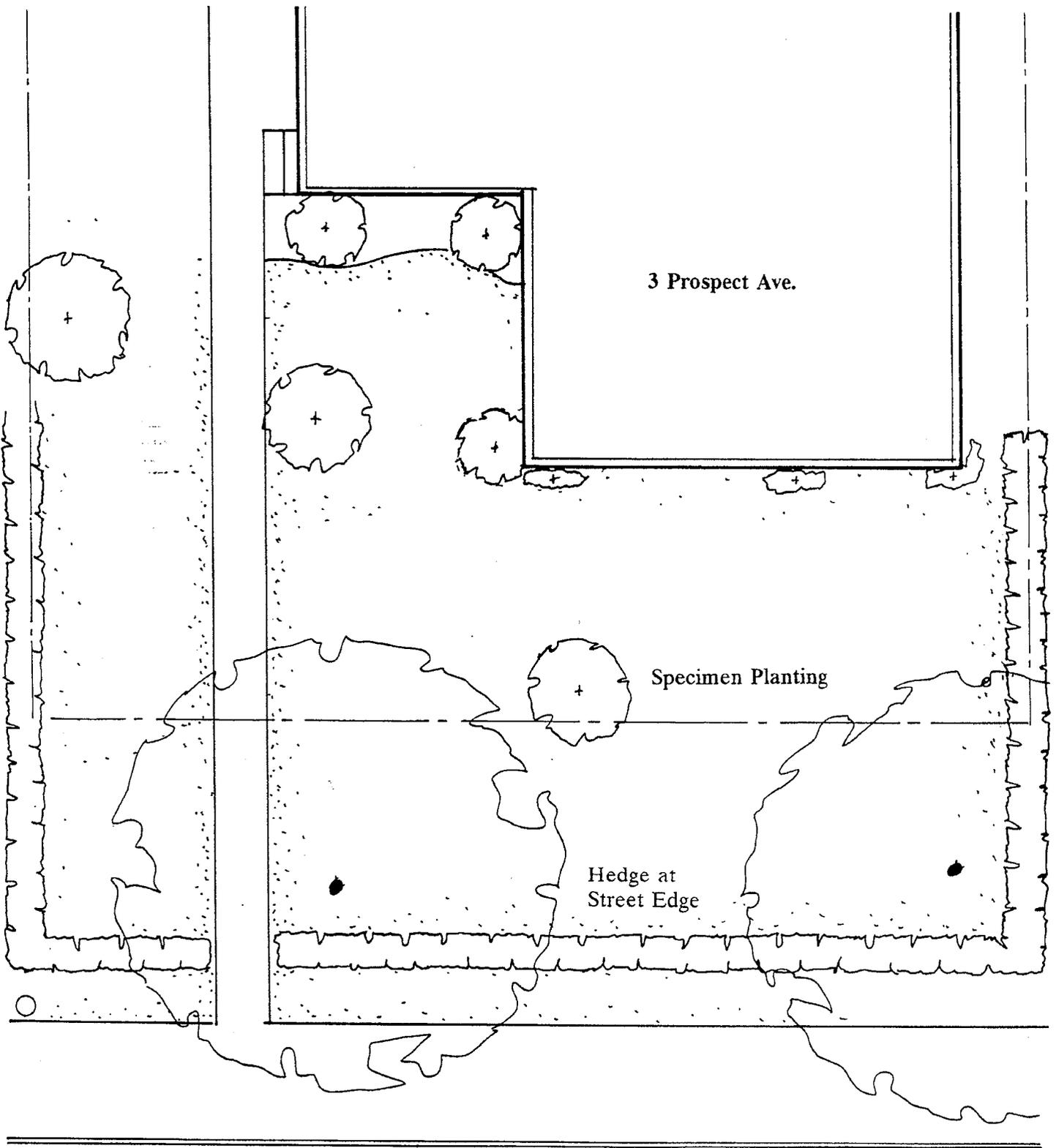


Figure 7.1
3 Prospect Ave.
Alternative #2 - Plan

Prospect Ave.

