



London Region Branch Newsletter

Spring 2017

www.acolondon.ca

44th Annual Geranium Heritage House Tour *Piccadilly Promenade*

This year's tour on Sunday, June 4th explores Piccadilly Street between Wellington and Maitland, a neighbourhood of beautifully maintained family homes in a variety of styles and ages dating back to the mid-1800s. This cozy community has kept its residential character despite being a stone's throw away from busy railroad tracks and the hustle and bustle of Oxford Street.

Our self-paced tour starts at Siskinds Law Firm on the corner of Waterloo Street and Pall Mall. Their three-storey red-brick building was constructed in 1914 as a Ford assembly plant on land formerly occupied by Carling Brewery. You will learn about the history of the Ford plant and visits to London by Henry Ford himself. (*Weather permitting, you might find a vintage Ford or two parked outside!*)

The Siskinds building is an interesting example of 'adaptive re-use', a practice that heritage and sustainability advocates encourage to help conserve resources as well as architectural and historical value. Another example of adaptive re-use can be found on Waterloo Street in a series of houses now occupied by Montessori Academy of London. The tour includes a visit inside the Academy's main office, where the original home's staircase, fireplace, and woodwork have been preserved.

Your tour will take you past Piccadilly Park, a green oasis with tennis courts and attractive playground equipment. A closer look at its landscape and setting reveals its history as Lake Horn, a man-made lake created in the mid-1800s for British garrison soldiers to swim in and for Victorian-era ladies to skate on.

Heritage homes open for tours include the Italianate townhouse of Colonel James Shanly, first commanding officer of the London Field Battery, and the elegant Queen Anne style mansions of former London Life president John George Richter and local golfing great Charles Ross "Sandy" Somerville.

Refreshments will be served at Colborne United Church, originally built as Colborne Methodist Church in 1889 and designed by noted architect George F. Durand.

Tickets are \$20 in advance, \$25 at the door, \$10 for teens, and free for children 12 and under. Tickets are available at ACOLondon.ca and at these fine local retailers: Featherfields, Forest City Image Centre, Gammage Flowers, Jill's Table, and Tuckey Home Hardware. Buy yours today before they sell out!

Proceeds from this - our signature fundraiser - go towards supporting our London Heritage Scholarship, homeowner restoration grants, and heritage advocacy initiatives and we couldn't carry it off without our generous volunteers. Please consider saying yes when volunteer co-ordinator Sharon Lunau contacts you!

Sylvia Chodas
Chair, Geranium Heritage House Tour



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*ACO LONDON
BRANCH COUNCIL*

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ACO/HLF Heritage Awards	OPEN
Geranium Heritage House Tour	Sylvia Chodas
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2017 MEMBERSHIP RENEWAL

You have recently received a membership renewal notice. Membership is based on a calendar year and is due at the beginning of each year. Please renew by returning the membership form and a cheque in the enclosed envelope. You may also renew online at arconserv.ca/branches
Individual - \$35 Household - \$40
Student - \$12 Associate Member - \$45

From The Executive...

Since our last newsletter – and indeed throughout the year – ACO London has engaged in community initiatives to help conserve important buildings with architectural significance, a vital and vibrant aspect of our city's shared history.

Several key issues of benefit to built heritage including **Private Member's Bill C-323** which passed Second Reading in the House of Commons and has now gone to Committee for further study. This is very promising but we must continue to communicate with MPs about the value this landmark legislation would have on creating jobs, ensuring sustainability, and conserving and rehabilitating heritage buildings. To learn how you can make a difference visit NationalTrustCanada.ca



Locally, City Council is considering eliminating the vacant building tax rebate program which we feel would help ensure that vacant heritage buildings don't sit empty and deteriorating year after year. You can learn more on the City website at <http://bit.ly/2phfaSP>

Last year, despite our efforts, Camden Terrace was issued a death warrant and we can no longer enjoy this incredible gem, however we continue to monitor related issues such as developers' requests for brownfield remediation incentives. The Fraser Hotel on King Street still stands but it remains in grave danger after its neighbour was taken down last fall.

If there is a silver lining in all of this, it would be that ACO London now has a **Policy & Advocacy Committee** that is working to try and get ahead of issues before plans get pushed too far down the road for us to change the trajectory. Anyone (member or non-member) interested in volunteering with this important Committee, please email us at info@acolondon.ca with a brief note about your interest, experience, and skills.

The discussions around rapid transit have become heated with no obvious winning solution in view but we continue to engage Council and staff regarding the potential impacts on heritage. One building currently at risk is 100 Stanley Street with the planned widening of Wharnclyffe Road South. This designated heritage home is under direct threat of demolition and a new approach is needed to the current design that would put six lanes of traffic under the CN railway bridge just north of Horton Street West.

