

BISHOP HELLMUTH
HERITAGE CONSERVATION DISTRICT PLAN
CITY OF LONDON
JUNE 2001

prepared by

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ACKNOWLEDGEMENTS

The following are acknowledged for their valuable contribution to the preparation of the Bishop Hellmuth Heritage Conservation District Plan:

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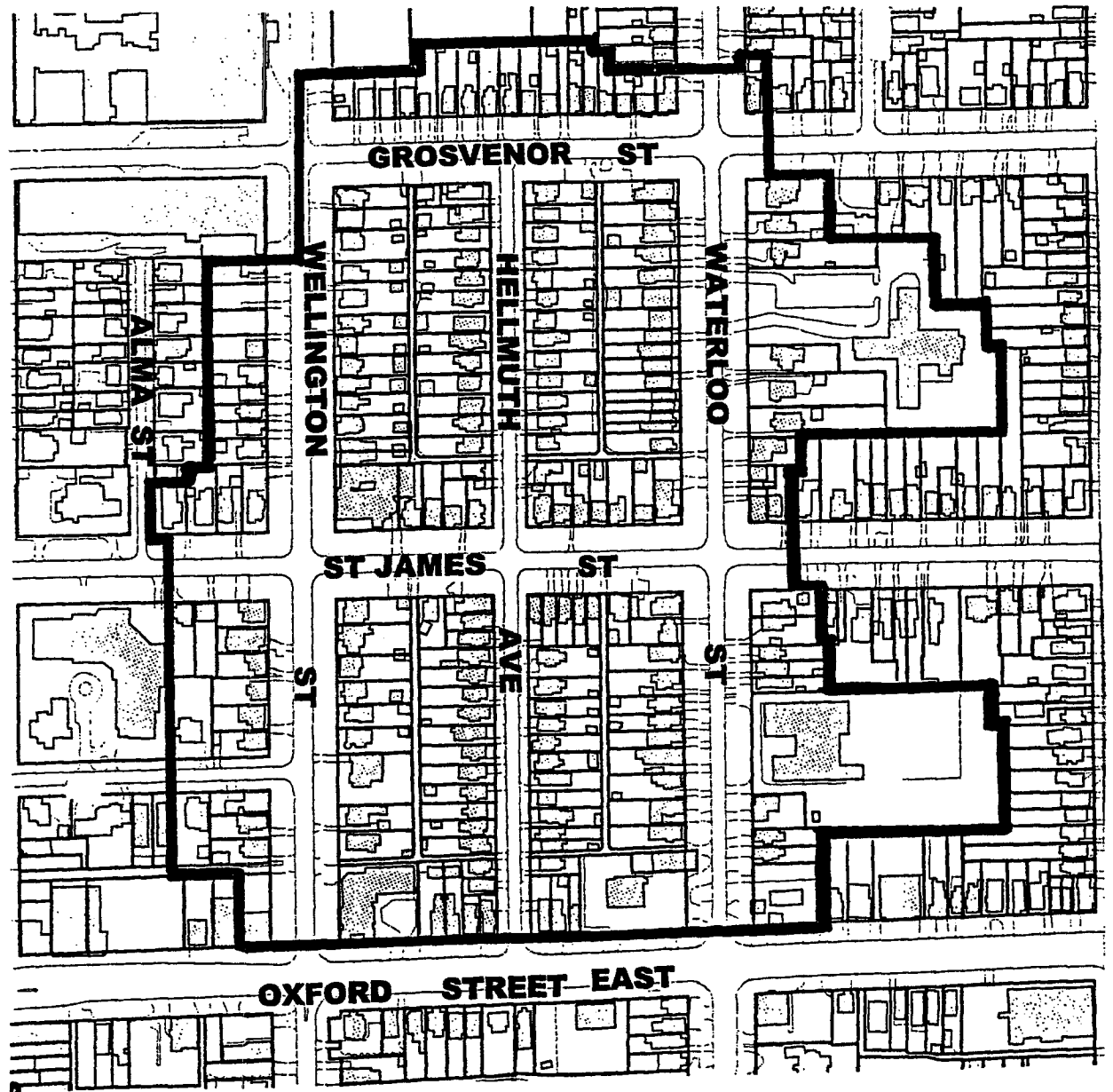
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SCHEDULE "A"
Bishop Hellmuth Heritage Conservation District
City of London
NORTH ↑ N.T.S.



Properties designated under Part IV of the Ontario Heritage Act are excluded from Schedule "A" of the (Part V) designating by-law.

1 INTRODUCTION

On April 16, 1999, London City Council approved a Heritage Conservation District Program. It identified the Bishop Hellmuth district as one of several areas in the City worthy for consideration as a heritage conservation district under Part V of the Ontario Heritage Act. The area has many admirable heritage qualities. Foremost, is the quality and consistency of the houses built between 1895 and 1910, mainly in the Queen Anne Revival style. Together with the wide tree-lined streets, back lanes and small front yards, they create spatially intimate streetscapes of rare quality in London.

Owners of properties located within the study area were invited to a public meeting on May 20, 1999, to discuss the merits of establishing a heritage conservation district. A significant amount of support was received at the public meeting and the decision was made to proceed with the preparation of a Study to determine if it met the City of London Official Plan heritage criteria for designation.

In March 2000, written submissions to prepare the Heritage Study and Plan were invited by the City of London from heritage consultants. Nicholas Hill, Heritage Architect & Planner, was retained in April. A steering committee was appointed to assist, made up of local residents, members of LACH (London Advisory Committee on Heritage), the Hellmuth-St. James Community Association and the Woodfield Community Association, and the heritage planner and city staff.

Work on the first phase, the Study, began in May and was completed in September 2000. The Study determined that The Bishop Hellmuth district met the City's criteria for district designation and was presented and approved by the City planning committee on October 30, 2000, and London City Council on November 6, 2000. Copies were sent to all property owners in the district and a public meeting was held on November 22, 2000. The Study was well received and many useful comments were made.

Following the Study, the location of the boundary on Alma Street was reconsidered as it lacked heritage building quality. Accordingly, Alma Street was eliminated from the heritage district and the boundary line was set down the centre of the block. The number of buildings in the heritage district is 199. In January 2001, preparation of the Plan commenced and a draft was completed for a public meeting in June.

2. REASONS FOR DESIGNATION

In accordance with the provisions of Section 13.3, Heritage Policies, in the Official Plan for the City of London, the Bishop Hellmuth district is deemed worthy of designation under Part V of the Ontario Heritage Act for the following main reasons:

Historical Association

The district is named after Bishop Isaac Hellmuth, a leading early citizen of London and a founder of the University of Western Ontario. The district was also the site of the Hellmuth Boys' College, built under his direction.

Queen Anne Revival Style Architecture

The district was largely built up during a short period of time (1895-1910) and predominantly in the Queen Anne Revival style of architecture - a flamboyant and decorative style that represented the optimism and energy of a growing and prosperous city in the early 1900s. This provides unique architectural integrity to the district.

Church Architectural Focal Points

The architectural focal points of the district are the (Anglican) Church of St. John the Evangelist on St. James Street and the New St. James Presbyterian Church on Oxford Street. The (Anglican) Church of St. John the Evangelist was built in 1887-1888, with the tower added in 1897. Designed by London architect Charles F. Cox, it is an exquisite example of the Gothic Revival style and based on the medieval parish churches of England. The New St. James Presbyterian Church was built in 1899. Designed by London architect William Murray, it is a fine example of the Richardsonian Romanesque style in a warm-coloured brick.