Scale 1:100

Alternative #3 (Figure 8 and 8.1)

This alternative allows for the provision of one off-street parking space. The loss of the front yard to parking is **not** recommended nor encouraged.

However, there are preferable ways of providing it in certain properties which can accommodate it without the loss of the visual cohesion of the streetscape.

Figure 8.0
3 Prospect Ave.
Alternative #3 - Sketch



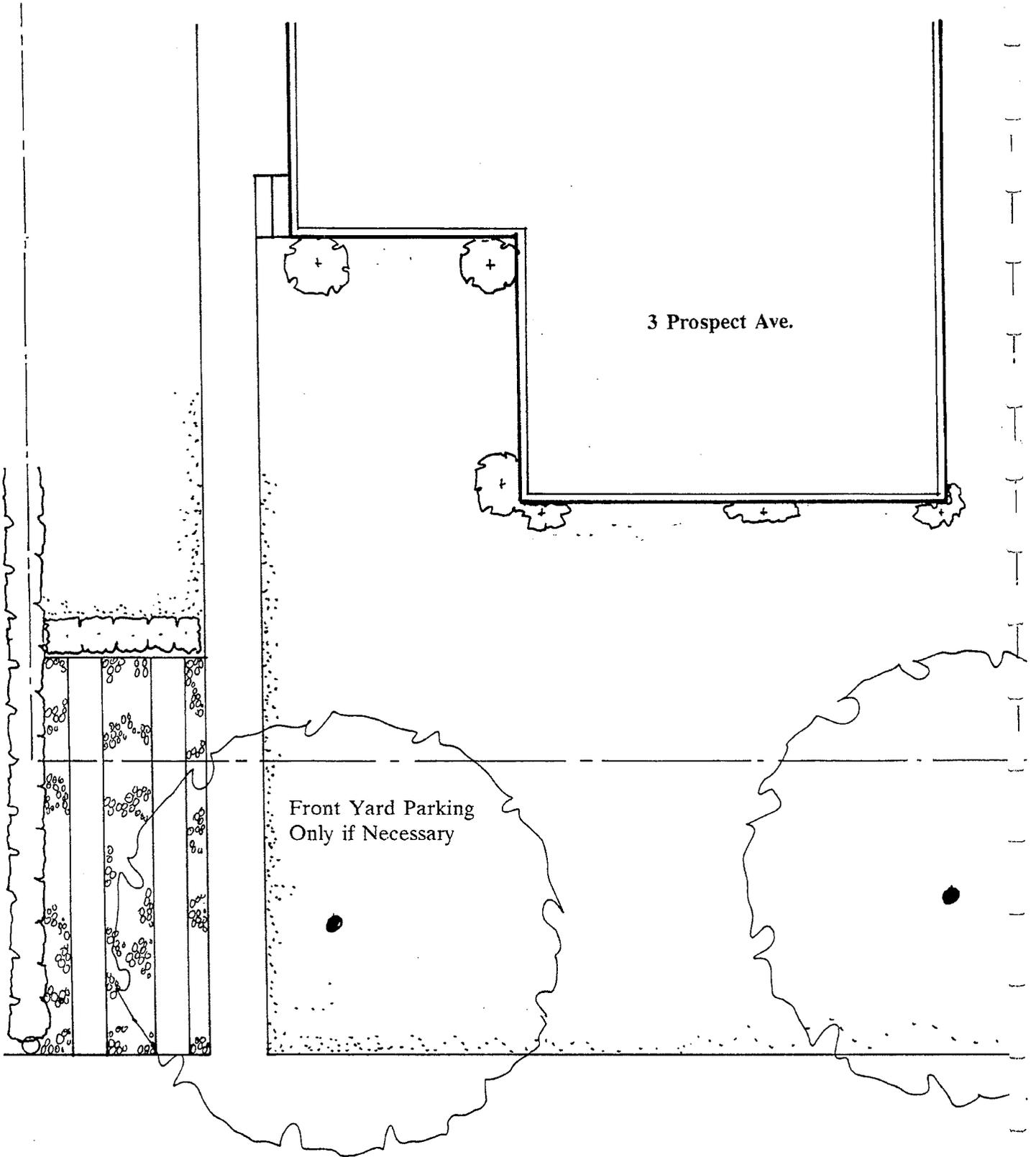


Figure 8.1
3 Prospect Ave.
Alternative #3 - Plan

Prospect Ave.

