1ST REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on January 14, 2004.


ALSO PRESENT: K. Bain and C. Nelson.

I YOUR COMMITTEE RECOMMENDS:

1. (21) That notice of the Municipal Council's intention to designate the property located at 661 Talbot Street (Locust Mount) to be of historical, architectural and contextual value or interest BE GIVEN for the attached reasons under the provisions of subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18; it being pointed out that the owner of the subject property has not concurred in the above recommendation.

2. (4) That notice of the Municipal Council's intention to designate the property located at 700 Pond Mills Road to be of historical, cultural and architectural value or interest BE GIVEN for the attached reasons under the provisions of subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18; it being pointed out that the owner of the subject property, the City of London, has concurred in the above recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll.

3. (14) That notice of the Municipal Council's intention to designate the property located at 850 Lorne Avenue to be of historical, contextual and architectural value or interest BE GIVEN for the attached reasons under the provisions of subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18; it being pointed out that the owner of the subject property, David Hall, has concurred in the above recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll.

4. (9) That, on the recommendation of the Acting General Manager of Planning and Development, with the advice of the Heritage Planner, the Heritage Alteration Permit application submitted by the City of London requesting permission for the construction of barrier free accessibility to the main floor washroom and the front entrance of the designated heritage property located at 101 Windermere Road (Elsie Perrin Williams Estate) BE APPROVED; it being noted that the Heritage Planner has reviewed the proposed nature of the alterations requested and has advised that the impact of such alterations on the original heritage features of the property is negligible.

II YOUR COMMITTEE REPORTS:

5. (A) That the London Advisory Committee on Heritage elected G. Goodlet as its Chair and J. O'Neil as its Vice Chair for the term ending November 30, 2004.

6. (B,C) That the London Advisory Committee on Heritage made the following appointments to its Sub-Committees and other organizations on which it holds representation:

<table>
<thead>
<tr>
<th>Planning and Policy</th>
<th>G. Goodlet, S. Lorimer, J. Monteith, T. Regnier</th>
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<tbody>
<tr>
<td>Education</td>
<td>M. Blosh, J. O'Neil, T. Regnier</td>
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<tr>
<td>Stewardship</td>
<td>M. Blosh, G. Goodlet, P. Kershaw, J. O'Neil, T. Regnier, P. Wilkins</td>
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<tr>
<td>Finance</td>
<td>None appointed</td>
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<tr>
<td>Heritage Conservation District</td>
<td>S. Lorimer, J. O'Neil</td>
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<td>Landmarks London</td>
<td>J. O'Neil</td>
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<tr>
<td>Heritage Inventory</td>
<td>P. Wilkins</td>
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7. (ii) That the London Advisory Committee on Heritage (LACH) received a verbal report from T. Regnier with respect to the Education Sub-Committee noting that the plaque for the War of 1812 has been ordered and that a celebration for its unveiling is being planned for late July or August; further noting design work is continuing on the Woodfield brochure.

8. (iii,12,13,21,22,23) That the London Advisory Committee on Heritage (LACH) received reports from the November 26, 2003 and January 6, 2004 meetings of its Stewardship Sub-Committee and took the following actions:

(a) approved the reasons for designation for 75 Dillabough Street and asked that the Heritage Planner forward them to the owner for approval;

(b) asked the Stewardship Sub-Committee to develop reasons for the potential designation of 2526 Oxford Street West (formerly Commissioners Road West);

(c) asked the Committee Secretary to forward a communication to the property owners at 463 King Street indicating their application for heritage designation has been refused on the basis the heritage features of the building have been significantly altered and also asked the Heritage Planner to revise the Heritage Inventory Listing to reflect this building as a priority 3;

(d) asked the Committee Secretary to forward a communication to the property owners at 419 Princess Avenue indicating their application for heritage designation has been refused on the basis there are no particular heritage features remaining on the building and also that it does not carry a noteworthy history, although there could be potential to include this property if there was an interest in a review of the surrounding block in a streetscape context;