Over the Winter we celebrated our 10th annual ACO-HLF Heritage Awards gala that took place at the Delta London Armouries on Thursday, February 16th. We welcomed over 160 guests from a wide cross-section of the community and the entire event had a polished, glamorous feel that impressed everyone in attendance. On April 4th, we held our Annual General Meeting at historic Aeolian Hall. Many thanks to Clark Bryan for his presentation and tour that enthralled everyone in attendance, and to Arthur McClelland and the Program Committee for making the arrangements.

As we celebrate the arrival of Spring, let us embrace positive energy and goodwill of this season of renewal to engage and educate our friends and neighbours about the value of our community's built heritage.

Mike Bloxam
President, ACO London Region

Focus, Funds, and the Future of Heritage

by John Fyfe-Millar

Marriage can be tough. Creating a partnership to last a lifetime takes commitment, energy, and patience. The opposite can have polarizing effects though. It is much more difficult to be at odds than it is to work towards a harmonious future. The current relationship between development and heritage is far from an enduring one. The unfortunate consequence, heritage properties are doomed to fail from the start, simply being ignored.



In my opinion, the London Advisory Committee on Heritage (LACH) exists to police existing heritage properties, while continuing to build the portfolio. All very well, except for the fact as the current inventory grows, existing inventory is deteriorating. To simply add a designation or add to inventory is doing nothing to actually conserve the history. The purpose of heritage designation should be a proactive step to ensure recognized properties are maintained to a state we are all proud of.

The key to proper heritage conservation seems twofold; first, a well-oiled education and collaboration machine. Secondly, a 'pot of gold' to ensure the history that we hold dear to our city is restored to the benefit of future generations.

I do believe that heritage enthusiasts must become of the mindset that less is actually more. To continue to add to a registry without any ability to deal with the current properties seems futile. Maintaining and upgrading the current portfolio is key.

There will be no disagreement that saving significant properties is in the best interest of the city. That said, we must find better ways to convey those benefits. Readily available documentation is important, along with material outlining criteria in Heritage Conservation Districts. Realtors should be versed with ample tools to assist potential buyers. I would go as far as designating some realtors as 'heritage-approved' leaders in their field.

Currently there are conversations at City Hall about rescinding the tax rebate for all vacant buildings. Lobby now, to have Council redirect the rebate into a restoration fund. Allow LACH, as a third party, control of the funds to release in the form of grants or interest free loans. Much of our downtown is in need of extensive repairs, funding for facades and streetscapes is key to make locations such as Dundas Place spectacular.

Secondly, a committee should be made up of both advocates and developers. In the past, developers have prepared extensive plans to appease the masses, from parks to rebuilding streetscapes. Seldom appreciated, there are better ways to utilize these funds. Channeling dollars directly to the fund creates a more appealing neighbourhood, beneficial to the developer and the heritage advocate.

Finally I would like to see the City adopt a development fee for all new builds to pay into the fund. A fee of \$50 per unit paid by developers, at minimum to be matched or bettered by the City. New development creates new taxes and to direct \$100 per unit to such a fund is minor by comparison.

We need to get a handle on our inventory and stop choosing to be reactive about our heritage. We need to come at it from a proactive position, restoring what is valid, replacing what is not. Be selective, judicious, and drive positive change that will ensure our place in history is never forgotten.

John Fyfe-Millar is a downtown business owner, resident, and community volunteer. He and his wife Nancy also own Featherbone Place (formerly Bud Gowan Antiques).

London Room's 50th Anniversary Celebrations!



Join Susanna Hubbard-Krimmer, CEO of London Public Library, and Library staff to celebrate the 50th anniversary of the Ivey Family London Room at Central Library on Monday, July 31st, 1-4 pm. London Room Librarian Arthur McClelland will present the history of this invaluable community research hub.

Event highlights will include the launch of London Culture: 150 Moments, a new book by Vanessa Brown and Jason Dickson, the unveiling of the newly installed historic Marshall Brothers Tea Company store facade, and the introduction of the Gord McDonald Collection of London Postcards.

A 1992 time capsule from Canada's 125th will be opened and a new time capsule created to be opened at Canada's 175th anniversary. There will be refreshments, a guest book, and a memories book - everyone welcome!

10th Annual ACO-HLF Heritage Awards!



We celebrated our Awards Gala on February 16th at the landmark Delta London Armouries - an outstanding example of adaptive reuse. The flagship event was open to the public for the first time and our generous inaugural sponsors helped make it a resounding success.