Scale 1:100

3.0 CONSERVATION AND RESTORATION CASE STUDIES: 5, 7 and 9 Prospect Avenue

Unterman McPhail Cuming Associates

3.1 Introduction

Three Prospect Avenue residences were selected as case studies to illustrate the approaches to care and proper restoration practices for heritage structures. Three almost identical frame cottages were built at the same time during the late nineteenth century. 7 Prospect Avenue remains as the cottage most resembling its original appearance. The Heritage Assessment Report described the property as a Regency Revival cottage, built circa 1882-83, with the following details:

This frame cottage has wood siding and possesses an attractive porch which extends the width of the facade, with fret-work brackets and chamfered posts.

There is a double-leaf glazed front door. The two rectangular front windows are framed with flat wood moulding and there are wood cornerboards. On the south side is a detailed bay window. The roof of the cottage was originally wood shingle.

7 Prospect Avenue is flanked by two similar cottages at 5 and 9 Prospect. These are described in the following sections with guidance as to suggested conservation

3.2 5 Prospect Avenue.

This house was re clad in aluminum siding approximately 25 years ago covering the original horizontal wooden siding. It is reasonable to assume at this time the new smaller side elevation windows were installed and possibly the front elevation picture window was created. The front porch was also likely removed, during this remodelling exercise. The exterior decorative woodwork around the 3-sided bay window has also been removed. The original double front wooden entrance doors are the only visible feature remaining.

Photographs 1 and 2 show the facades of 5 and 7 Prospect respectively and photographs 3 and 4 show the difference in siding texture and window placement.

Conservation and Restoration Approaches

This residence is the most challenging to prepare a program for proper care and design treatment. If the owner wished to restore the property to its nineteenth century appearance the first and most costly plan would call for the removal of all siding and the complete restoration of all architectural features based on those surviving at 7 Prospect. A practical and less expensive approach may involve the sympathetic restoration of key elements of the front elevation. Priorities are listed below and suggest a phased approach that could be undertaken as time and expense permit. They include:

1. Removal of the existing front aluminum screen doors and the entire porch.
2. Restoration of the porch based on the design of 7 Prospect Avenue including the replacement of wooden storm doors.
3. Removal of the aluminum siding from the front elevation only.
4. Repair of the wooden siding or replacement in kind.
5. Restoration of the original front entrance transom.



Photographs 1 (top) and 2 (bottom) show the facades of 5 and 7 Prospect respectively. Note the difference in verandah, balustrading and windows.



Photographs 3 and 4 show the difference between original wood siding and window placement (7 Prospect) with that of later remodeling (5 Prospect).

6. Restoration of the original wooden fenestration pattern based on the design of the front elevation of 7 Prospect Avenue.
7. Roof renewal in cedar shingles as per original roofing material.

The conservation and restoration of the front elevation of the property in public view would enhance the missing architectural heritage of this property and its contribution to the streetscape generally.

3.3 7 Prospect Avenue

This property is the only one remaining with original architectural features and heritage fabric. The conservation issues respecting the exterior building fabric are primarily ones related to the continuing proper maintenance of this property. The priority issues include:

1. Inspection of the all of the exterior woodwork including windows for signs of deterioration and failure.
2. Conservation and repair where necessary of exterior woodwork including decorative elements.
3. Scraping and painting of exterior wooden surfaces in historic documented colours.
4. Repointing of brick foundation wall
5. Inspection and repair /replacement of downspouts and gutters where damaged or near the end of its lifecycle.
6. Restore original wooden cedar shingle roof.

3.4 9 Prospect Avenue

This residence is a good example of an early 20th century renovation of a cottage style design into a bungalow. The main changes come with the enlargement of the porch and creation of a continuous roof slope with the main structure.