(e) ratified a memo sent to B. Henry, Manager of Site Plan Approvals on January 13, 2004 from Stewardship noting that no demolition permit should be issued for the building located at 915 Richmond Street until Council is satisfied that the proposed replacement building is sympathetic to the existing streetscape; it being noted that the Heritage Planner provided pictures and copies of site plans developed to date for the LACH to review;

(f) ratified a memo sent to B. Henry, Manager of Site Plan Approvals on January 13, 2004 indicating that LACH will recommend the building located at 661 Talbot Street for heritage designation and that a demolition permit should be refused; it being noted that the owner's consent for designation will be sought during a meeting between staff including the Heritage Planner and the owner on January 15;

(g) asked the Planning and Policy Sub-Committee to review notes by P. Kershaw relating to "Preserving City Streetscapes" and the amended Planning Act; and

(h) noted that Stewardship is currently developing reasons for a number of properties on Central Avenue and may bring them to LACH at its February meeting.

9. (v) That the London Advisory Committee on Heritage received a verbal report from the Heritage Planner noting the request for proposals for a Heritage Consultant for the Old East Heritage Conservation District closes on January 23, 2004 and that numerous proposals have already been received.

10. (vi) That the London Advisory Committee on Heritage heard a verbal report from T. Regnier that Response Generators is continuing to work on a marketing campaign for Landmarks London, and also that with the recent resignation of Margaret Dryden, the Coordinators position is now vacant.

11. (viii) That the London Advisory Committee on Heritage received copies of a listing of properties for which a heritage alteration permit has been granted over the
past four years from the Heritage Planner and asked that members of the Heritage Property Monitoring Sub-Committee review the properties noted as to the end result of the alterations.

12. (1) That the London Advisory Committee on Heritage received and reviewed its report from the meeting held on November 12, 2003; noting that a disclosure by J. Monteith related to item 3(c) and a disclosure by P. Wilkins related to item 10, rather than items 2(c) and 9 respectively.

13. (3a,b) That the London Advisory Committee on Heritage received communications from the City Clerk and B. Card with respect to the forthcoming appeal to the Conservation Review Board concerning the heritage designation of the property known as 795 Dundas Street. The Heritage Planner will provide LACH members with the date of the hearing and other relevant information as soon as that information is received.

14. (6a,b) That the London Advisory Committee on Heritage (LACH) received a Municipal Council resolution adopted at its meeting held on December 15, 2003 requesting the LACH to develop reasons for the potential heritage designation of the property known as Wonderland Gardens located at 285 Wonderland Road South and a communication from B. Wells noting the importance of designating this property. The LACH referred this matter to its Stewardship Sub-Committee to develop reasons for designation.

15. (15) That the London Advisory Committee on Heritage (LACH) received a Heritage Designation Application from G. Webster and J. Menard for the property located at 320 Wolfe Street. The LACH referred the application to its Stewardship Sub-Committee for its review.

16. (16) That the London Advisory Committee on Heritage (LACH) received and reviewed a proposal from the Canadian Medical Hall of Fame and Tourism London to place two banners on the Wellington Street frontage of the building located at 391 Wellington Street (267 Dundas Street). The LACH had no objection to the design of the banners or their placement.

17. (20) That the London Advisory Committee on Heritage (LACH) received a News Release from Parks Canada relating to an Incentive Fund for the restoration and rehabilitation of commercial heritage properties. The LACH asked the Heritage Planner to distribute additional resource material relating to this fund at its next meeting.

18. (24) That the London Advisory Committee on Heritage (LACH) received a Heritage Designation Application from C. Rogers for the property located at 435 Colborne Street. The LACH referred the application to its Stewardship Sub-Committee for its review.