Over 160 guests attended including civic, business, and community leaders as well as many members of both our organizations. Guests mingled throughout the evening enjoying the music of the Gatsby 4 jazz quartet over drinks and hors d'oeuvres in the elegant ballroom setting.

A dozen individuals and projects were honoured for their outstanding contributions to the conservation of London's built heritage. In addition, the 2017 ACO London Heritage Scholarship was awarded, and three 2016 heritage designation recipients and two special recognitions were celebrated.

Four heritage properties that were demolished in 2016, including Camden Terrace, were fittingly remembered in a silent *In Memoriam* video tribute.

The evening was an outstanding success and we're already making big plans for next year's Gala!

Marlyn Loft
Chair, Awards Committee





Thank you to our inaugural sponsors:
Nicholson Sheffield Architects, London Heritage Council,
Attic Books, Colour By Schubert, Scotia Wealth
Management, Earmark Initiative, and SunTap
Technologies.

Photos by Ryan Hunt, Joe O'Neil, and James Reaney.



London Advisory Committee on Heritage (LACH)

LACH received a presentation from Sierra Construction regarding materials to be considered for the possible re-cladding of the landmark McCormick factory. The 1913 heritage building's signature white glazed terracotta tile is one of its major heritage attributes and it is one of only two remaining buildings in London featuring this prized element. LACH urged that the character and detail not be lost in the rehabilitation and renovation.

Not surprisingly towers continue to be a hot topic of discussion. A concept for a 31-storey tower, a zoning by-law amendment request, and a Heritage Impact Statement were received for 89 - 97 King Street. The two buildings currently there have been heavily modified but the site has long historical roots and there may be more buried behind the contemporary facades. Issues flagged by LACH included the loss of an historically important alleyway (which is noted in the Guidelines for the Downtown Heritage Conservation District), the overbearing height of the podium, and the lack of contiguity of the heritage streetscape to the east.

Cont. on page 7

Architectural Conservancy Ontario London Branch Financial Statement



Architectural Conservancy Ontario - London Region Branch
c/o Grosvenor Lodge 1017 Western Road London ON N6G 1G5

	Year Ending	Year Ending
	2016	2015

Income

1 Donations and Grants	2,086	5,213
2 Membership Dues	3,475	3,050
5 Geranium House Tour	12,232	9,273
7 Miscellaneous Revenue	1,103	2,508
Total	18,896	20,044

The figures reported are unaudited. ACO London, along with the other Branches report year end financials to ACO Provincial

Expenses

1 Advertising & Promotion	1,813	702
2 Postage/Printing/Supplies	1,288	380
3 Website	2,473	134
4 Rents	4,056	2,807
5 Travel / Galas / Other Events	2,570	1,264
6 ACO Provincial Membership Fee	1,476	1,458
7 *Grants / Restoration / Other	6,000	0
8 Other Misc Expenses	397	1,185
9 Geranium House Tour	2,447	3,239
	22,520	11,169

In 2016 ACO London Region Branch celebrated its 50th anniversary. Expenses related to the anniversary celebrations were unbudgeted. Additionally the financial support to the Fugitive Slave chapel was also an unbudgeted item.

Net Income (Loss)

	(3,624)	8,875
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Balance Sheet

Bank Account at year end	26,549	29,767
HST Receivable to ACO Provincial	3,417	2,261
*Investments GIC	29,717	29,480
Total	59,683	61,508

*Grants, etc.

Heritage Scholarship Award	1,000	0
Fugitive Slave Chapel	5,000	0
	6,000	0

Membership & Volunteer Outreach

Our numbers increased in 2016 and we surpassed our goal of 100 memberships in our 50th anniversary year. Thirty-six of those are household memberships which raises our numbers to 140 individuals. We are delighted to welcome 15 new members who have joined ACO London in the past six months! Thank you to those who have already renewed for 2017.

If you have yet to renew, we look forward to your continued involvement and support! It's easy to renew by mail or online:

- Complete the membership form that was mailed out early February and return it to our Grosvenor Lodge office in the envelope included with the mailing;
- Go online to the ACO Provincial website: arconserv.ca/branches;
- If you have misplaced your form contact our Membership Secretary at our **new** dedicated email account membership@acolondon.ca and we'll send you another.

Give Us a Piece of Your Mind!