Brick piers replace the slender wooden columns of the original porch design and wider stairs were introduced. A small hip roof three-light dormer was added on the front elevation hip. The entire structure was covered in a grayish stucco render presumably over the existing clapboard. A small decorative rectangular window was installed to light the interior hall space. A central chimney was installed. Photographs 5 and 6 show the major differences between the two eras of original construction and later remodelling.

This residence is good example of an early 20th century renovation and is a good period piece of work. The priority of conservation and restoration measures include:

1. Inspection of all exterior stucco and woodwork. Examine stucco surface to see if the surface is being damaged by vines.
2. Make repairs and conserve exterior decorative features and stucco..
3. Repoint exterior brick surfaces if necessary.
4. Paint exterior woodwork.
5. Restore original cedar shingle roof.



Photographs 5 (top) and 6 (bottom) show the major differences between the two eras of original construction and later remodelling in 7 and 9 Prospect.

4.0 BUILDING ADDITIONS: 518 Dufferin Ave.

Anthony Butler Architect Inc.

4.1 Introduction

The conservation of heritage buildings and structures within a designated district does not imply that the only type of acceptable work on a property is concerned with preserving or restoring valued architectural features. Many heritage buildings will be occupied by owners that find themselves challenged to find accommodation for changing living requirements. This case study examines two building additions: the restoration of a lost verandah for which historical documentation exists and the addition of new living space at the rear of the existing building.

4.2 Existing Conditions

- The front of the house faces south. An original front verandah was removed at some point in the past (See 518 Dufferin Avenue: Existing Elevations). Photographic documentation exists of this feature (See photographs 1 and 2).
- The larger side yard is oriented to the west; a side porch on this elevation shelters a main entrance opening directly into the formal dining room. This area acts as a sun trap and is quite pleasant in spring and fall.
- A one-storey brick addition on the rear (north) elevation contains a bathroom, small kitchen and another smaller room (approximately 6'-6" x 13'-0") currently used for television viewing. A frame shed is attached to this addition, with access to the kitchen and the exterior.
- There is a substantial rear yard of approximately 120' in depth behind this addition.
- Access to the main floor level of the house is only 10" above grade.



Photograph 1 shows the former verandah



Photographs 2 (top) and 3 (bottom) show the front and rear facades of the existing house

- Neighbouring houses on each side have been extended to the rear, very close to the side property lines. These additions extend beyond the north wall of the kitchen by about 35'.

4.3 Design rationale and requirements

For the purposes of the case study a number of assumptions were made about the nature of the occupants and the required living space and changes, namely:

- Occupants are two adults with several young children, and one older parent of one of the adults, who lives with them.
- The older parent requires separate living space and will occupy an existing apartment at the rear of the second level. New living space will be added to this apartment, retaining the existing separate entrance, but creating a new interior connection from apartment to main house.
- Create new service entrance to house, with room for coats and boots, on the west side near the existing driveway.
- Make rear yard more accessible from the house.
- Create new larger kitchen, related to a family room and a large eating area. Include a powder room and laundry facilities.

4.4 Design approach

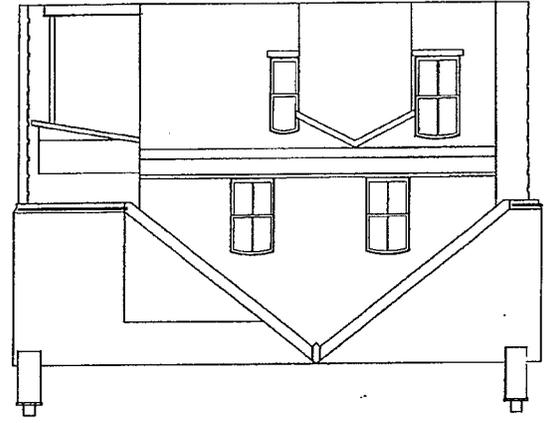
The design approach described in the accompanying drawings (See 518 Dufferin Avenue: New Elevations) are characterized by a number of key design elements and considerations:

- The original front verandah is reconstructed using historical photographs as the basis to reconstruct south elevation. Similar detailing is used to create a *conjectural* side elevation for this verandah.