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

(a) (2a,b) Municipal Council resolutions adopted at its meetings held on December 1 and 15, 2003 with respect to appointments to the LACH;

(b) (5) a Municipal Council resolution adopted at its meeting held on December 15, 2003 with respect to proposed policy modifications;

(c) (7) a Municipal Council resolution adopted at its meeting held on December 15, 2003 with respect to the demolition of the residential building located at 177 1/2 Clarence Street;

(d) (8a,b) a Municipal Council resolution adopted at its meeting held on November 24, 2003 and a communication from S. Farhi with respect to the property located at 252 Central Avenue;

(e) (10) a communication from the Planning Division with respect to an application to amend the Official Plan relating to properties located along Highbury Avenue North and Fanshawe Park Road East;
(f) a communication from the Planning Division with respect to a zoning amendment application relating to the property located at 580 Talbot Street;

(g) a communication from R. Hughes, Stantec Consulting Ltd. with respect to stormwater modifications in conjunction with the Springbank Drive widening;

(h) a newsletter from the Thames Talbot Land Trust entitled “The Tattler”, December 2003; and

(i) a newsletter from Community Heritage Ontario entitled “CHO News, December 2003”.

Next Meeting

20. That the next meeting of the London Advisory Committee on Heritage will be held on Wednesday, February 11, 2004 at 5:30 p.m.

The meeting adjourned at 7:42 p.m.
Reasons for Designation

661 Talbot Street (Locust Mount)  
(revised 5 December 2002)

Historical Reasons:

Locust Mount was the home of one of the City’s most prominent early industrialists, Elijah Leonard Jr. (1814-1891). Leonard was descended from a famous family of iron founders from Massachusetts and New York. He came to Upper Canada in 1829, settling in London in 1838. In the same year Leonard moved part of his iron foundry from St. Thomas to London where he established E. Leonard and Sons, manufacturers of engines and boilers. The foundry was originally located on the northeast corner of Ridout and Fullarton Streets, and later on York Street. Leonard played a prominent role in the manufacturing and financial growth of nineteenth century London. He was involved in the founding of the London and Port Stanley Railway and the Huron and Erie/Canada Trust. Leonard served on Municipal Council (1854-56), as Mayor of London (1857), was elected to the Legislative Council of Canada (1862-67) and was a Senator of Canada from 1867 until his death in 1891.

The house at 661 Talbot was built in 1853-54 and was named “Locust Mount” for the black locust trees which were once planted on the site, a gift from Captain John Harris. It was one of the first grand houses built overlooking the river and the site was chosen for its wonderful views to the north and west.

Architectural Reasons:

The house is a superb example of the spacious suburban mansions designed in the Neo-Classic style erected in London in the prosperous years between 1849 and 1857. It is a two-storey brick townhouse with a grey finish which gives the impression of stone.

Several of the original architectural features are still present and deserve specific mention and preservation. The symmetry of the house is established by the square plan, the rhythm of windows and doors and the two prominent chimneys, one at each end. The low slate roof, wide eaves and string course between the first and second storeys reflect the building's Georgian and Regency origins. The entrance is given special importance by a projection of the central portico of the façade with a classical pediment at the roof line and pilasters defining the projection. A smaller decorative pediment enhances the second storey doorway. The double leaf door is framed by sidelights and a transom. Shutters enhance the window openings. The original portico and a later verandah have been removed.

Contextual Reasons:

Locust Mount is situated at the north end of a grouping of three large, stately mansions all of which are priority 1 listings in the City’s Inventory of Heritage Resources. This grouping presents a handsome streetscape with the wooded embankment behind them. In addition, two of the three homes, 651 and 661, together with 652 Talbot, across the street, can be grouped as residences of former Mayors of London.
Appendix 1

REASONS FOR DESIGNATION

700 Pond Mills Road

Historical Reasons

The property at 700 Pond Mills Road was comprised of thirty nine acres which included parts of Lot 18 and 19, Concession I, Westminster Township. The south portion of Lot 18, Concession I was purchased by Adam Baty in 1829 at the same time as Adam and his brother, Robert, purchased the Water Mill. In 1842 Adam purchased the north portion of Lot 18, Concession I. Both Adam and Robert occupied the house that was on the property but has since been demolished. In 1900 Adam Baty, the grandson of Robert Baty, purchased the north portion of Lot 19, Concession II from Charles Stewart, also an early settler of the Pond Mills area. This property included the house now known as the Baty House at 700 Pond Mills Road. The house became the home of Wellington Baty, who passed the property on to his son, Robert. Members of the Baty family continued to live there until the mid-1950's.