Natural Beauty

The beautiful wide tree-lined streets and handsome residential gardens in the district typify historic London and its motto, "The Forest City."

Authenticity

The historic character of the district has changed little over 100 years. The condition of the historic buildings, mainly houses, is excellent. There is a high degree of authenticity and sense of place.

Community Pride

There is much community pride in the district and a desire to conserve the heritage character. Many properties are already designated under Part IV of the Ontario Heritage Act.

A full history of the Bishop Hellmuth Heritage Conservation District is provided in the background study that was undertaken for this plan.

3. GOALS OF THE PLAN

The Bishop Hellmuth heritage conservation district plan presents a unique opportunity to conserve and enhance a beautiful and historic residential enclave in the City of London. The goals for achieving the Plan include the following:

PHYSICAL GOALS

- To encourage the retention and conservation of historic buildings and landscapes.
- To guide the design of new work to be compatible with the old.
- To enhance the historic character and visual appeal of the area.
- To achieve and maintain a cohesive, well designed and identifiable historic area.

SOCIAL GOALS

- To manage the continuing health of the district as a residential neighbourhood.
- To maintain and enhance the prevailing "sense of place" of the heritage district.
- To foster community support to conserve the historic and landscape character.

ECONOMIC GOALS

- To assist the City of London in identifying and prioritizing capital expenditures in the heritage district, particularly the streetscape policies and their long-term goal of period street signs, lights, pocket parks and upgraded back lanes.
- To maintain and enhance property values in the heritage district.
- To encourage innovative and complementary development on Oxford Street East in the district in accordance with the new development policies of the Plan.

4. BUILDING POLICIES

4.1 INTRODUCTION

Part V of the Ontario Heritage Act requires approval by City Council of building work in a designated heritage district. Building work includes exterior alterations, additions, conversions and stand-alone new structures. This building policy section of the plan outlines policies to be followed when such work is undertaken. The policies provide guidance to property owners who propose and undertake the work, LACH which reviews the proposals for compliance with the policies and City Council which gives final approval for the work to proceed. The underlying intent is to conserve and enhance the heritage character and features of the building and district. Minor work not requiring a building permit does not require LACH review or City Council approval. (See Section 6 Work Requiring Approval.)

4.2 BUILDING ALTERATION POLICIES

Alterations are the main type of building work undertaken in the Bishop Hellmuth Heritage District. This includes ongoing maintenance, such as re-shingling and painting, repair of deteriorated features such as porch floors and roof soffits and new features such as skylights and energy efficient windows. While usually small in size, collectively they have an impact on the historic appearance of the building itself and the district as a whole. Many alterations will not require a building permit or approval by City Council. However, the conservation guidelines should be available to property owners for practical assistance.

GUIDING PRINCIPLES

The following guiding principles should be followed:

Identify the Architectural Style

The architectural style of the building should be identified to ensure building alterations are in keeping with the style and its characteristics.

Preserve Historic Architectural Features

Alterations should preserve important architectural features of the main building.

Conserve Rather than Replace

Original building materials, features and finishes should be repaired and conserved rather than replaced, when possible. The original has greater historical value.

Replicate in Keeping

When replacing building features, they should be duplicated or be in keeping with the character of the original.

Record changes

Building alterations should be recorded by the owner through "before and after" photographs or drawings for future reference. They should be deposited with the heritage planner.

Save removed architectural features

Historic materials and features, such as old windows and trim, when in sound condition should be saved and stored for future use in a dry and safe part of the building.

BUILDING ALTERATION POLICIES

The building alteration policies are as follows:

Style The style of the building should be identified and alterations carried out in keeping with that style. The predominant architectural style in the heritage district is the Queen Anne Revival.

Walls Original exterior wall finishes should be conserved wherever possible, together with their patina of age and weathering. 92% of the buildings in the heritage district are brick. Brick is the preferred wall finish for alterations. Alternative wall finishes should be traditional, such as stucco and wood.

Windows

The predominant window type is the painted wood double hung sash. Many principal front windows have stained glass transoms. The conservation of original windows in general and stained glass windows in particular is a high priority. If altered, they should complement the finish, style, proportions and placement of the original. Removal of original stained glass windows is strongly discouraged. Vinyl and aluminum-clad windows are discouraged as they lack historic character.

Doors Many front doors in the heritage district are architectural highlights, with transoms, sidelights and stained glass. Priority should be given to preserving the original doors and casing together with their hardware. If altered, they should complement the finish, style, proportions and placement of the original.

Trim A predominant feature of the Queen Anne Revival style that dominates the heritage district is the abundance of decorative wood trim. It provides visual delight to the buildings and a distinctive character to the neighbourhood, particularly when enhanced with period paint colours. Alterations should ensure the conservation of the original trim wherever possible. If replaced, it should duplicate the original. Custom-made trim is usually required when replacing.