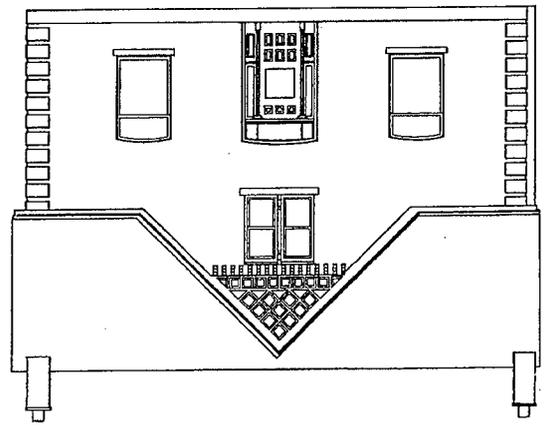
- The existing rear single storey addition has little architectural significance and does not take advantage of the potential of the westerly side yard or the large rear garden. Its interior planning is awkward and inefficient and warrants removal and replacement with an addition that better fits and works with the existing house and garden and circulation patterns.
- The addition's roof slopes are of the same pitch as on the existing building for all areas visible from the street.
- Window sizes approximate to those on existing building, with reuse of the second floor north window that is to be removed to provide access to a new apartment living room.
- An east-facing skylight over the eating area is hidden from street views, and its lower slope allows retention of existing second floor north-facing window.
- Generally, the new addition is reduced in size toward the rear in order to minimize the visible impact of the new work from the street.
- Symmetrical qualities of the front portion of the existing house are respected. The new addition is generally concealed behind the original building.
- Window openings in areas of the addition that are close to the property lines and adjacent buildings are minimized to respect privacy of all occupants.
- The addition is of frame construction with timber cladding.