Many of you have also completed and returned the membership and volunteer surveys that were included with the February mailing. The information gathered from your replies will help us plan programs that reflect your interests and talents. If you haven't yet submitted your surveys, we hope you will share your feedback with us by mailing the forms or completing them online at: <https://www.surveymonkey.com/r/V57KMFP> and <https://www.surveymonkey.com/r/7QGRL5Y>

Volunteers Needed for 2017 Geranium Heritage House Tour

Our dedicated Geranium Tour volunteer base has once again responded enthusiastically to the recent call for help with this year's tour and we're already half way to meeting our staffing needs. If you are able to give two hours of your time to this, our flagship fundraising event, on Sunday, June 4 from 1 - 3pm or 3 - 5pm please contact our **new** volunteer coordinator at volunteers@acolondon.ca or email Sharon Lunau directly.

Board Treasurer Needed

We're looking for a new volunteer Treasurer to manage the finances for our branch. This is an Officer position on our Executive Board with a renewable two-year term. Time commitment is approximately 8 - 10 hours per month including preparation for and attendance at monthly Board meetings. Experience in accounting, budgeting, and QuickBooks needed as well as a criminal record check. For more details see our Pillar Nonprofit listing: <http://bit.ly/2nKDvnA> or email volunteers@acolondon.ca.

Sharon Lunau
Membership & Volunteer Secretary

LACH Report cont.

Rygar Corporation, that last year demolished historic Camden Terrace, has submitted a concept plan for a 27-storey Fanshawe student residence at 150 Dundas Street (previously Kresge's). Once again LACH noted the inappropriate scale which was of a 'monumental' nature not befitting the pedestrian scale and feel of London's historic main street.

A Heritage Impact Assessment was received for the 1926 Victoria Bridge which spans the Thames on Ridout Street. The aging structure is in need of repair and LACH hopes that the City will make invest in a major rehabilitation of the bridge with improved accommodations for pedestrians and cyclists rather than a replacement.

The North Talbot Community Association has requested that a possible Heritage Conservation District (HCD) for that area be pushed up the schedule because of ever-increasing development pressures. London presently has seven HCDs with over 4,000 designated properties, 328 individual heritage designated properties, 1,740 listed properties, and one cultural heritage landscape.

Maggie Whalley
LACH Representative

Note: The City's Urban Design Peer Review Panel has also expressed concerns about the design proposals for 150 Dundas and 89 King.

UPCOMING EVENTS

London Advisory Committee on Heritage (LACH)

Wednesdays, 5:30pm

May 10, Jun 14, July 12, Aug 9, Sept 13

london.ca/city-hall/meetings-advisory/Pages/default.aspx

Terrific Tales of London Area

Tuesdays, 7pm, London Public Library

May 16, Virtual walk down Dundas St 1867, Dan Brock

Jun 6, Nash Jewellers at 100, John C. Nash

Queen Victoria's Birthday & Garden Party

Fanshawe Pioneer Village

Monday, May 22

General admission

CityScape 150 Launch Party

Saturday, Jun 3, 10am - 5pm

Plein-air sketching, painting & photography

heritagelondonfoundation.ca

Ontario Heritage Conference

Jun 8-10, Ottawa

ontarioheritageconference.vpweb.ca

London Railway Heritage Day

Saturday, Jun 10, 11am - 7pm

CNRA Park, 325 Egerton

londonrailwayheritageday.ca

Banting & Friends IX BBQ & Art Auction

Thursday, Jun 15, 5:30-8:30pm

Reservations req, 519-673-1752 / banting@diabetes.ca

London & Middlesex Historical Society

Wednesday, June 21, 7:30pm

A Virtual Stroll Through London in 1867, Dan Brock

Old Courthouse / Middlesex County Building

Museum London Walking Tours

Saturdays, 10:30am & 2:30pm, \$5 / reg req.

Jul 15, London 150 (Cottages & Castles)

Jul 22, River of Time (history of Antler/Thames River)

Aug 12, Monuments and Memorials

Aug 26, Forest City Modern

museumlondon.ca

Lemon Party Fundraiser

Eldon House

Saturday, July 29, 7-9pm

1920s themed dress up party, jazz; reg req. \$35 + tax

eldonhouse.ca

Fanshawe Pioneer Village

Confederation Ball & Sunday strawberry social

Saturday & Sunday, Aug 5 & 6

Incl supper; reg req, \$50 (2-day pass)

fanshawepioneervillage.ca

Doors Open London

Saturday, Sept 16 & 17

londonculture.ca/doorsopenlondon

Save the Date!

ACO-LMHS Bus Tour to Vittoria, Norfolk County

Saturday, Sept 23

CITYSCAPE 150

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WWW.ACOLONON.CA

AND

WWW.HERITAGELONDONFOUNDATION.CA

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