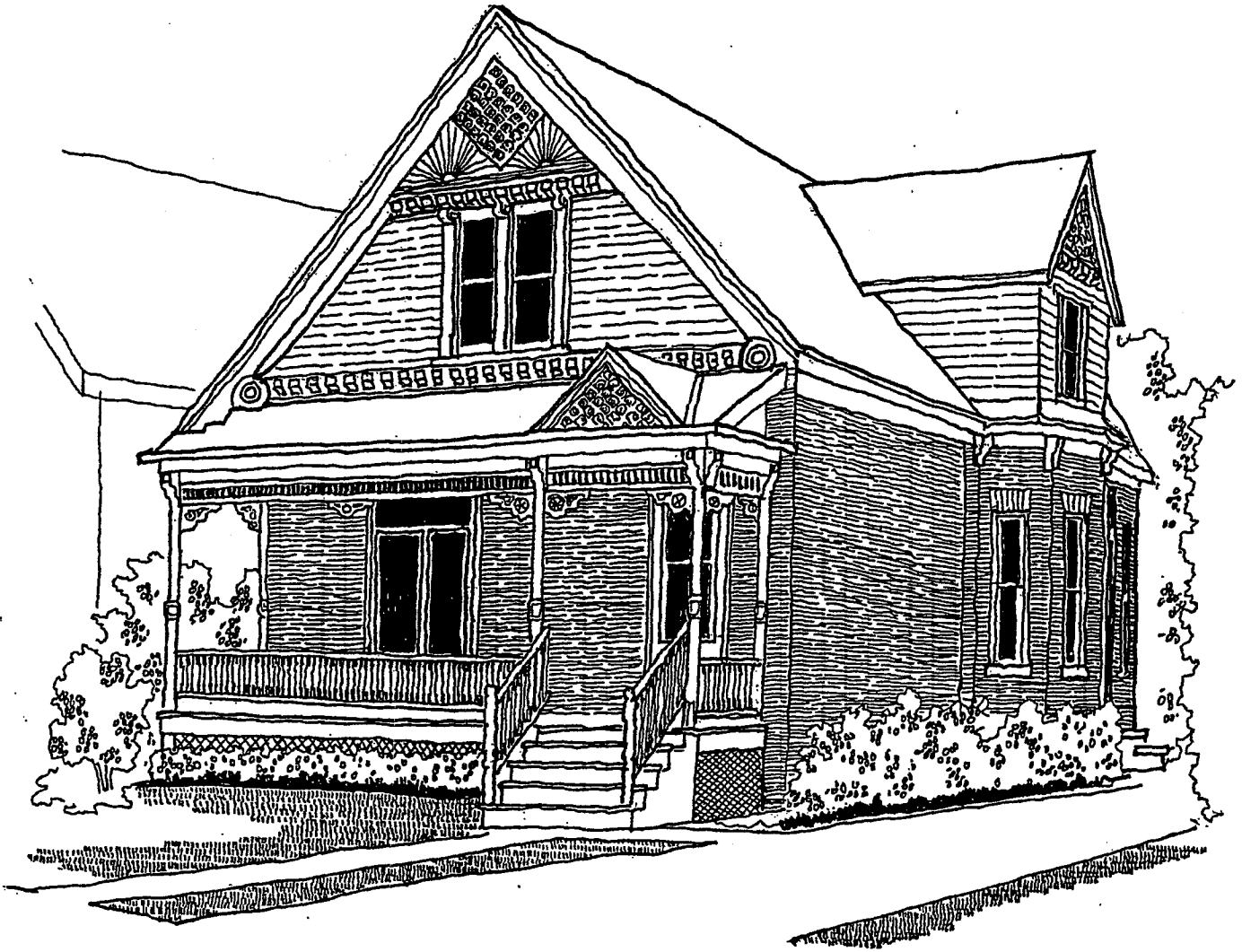
Verandahs

80% of the buildings in the heritage district have verandahs, most of which are decorative highlights of the front facade. Together with stained glass windows and decorative gables, the conservation of verandahs is a high priority. Alterations should ensure their conservation, particularly the original posts, handrails and brackets. If parts are to be replaced, they should duplicate the original. Closing in of verandahs is discouraged as not in keeping with the character of the district.

Gables

Decorative front gables are a distinguishing architectural feature in the heritage district. Their conservation is a high priority, and removal of decorative elements is strongly discouraged. If parts are replaced or repaired, they should duplicate the original in terms of finish, size, proportions and appearance. Custom made replacement parts are usually required.

BUILDING ALTERATION EXAMPLE



The charming small Queen Anne-Revival style cottage shown above is typical of the residences in the heritage district. When making alterations, the plan outlines policies to ensure original architectural features are conserved. In this case, the principal features include:

- the porch, with decorative handrail, columns, brackets and fascias
- the gable, with decorative carved sunburst, fascias and brackets
- the original painted wood single-hung windows

The plan does not inhibit alterations the home owner may wish to make, but does encourage the conservation of architectural features that make the cottage and the heritage district as a whole, distinctive and beautiful.

Roofs As befits the predominant Queen Anne Revival architectural style in the heritage district, roof shapes are many and varied. Alterations should conserve the roof character of the building. New roof openings, such as dormer windows, should be scaled and sized to complement the overall roof profile. Modern skylights should not be conspicuous but located on secondary or rear facades. New roof finishes should duplicate the original, such as slate, cedar shingle or asphalt, or be a complementary alternative such as asphalt appearing as cedar shingle.

Chimneys

Original historic brick chimneys should be conserved when feasible during alterations. They contribute to the original architectural appearance of a building. If chimneys are no longer used, they should be capped and conserved, not removed.

Energy Efficiency

Energy efficiency improvements to a building should be accomplished in a manner that conserves the original and historic character. The conservation of original windows is encouraged with thermal improvements made by separate external or internal storms. The conservation of original doors is encouraged with thermal improvements made by separate external storm doors. Removal of original window sash and doors is strongly discouraged.

Colour

The selection of paint colour is a personal choice of the owner. However, the abundance of decorative woodwork provides opportunities for artistic colour combinations to highlight the architectural style. Period paint colours are encouraged, appropriate to the architectural style of the building.

Conservation Guidelines

The conservation guidelines should be referred to for practical information and advice on many features covered by the building alteration policies.

4.3 BUILDING ADDITIONS

Additions in the Bishop Hellmuth heritage district are generally to the rear of houses. The closeness of the houses to each other also makes most additions barely visible from the street. The following policies pertain mainly to additions seen from the street. For those not seen from the street, the policies may be interpreted with flexibility.

GUIDING PRINCIPLES

The following guiding principles should be followed:

Identify the Architectural Style

The architectural style of the building should be identified to ensure building additions are in keeping with the style and its characteristics.

Preserve Historic Architectural Features

New additions should be designed so that they preserve important historic architectural features of the main building.

Reflect the Design of the Main Building

New additions should reflect the roof shape, massings, materials and window and door types of the main building. Compatible variations can be introduced.

Conserve Rather than Replace

Original building materials, features and finishes should be repaired and conserved, rather than replaced, when possible. The original has greater historical value.

Record Changes

Building additions should be recorded by the owner by "before and after" photographs or drawings for future reference and restoration. They should be deposited with the heritage planner.

Save Removed Historic Building Features

Removed historic features, such as windows and trim, when in sound condition should be saved and stored for future use in a dry and safe part of the building.

BUILDING ADDITION POLICIES

The building addition policies are as follows:

Location - Rear

New additions are best located to the rear, so the original historic building remains the principle facade on the street. When located to the rear and not seen from the street, the design relationship with the original building may be flexible, but in keeping with the style of the original building.

Location - Side & Forward

When new additions are located to the side or forward of the original historic building and are seen from the street, they should blend in with the scale and architectural character of the original building.

Style Additions should reflect the style of the main building. However, a contemporary interpretation may be introduced providing it is complementary in terms of finishes, size, scale and mass.

Height

Over 88% of the buildings in the heritage district are between 1&1/2 and 2&1/2 storeys high. The height of a new addition should complement that of the original building and/or of the district as a whole, which is up to 2&1/2 storeys.

Materials

Over 90% of the buildings in the heritage district are brick. The continued use of brick for additions is encouraged. Compatible alternatives should be traditional, such as wood or stucco. Vinyl or metal sidings are discouraged as they lack historic character and longevity.

Roofs Steeply pitched roofs predominate in the heritage district, with secondary gables, dormers and peaks. The roof shape of an addition should complement the style of the original and the roofscape character of the district. Shallow pitched roofs are discouraged. Contemporary roof features such as skylights, metal chimneys and satellite dishes should be located so as not to predominate in the visible and front elevations.

Windows

The predominant window type in the heritage district is the painted wood double hung sash. The finish, appearance, placement and proportions of new windows should be complementary to the existing windows when seen from the street. Painted wood windows are encouraged. Vinyl and aluminum-clad windows are discouraged as they lack historic character.

Doors

New doors in additions should continue the style of the original doors. These are mainly painted wood, often with transom lights.

Trim A predominant feature of the heritage district is the abundance of decorative wood trim. It provides visual delight to the building. Decorative wood trim extended through to the new addition is encouraged. As a secondary facade, a more modest trim is also appropriate. Vinyl or aluminum trim, particularly for soffits, is strongly discouraged as not being compatible.

Chimneys

Brick chimneys of elaborate design are a visual feature of the heritage district. They complement the decorative Queen Anne Revival style after which many houses were designed. New chimneys in additions are encouraged to be built of brick in the local tradition.

Colour

The selection of paint colour is a personal choice of the owner. For a building addition, paint colours that complement the original style of the building are encouraged.

Conservation Guidelines

The Conservation Guidelines should be referred to for practical information and advice on many features covered by the building addition policies.

4.4 BUILDING CONVERSIONS

Building conversions in the heritage district comprise two main types. The most common is the addition of an apartment into a single family residence. The second is the conversion of a residence, in part or whole, to a new business use such as an office, clinic or salon. In both types, changes to the building and property take place. The intent of the building conversion policies is to ensure that the heritage character of the building and context is preserved. The City zoning by-law must be adhered to.

GUIDING PRINCIPLES

The following guiding principles should be followed:

Identify the Architectural Style

The architectural style of the building should be identified to ensure building conversions are in keeping with the style and its characteristics.