518 DUFFERIN AVENUE

NORTH

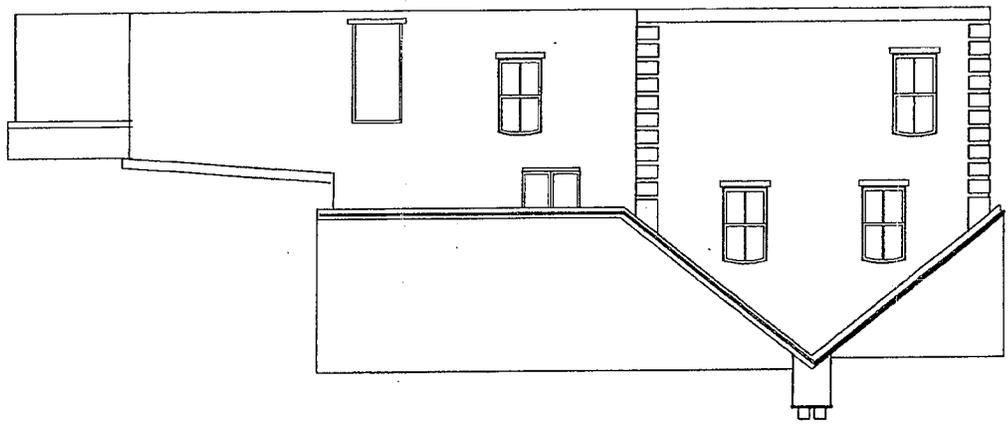


SOUTH

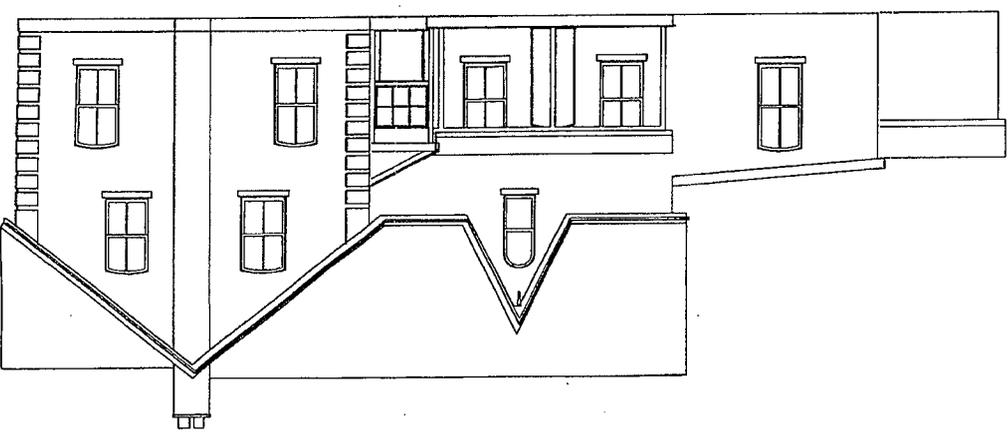


EXISTING ELEVATIONS

EAST



WEST



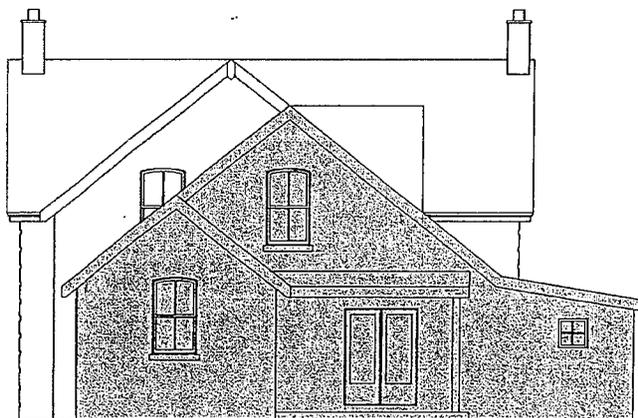
SCALE: 1/8" = 1'-0"