The Baty family were important in the life of the Pond Mills area, socially and economically, from the early 1830's. According to census records they were freehold farmers, carpenters, boatbuilders and early mill owners. In partnership with their neighbour, John F. Elliot, the Baty family gifted land for the Presbyterian Church built in 1855 and replaced in 1880. This church still serves the community as a United Church. The family played an important role in the life of the church since its inception as choir directors, members of the choir and organists. The family was also involved in the official establishment of the Pond Mills Cemetery. Although the first burials were recorded in 1825, the Batys conveyed parts of Lot 18, Concession I to the Cemetery Board in 1854, 1890, 1891 and 1920. Adam Baty served on the Cemetery Board for thirty-three years. Most of the Baty family are buried in the cemetery.

Pond Mills has been a natural recreation area over the years providing swimming, boating and fishing in the summer and skating in the winter. In the early years no one was allowed to skate on the ponds until Adam Baty declared the ice safe.

Architectural Reasons

700 Pond Mills Road is a one-and-a-half storey white brick, three bay Ontario farmhouse built circa 1865. The half loop bargeboard and a finial in the gable are both still intact and there is an elegant gothic window in the gable. Although several window sills have been replaced, the windows are original. The door frame is still in place but the door has been recently changed. It is apparent that the frame included a transom and sidelights.

Cultural Reasons

The house backs onto the North Pond and is close to the site of the original Water Mill and the Pond Mills Cemetery. It is an important remnant of the original settlement of Pond Mills.
December 16, 2003

R. Panzer
Acting General Manager of Planning and Development

I hereby certify that the Municipal Council, at its session held on December 15, 2003 resolved:

2. That, on the recommendation of the Acting General Manager of Planning and Development, the attached reasons for heritage designation of the City-owned property located at 700 Pond Mills Road BE APPROVED; it being noted that upon approval, the London Advisory Committee on Heritage will recommend Heritage Designation of the property under the provisions of the Ontario Heritage Act, R.S.O. 1990, c.0.18; it being further noted that any rental agreement associated with this property is to state that this is a designated property and that any additional conditions as necessary be included in the agreement. (35.1.1.03)(2/1/PC)

L.M. Rowe
Manager of Legislative Services

cc: R. Sanderson, Manager, Realty Services
    J. M. Fleming, Manager III, Land Use Planning Policy
    C. Nelson, Heritage Planner
    Chair and Members, London Advisory Committee on Heritage
Reasons for Designation

850 Lorne Avenue

Historical Reasons

850 Lorne Avenue forms part of a group of four identical houses on the north side of Lorne Avenue between English and Ontario Streets. It was built c. 1904, probably by contractor John Wilkey who built similar houses on this street.

Architectural Reasons

This one-and-a-half storey white brick house is an example of late Victorian architecture of the early twentieth century. The front façade of the house features a single door and transom, as well as a three-sided projection east of the front door on the main floor. There is a large front window capped by the original semi-circular stained glass window. The window arch is edged by a rusticated brick surround. The east window of the projection is capped by a mitered corner of a design consistent with the trim on the gables and bargeboard. The gable infill and bargeboard are intact and the design in the house gable is repeated in the gable of the porch. The porch spindles and posts have been replaced in an appropriate manner.

Contextual Reasons

The Lorne Avenue streetscape in old East London represents one of London's largest concentrations of working class tract houses as identified in "Heritage Places: a Description of Potential Conservation Districts in the City of London". There is a variety of styles and building materials in the buildings in the district.

I agree to the above Reasons for Designation

David Ross Hall

Date

12 Nov 03

Shaaron Cecile Newman