Preserve Historic Architectural Features

Conversions should be designed so that they preserve important historic architectural features of the main building.

Reflect the Design of the Main Building

Conversions should reflect the roof shape, massings, materials and window and door types of the main building. Compatible variations can be introduced.

Conserve Rather than Replace

Original building materials, features and finishes should be repaired and conserved, rather than replaced, when possible. The original has greater historical value.

Record Changes

Building conversions should be recorded by the owner by "before and after" photographs or drawings for future reference and restoration. They should be deposited with the heritage planner.

Save Removed Historic Building Features

Removed historic features, such as windows and trim, when in sound condition should be saved and stored for future use in a dry and safe part of the building.

BUILDING CONVERSION POLICIES

The conversion policies are as follows:

Alterations

The building alteration policies outlined on subsection 4.2 shall apply.

Additions

The building addition policies outlined in subsection 4.3 shall apply.

Exterior Stairs

Where upper floors are converted to separate apartments, new entrance staircases are frequently built within or onto the side or back of the building. A new interior stair is the preferred option so that the exterior of the building is not changed to accommodate new exterior stairs. The design and choice of materials should blend in with the historic style of the building.

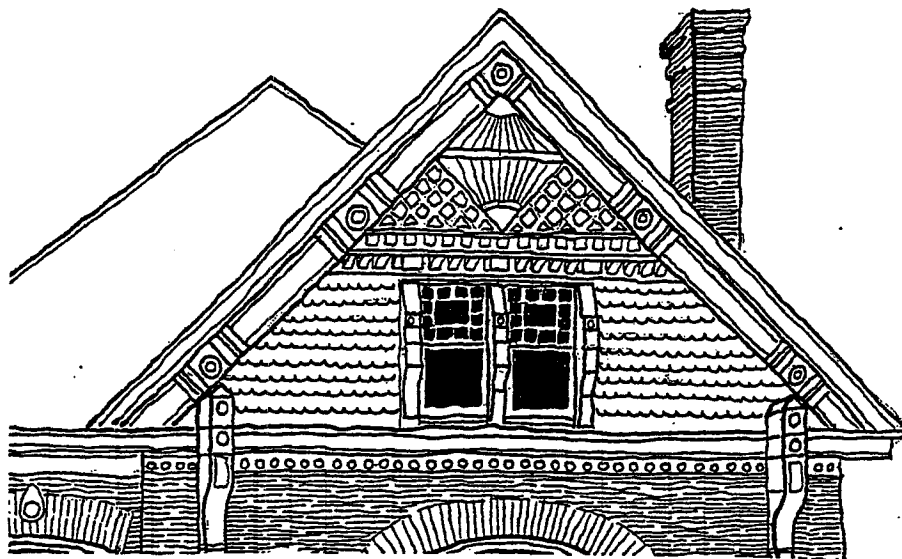
Car Parking

Car parking should be located to the side or rear of the lot. Where car parking is seen from the street, landscaping should be introduced to provide a visual buffer. Privacy fencing or hedges should be considered where car parking may disturb neighbouring properties. Applicable by-laws shall apply.

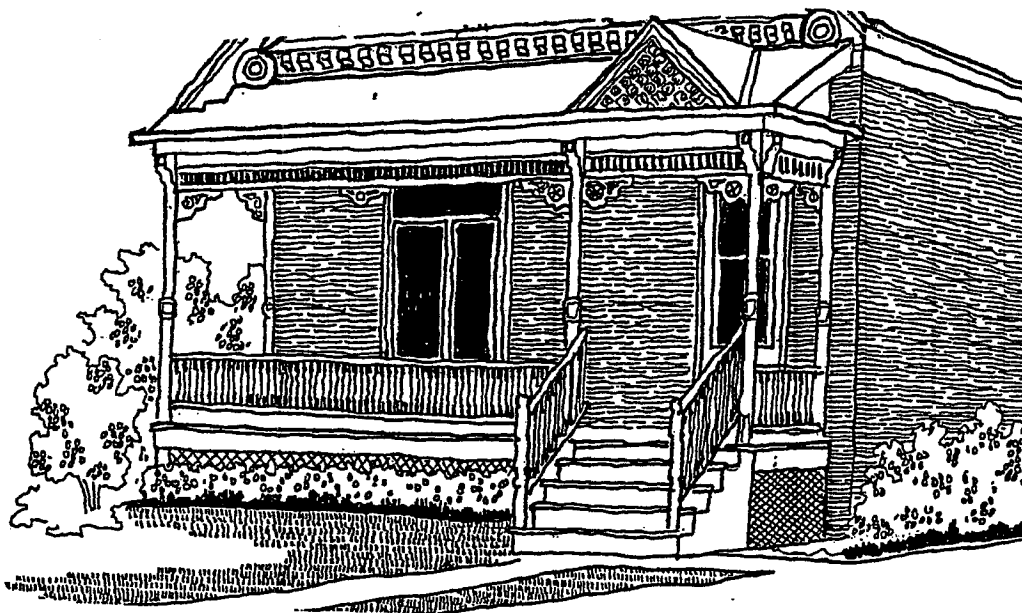
Signage

Where buildings are converted from residences to business use in the heritage district, signage may be introduced. The goal of the signage policies is to ensure the materials, size, style and location of the sign is appropriate for the historic building and the streetscape context. Fascia signs affixed to the building or window signs are the preferred sign type. Signs should blend in with the style of the building. For historic buildings, a traditional painted wood fascia sign is encouraged. Back-lit and plastic signs are discouraged.

DISTINCTIVE ARCHITECTURAL FEATURES



Decorative Roof Gable



Decorative Porch

In the research for the plan, three distinctive architectural features predominated that made the heritage district distinctive and beautiful. These were porches, roof gables and stained glass windows. 80% of the residences had porches, nearly all of which were original and highly decorative. 61% of the residences had stained glass windows in the front room. 52% had highly decorative roof gables. The plan outlines policies to conserve these features, and any changes to them would require review and approval.

Conservation Guidelines

The Conservation Guidelines should be referred to for practical information and advice on many features in the building conversion policies.

4.5 NEW BUILDING

The Bishop Hellmuth heritage district was built up almost wholly between 1895 and 1930. Since 1961, only four new buildings have been constructed. It is suggested that new building will be limited and comprise some residential infill and new development facing Oxford Street East and along the west side of Wellington Street on lands owned by St. Joseph's Health Care London. The most active scope of building comprises small-scale alterations and additions.

GUIDING PRINCIPLES

Reflect the Streetscape Context

New development should reflect the prevailing streetscape context in terms of building style, height, materials, proportions and mass as a template for compatible new building design.

Reflect the Building Character

New development, generally, should reflect the prevailing building character comprising 1½ to 2½ storey historic houses located closely together and richly embellished with decorative verandahs, gables and stained glass windows.

Contemporary Architecture

Contemporary designed architecture is encouraged in the heritage district and constitutes tomorrow's new heritage. An important principle is to ensure that contemporary architecture blends in and complements the historic context. It should not be conspicuous and stand out.

NEW BUILDING POLICIES

The new building policies are as follows:

Setback

The setback of new building should be consistent with the adjacent buildings and the streetscape as a whole. The zoning by-law shall apply.

Style New building may be traditional or contemporary in style.

Height

Over 88% of the buildings in the heritage district are between 1&1/2 and 2&1/2 storeys high. New building, generally, should be in the prevailing building height range of the district.

Materials

Over 90% of the buildings in the heritage district are brick. The continued use of brick for new building is encouraged. Compatible alternatives should be traditional, such as wood or stucco. Vinyl or metal sidings are discouraged as they lack historic character and longevity.