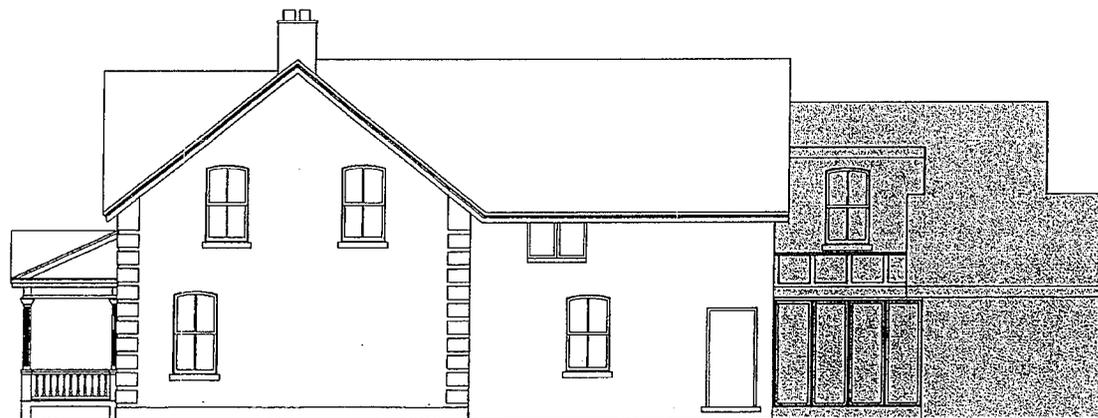
SOUTH



WEST



NORTH

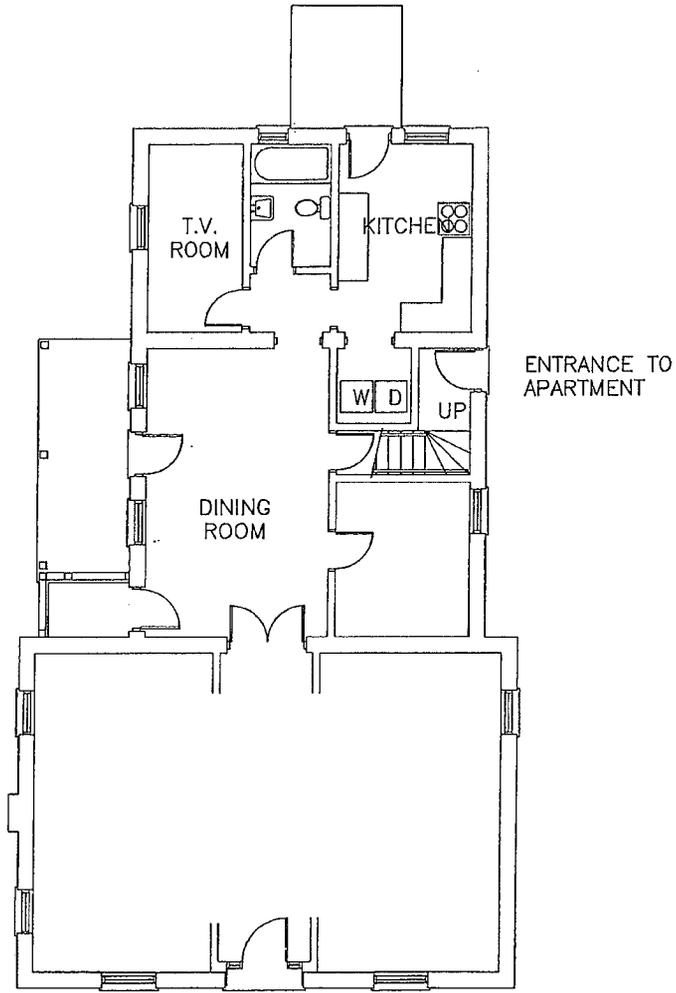


EAST

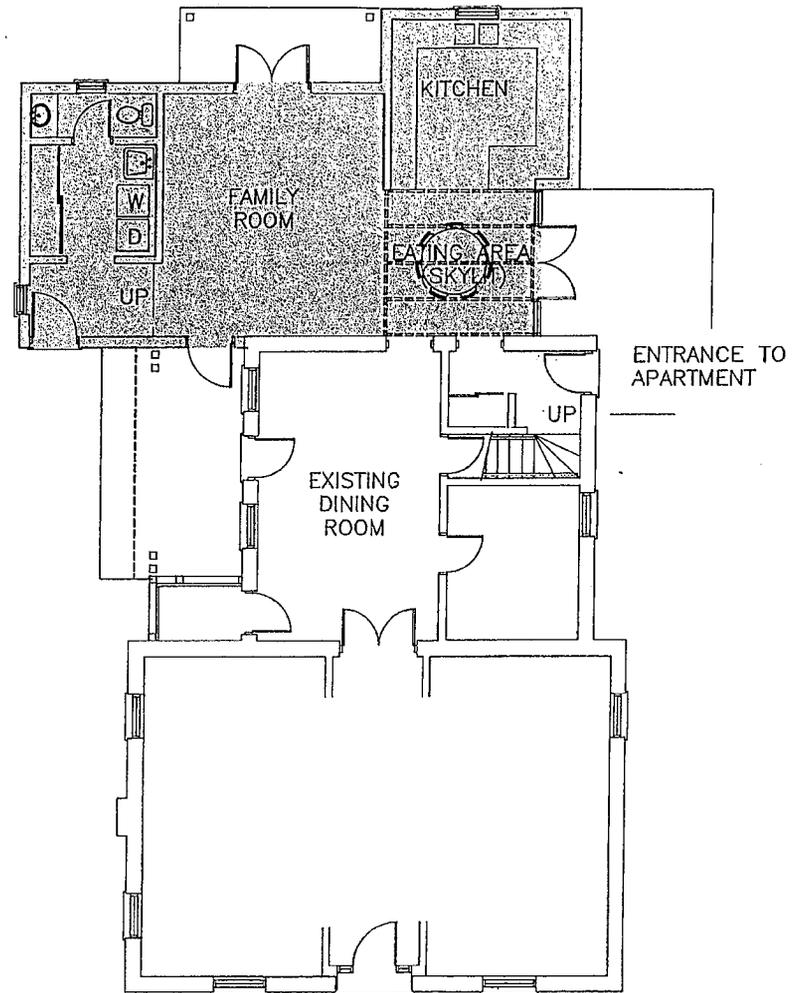
518 DUFFERIN AVENUE

NEW ELEVATIONS

SCALE: 1/8" = 1'-0"



EXISTING



PROPOSED

518 DUFFERIN AVENUE

GROUND FLOOR PLANS

SCALE: 1/8" = 1'-0"