Roofs Steeply pitched roofs predominate in the heritage district, with secondary gables, dormers and peaks. The roof shape of an addition should complement the style of the original and the roofscape character of the district. Shallow pitched roofs are discouraged. Contemporary features such as flat roofs, skylights, metal chimneys and satellite dishes should be located so as not to predominate in the visible and front elevations.

Windows

The predominant window type in the heritage district is the painted wood double-hung sash. The sash and window style in new buildings is encouraged to have a similar look and colour to comply with the heritage design objectives.

Doors The doors in new buildings are encouraged to have a similar look and colour to comply with the heritage design objectives.

Trim Where appropriate to the style of the new building, painted decorative wood trim is encouraged. This is a character defining architectural feature of the heritage district.

Verandahs

80% of the historic houses in the heritage district have verandahs. Where the new building is for residential purposes, verandahs are encouraged. Their design may be traditional or contemporary.

Signs & Awnings

For new commercial building, traditional signs and awnings are encouraged. They should be designed to enhance the heritage character of the streetscape and district as a whole. Traditional signs include painted wood background with painted wood letters, raised or flat. Traditional awnings are canvas. The City's sign by-law shall apply.

Car Parking

A priority is that car parking be accessed off the back lane. If absent, car parking should be located to the side or rear of the new building. The car park should be landscaped or screened with a hedge or traditional wood fence. The City's fence by-law shall apply.

Colours

Building colours should complement the heritage character of the district.

4.6 THE CHURCHES

The Bishop Hellmuth heritage district is blessed with two beautiful churches - the (Anglican) Church of St. John the Evangelist and the New St. James Presbyterian Church. They are both architectural focal points in the district by their size, height and civic grandeur. The policy intent of the Plan is to conserve them in their present design with little change.

THE (ANGLICAN) CHURCH OF ST. JOHN THE EVANGELIST

This church was built in 1887 to the design of architect Charles F. Cox, who had trained with the London firm of Robinson, Tracy and Durand. The style is based on the English medieval parish church and comprises a main house of worship with a separate tower and spire built in 1888 over the entrance in the southeast corner. The structure is in brick with natural and man-made slate roofing and copper flashing. Significant structural repairs were carried out between 1994 and 2000 to secure the side wall buttresses. A parish hall was built adjacent to the north in 1895. The setting of the church is particularly fine, on a corner lot where the whole building can be seen in its architectural beauty.

Conservation Policy

The conservation policy is to conserve the exterior of the church in its present, and largely original, condition. This refers to the overall massing of the house of worship, side tower and spire and the adjacent parish hall with the finishes of brick, natural and man-made slate, copper flashing and decorative details and wood windows, doors and tower louvres.

NEW ST. JAMES PRESBYTERIAN CHURCH

This church was built in 1899 to the design of architect William Murray in the Richardsonian Romanesque style. The style is distinguished by a flamboyant and bold use of towers, turrets and gables on its principle elevation facing Oxford Street. A new Christian Education wing was added to the east in 1954 and is a very well designed modern composition that blends with the original. The predominant finish is red brick with slate roof. The church is well set off on the southeast corner of Oxford and Wellington Streets where the principle architectural features may be seen and appreciated.

Conservation Policy

The conservation policy is to conserve the exterior of the church in its present, and largely original, condition. This refers to the overall massing and the finishes of brick, slate, copper and metal flashings and decorative details and wood windows, doors and canopies.

4.7 BACK LANE BUILDINGS

A distinctive feature of the heritage district is the network of back lanes and the historic carriage barns and garages that front onto them. A key initiative of the Plan is to upgrade and maintain the back lanes in due course. As a result, it is encouraged that existing back lane buildings will be conserved and repaired and new ones built. There is an interesting and particular heritage of early carriage barns that were built in the 1880s and the garages that superseded them after 1910. The policies that follow intend to revive this building heritage. However, they do not preclude the building of contemporary garages, providing they blend in with the historic character of the district.

GUIDING PRINCIPLES

The following guiding principles should be followed:

Identify the Architectural Style

The architectural style of the back lane buildings should be identified to ensure that conservation, alterations and enlargement are in keeping with the style and its characteristics.

Preserve Historic Architectural Features

Conservation, alteration and enlargement should preserve important historic architectural features of the main building.

Conserve Rather than Replace

Original building materials, features and finishes should be repaired and conserved, rather than replaced, when possible. The original has greater historical value.

Record Changes

Building changes should be recorded by the owner by "before and after" photographs or drawings for future reference and restoration. They should be deposited with the heritage planner.

Save Removed Historic Building Features

Removed historic features, such as windows and trim, when in sound condition should be saved and stored for future use in a dry and safe part of the building.

THE CARRIAGE BARN

The carriage barn is typically a 1&1/2 storey high side-gabled building with a smaller accent gable on the front. The construction is traditionally frame with wood siding such as clapboard, board and batten or shingle, or a combination thereof. The finish is paint or stain to match the main house. Likewise, the roof finish would match the house and be slate, cedar or asphalt shingle. Doors are typically a side-hinged pair, frequently with small upper windows. Additional wood windows would be single-hung, on the side or rear elevation. Two distinctive features are a wood hayloft door in the front gable and a cupola to vent the upper floor.

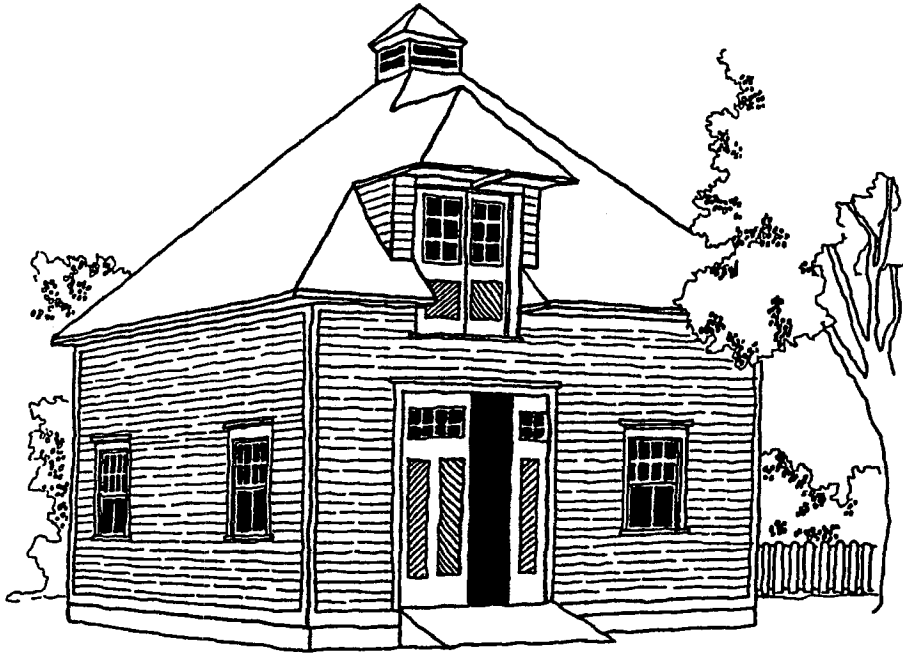
THE c1920 GARAGE

The c1920 garage is typically a 1-storey front gable building. The construction is traditionally frame with wood siding such as clapboard, board and batten or shingle, or a combination thereof. The finish is paint or stain to match the main house. Likewise, the roof finish would match the house and be slate, cedar or asphalt shingle. Doors are typically a side-hinged pair, frequently with small upper windows. Additional wood windows would be single-hung, on the side or rear elevation. Sometimes a vent is located in the front gable or roof.

THE CONTEMPORARY GARAGE

The contemporary garage is basically a simple version of the c1920 garage, and may be custom-designed or ready assembled in a package from the lumber yard. To maintain a heritage character, finishes should be traditional, including painted or stained wood clapboard, board and batten or shingle for the walls and cedar or asphalt shingle for the roof. Wood soffits and fascias are also encouraged. For the garage doors, overhead metal panel retractable models are acceptable, or overhead wood with small upper windows.

BACK LANE BUILDING EXAMPLES



A c1880 Carriage Barn



A c1920 Garage

There is a rich heritage of back lane buildings in the city, including old carriage barns and early garages. A goal of the plan is to upgrade the back lanes in due course and it is expected that existing historic buildings here will be conserved and new ones built. The two illustrations above show examples of these early buildings, and the plan's policies encourage their revival.

4.8 DEMOLITION

Designation under the Ontario Heritage Act does not provide permanent protection against demolition. If a demolition permit is applied for in a heritage district, City Council may make one of the following decisions: approve the permit, approve the permit with conditions, or deny the permit. Council has 90 days in which to render its decision. If Council denies the permit, there is a 180-day waiting period to allow Council, LACH and concerned members of the public an opportunity to negotiate the preservation of the building with the owner(s) of the building. However, if no solution can be arrived at the end of the 180-day waiting period, a demolition permit must be issued. Prior to demolition documentation of the building by way of photographs and drawings may be required of the owner (s).

4.9 MISCELLANEOUS

A distinguishing feature of the heritage district is that it was built up during a short period of time between 1895 and 1910 of predominantly Queen Anne Revival style houses. The district has changed little since then. However, a small number of new buildings have been built, quite different in style, size and scale, which the building policies have little relevance to. Nevertheless, they are in the heritage district. This section identifies these buildings and provides guidance when, and if, application is made to alter or add to them.

EXTENDICARE

The Extendicare building is set far back from the established building frontage on Waterloo Street. The building policies are as follows:

Existing Building

The building policies do not apply to the existing building.

New Building

If additions or a new building were planned closer to the established street building frontage, the addition and new building policies in Sections 4.3 and 4.5 would apply.

ST. GEORGE'S SCHOOL

The style, scale, size and use of St. George's School is quite different from the surrounding historic and residential streetscapes. The building policies are as follows:

Front Facade

The building policies in Sections 4.2 and 4.3 only refer to the front facade as it is related to the historic streetscape.

Alteration/Additions

If alterations and additions are made to the front facade, initiatives should be made to blend the facade more harmoniously with the historic residential style and scale of Waterloo Street.

ESSO AND SHELL GAS STATIONS

The Esso and Shell gas stations are quite different in terms of use, layout and style from the surrounding historic and residential streetscapes. The building policies are as follows:

Style The prevailing gas station building style is considered acceptable. The heritage plan does not infer the gas stations should become "historic" in appearance. Alterations and additions may be in the prevailing corporate style.

New Building

Where new buildings or major redevelopment are considered for the site, the building policies in subsection 4.5 shall be followed where they are appropriate.

Fencing & Landscaping

An important visual feature that should be initiated between the gas station and the adjoining residential areas is fencing and landscaping. Every effort should be made to introduce trees and shrubs to blend the gas stations visual presence with the heritage district.

ST. JOSEPH'S HEALTH CARE LONDON

The Health Centre parking garage is located outside but adjacent to the northwest corner of the heritage district facing Wellington Street. The hospital corporation also owns three lots south on Wellington Street, which are in reserve for future health care requirements. The existing 4-storey parking garage is a large and utilitarian structure that has little architectural relationship to the residential scale and heritage character across the street.

To nurture a more harmonious visual presence of the present parking garage, the development policies are as follows:

Existing Multi-Storey Parking Garage

It is assumed that this building will remain. To visually lessen its size and the impact of the lights on at night time, landscaping should be introduced on the City-owned boulevard front. The landscape treatment should introduce a tall background of coniferous trees that have year-round foliage, with a forefront of medium height plantings in scale with typical front yard residential plants found in the district. Implementation of the landscaping should be discussed between the municipality and St. Joseph's Health Care London.

Redevelopment of Three Lots

The Plan assumes and accepts that the three lots, one lot with a small house, on Wellington Street south of the multi-storey parking garage will be redeveloped. It is critical that the street massing and facade of such new development be compatible in scale, height and building character with the older residences on Wellington Street. Although the use may not be residential, the appearance should not visually weaken the residential context. This could be achieved by breaking the visual mass of the building into smaller components, with a varied roof line and some variety of materials. The policies outlined in Section 4.5 New Building will apply.

5. STREETScape POLICIES

5.1 INTRODUCTION

Provincial guidelines for heritage conservation districts emphasize that conservation should not only address buildings but other features that help define the special character of a district. The guidelines interpret character as an aggregate of such features. In the background study for the Bishop Hellmuth heritage district these other character defining features included the beautiful treed streetscapes with their wide boulevards and overhead canopies. Other features, such as street lights, signs and pedestrian amenities, were also noted. The network of back lanes that take parked vehicles and driveways off the streets were noted too as important to the creation of a special urban character. Accordingly, policies have been prepared to conserve and enhance the streetscape features of the heritage district. When changes and improvements are considered by the City, they shall be reviewed by the LACH for compliance with the policies and approved by City Council. Including these policies in the plan does not imply that the policy directives will be carried out immediately. They do infer, however, that consideration will be given to the proposals when such features are replaced or upgraded in due course. The underlying intent of the proposals is to enhance the heritage character of the district.

5.2 STREET TREES

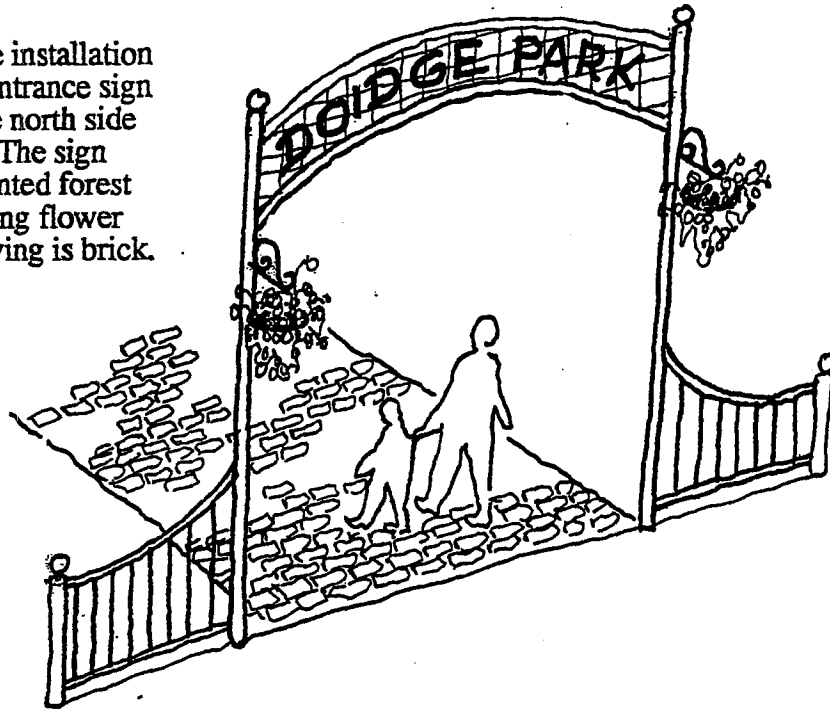
A distinguishing feature of the district is the large and mature street trees that form a continuous overhead canopy along the streets. They provide summer shade, winter wind protection and visual cohesion to the streetscape. The wide street boulevards on Wellington, Waterloo, Grosvenor and St. James Streets have enabled a healthy treescape to develop and, to a lesser degree, on the narrower Hellmuth Avenue as well. Many boulevards are 15 feet wide, providing plenty of root growth area, moisture and road salt protection. The tree age and species are mixed, with a predominance of mid-age maple cultivars. The street tree policies are as follows:

Guidelines

The Tree Policy Guideline for Home Owners, published by the City of London, should be promoted and sent to all property owners as part of the Plan's implementation program in Section #7.

PROPOSED SIGNAGE & LIGHTING

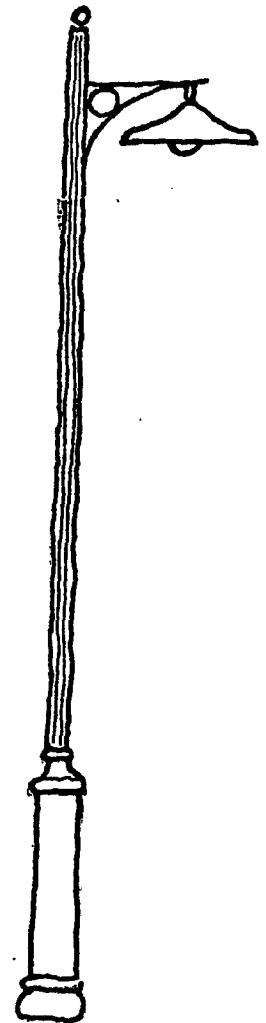
The plan proposes the installation of a traditional park entrance sign to Doidge Park on the north side of Grosvenor Street. The sign structure is metal, painted forest green, with two hanging flower baskets. The path paving is brick.



Over time, the plan proposes the installation of metal period street lights that would have been found in old neighbourhoods such as Bishop Hellmuth. The lights would enhance the heritage character of the district.



To identify the Bishop Hellmuth heritage district, the plan proposes the installation of custom street signs similar to the Woodfield heritage district. An image of Bishop Hellmuth could be placed on the top of the sign.



Survey

A comprehensive survey should be undertaken to determine the maintenance and replacement needs of the heritage district.

Replacement

Replacement of trees shortly following their demise is a priority. Old and diseased trees should be removed and replaced with a diversity of new and native trees that maintains a visual landscape continuity to the streetscapes.

5.2 STREET SIGNS

Street signs are an important visual feature in the district. They provide an opportunity to further define and coordinate the area as a special and distinctive place. Custom street signs have successfully been installed in the East Woodfield Heritage District with the inclusion of "1840 Historic Woodfield" wording. It is considered appropriate to use similar signs in the Bishop Hellmuth heritage district. The street sign policies are as follows:

Signs Custom street signs should be installed to identify the presence of a special historic area of the city.

Wording

The custom street signs should include the wording, "Bishop Hellmuth Heritage District" or similar.

Design

The design should follow the East Woodfield Heritage District format, but the accent colour should be dark green.

5.4 STREET LIGHTS

Like street signs, lights are important visual features in the heritage district. They also provide an opportunity to further define and coordinate the district as a special and distinctive place. Historically, London Council contracted for electrical street lights to replace gas lighting in 1889. The present lights are modern and functional. The street light policies are as follows:

Period Lights

Consideration should be given to installing new period style lights in the future.

Style The light style could duplicate the early 20th century electric light fixtures that once prevailed in the area.

Implementation

Funding and installation of period street lights would be achieved by local community fund raising initiatives and/or tax levies.

5.5 BACK LANES

A late 19th century town planning feature found in the Bishop Hellmuth district is a network of back lanes. This enabled narrow lots, largely covered by houses at the front and with stabling, now garages, at the rear. As a consequence, there are fewer front driveways and parked vehicles and more trees and gardens on the street side. This has enabled a beautiful park-like and pedestrian character in the heritage district. However, most back lanes are in a neglected state of repair. Most are gravel, pot-holed and overgrown. Security is a real concern. The back lane policies are as follows:

Governance

The governance of the back lanes between the City and property owners should be established as a necessary first step to their repair and improvement.

Name The back lanes should be given names in the same manner as the streets.

Security

Public street lights should be installed to improve security.

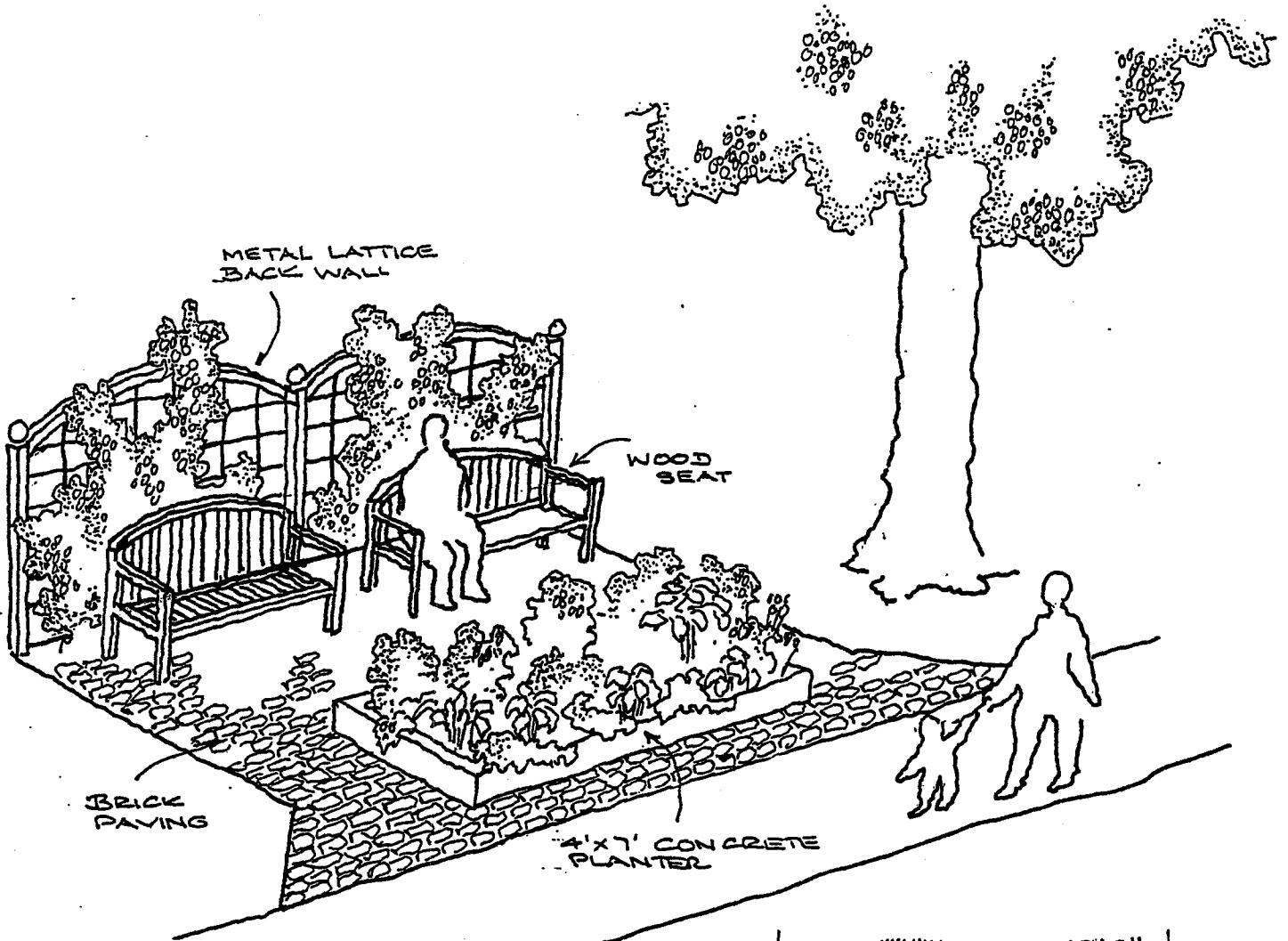
Design

Design guidelines should be established for fences and landscaping in the back lanes.

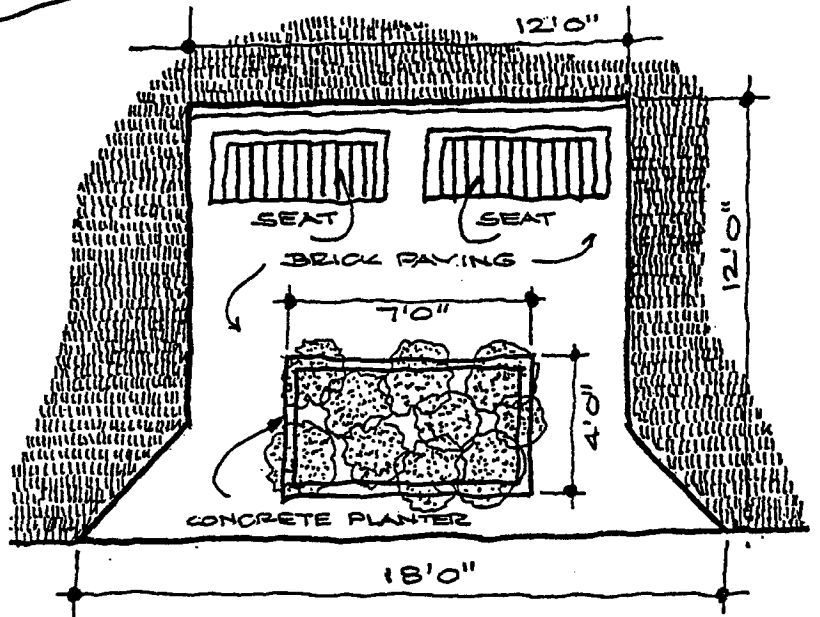
Funding

Funding to improve the back lanes could include a number of options from wholly property owner funded to a shared property owner / City formula.

PROPOSED POCKET PARKS



The plan proposes the installation of four small pocket parks within the street allowance of the heritage district. The district is enjoyed particularly by walkers. The pocket parks provide an opportunity to sit and socialize within an attractive landscape setting. The maintenance of the flowering plants could be carried out by gardening members of the Hellmuth St. James Community Association.



Historic Buildings

Historic barns, coach houses and garages should be conserved.

5.6 PARKS

There are no parks, in the conventional sense, in the heritage district. However, the broad tree-lined streets edged with historic houses, porches and gardens, create beautiful linear parks enjoyed by residents, senior citizens and apartment dwellers for walking. The intent of the plan is to enhance the lineal streetscape parks through the following policies:

Pocket Parks Installation of pocket parks should be considered within the street allowance at the following locations:

- north side of St. James Street beside St. John's Church
- east side of Waterloo Street beside the Extendicare home
- north side of Oxford Street East beside St. James' Church
- east side of Waterloo Street beside St. George's Public School

Design • The design should include seating and period landscaping.

Doidge Park Entrance

- The entrance to Doidge Park on the north side of Grosvenor Street should be beautified, including paving, traditional metal entrance arch with park name and period landscaping.

5.7 CAR PARKING

It was beyond the scope of this study to research the adequacy of car parking in the district although, from discussion with the Steering Committee, it was suggested that car parking, both private and on-street, was adequately provided. The main problem is the visual intrusion of private car parks for businesses and institutions on the residential character of the heritage district. To address this problem, the car parking policies are as follows:

Front Yards

Paving over front yards for car parking is strongly discouraged. This destroys the landscape integrity of the historic streetscape.

Landscape Buffers

Where car parks are established to the side or rear of a building, landscape buffers should be planted to visually screen the parked cars.

6. WORK REQUIRING APPROVAL

6.1 INTRODUCTION

Section 42, Part V, of the Ontario Heritage act states the following:

"When a by-law has been passed under Section 41, no person shall in the area defined in the by-law erect, demolish or remove any building or structure, or alter the external portions thereof, without a permit therefore issued by the council of the municipality."

The act interprets "alter" as "change in any manner and includes to restore, renovate, repair or disturb." In practical terms, to implement Section 42 it has become common practice to interpret work on a building in the heritage district as that requiring a building permit from the municipality. In addition, exceptional building features that help define the heritage character of a district may be included. In the Bishop Hellmuth heritage district, these include building gables, porches and stained glass. Public streetscape features also define the heritage character, including street lights, signs, trees, landscaping and car parking. These also require a building permit and/or approval by City Council as advised by the LACH in accordance with the policies of the plan.

A large amount of building work that is typically carried out in a heritage district, however, does not require a building permit or heritage approval. This includes re-shingling, new energy-efficient windows, painting and non-structural porch repairs. While small, they do nevertheless, over time, collectively impact the character of the heritage district. To help ensure such work complements the goals of conservation, voluntary conservation guidelines have been prepared to assist property owners.

Conservation workshops and newsletters are also initiatives recommended to be undertaken. The chart which follows shows work typically carried out in a heritage district that requires or does not require a building permit, a Heritage Alteration Permit Application and City Council approval.

WORK REQUIRING APPROVAL

TYPE OF BUILDING WORK	BUILDING PERMIT REQUIRED	HERITAGE ALTERATION PERMIT APPLICATION	GUIDELINE
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MAJOR

Major Alterations	yes	yes	yes
New Building	yes	yes	yes
Additions	yes	yes	yes
Conversions	yes	yes	yes

MINOR

Maintenance	no	no	yes
Painting	no	no	yes
Siding	no	no	yes
Re-roofing	no	no	yes
Eavestroughs	no	no	yes
Soffits & Fascias	no	no	yes
Replacement Windows (non-structural)	no	yes	yes
Replacement Doors (non-structural)	no	yes	yes
Shutters	no	no	yes
Decorative Trim	no	no	yes

EXCEPTIONAL FEATURES

Verandah Changes	maybe	yes	yes
Roof Gable Changes	maybe	yes	yes
Stained Glass Changes	maybe	yes	yes

STREETSCAPE IMPROVEMENTS BY CITY

All changes to public streetscapes, including street signs, lighting, trees, parks and back lanes, require approval by City Council as advised by The LACH in accordance with the streetscape policies.

7. IMPLEMENTATION

7.1 ROLE OF THE LACH & HERITAGE PLANNER

The LACH (London Advisory Committee on Heritage) and the City's heritage planner are key to the successful implementation of the Bishop Hellmuth heritage conservation district plan. Their roles are two-fold: firstly, to be an advocate and source of practical information for conservation. To achieve this, the plan and the conservation guidelines that accompany the plan, and advice in general, should be made available to property owners. Secondly, their role is to administer the Heritage Alteration Permit Application for City Council as required by the Ontario Heritage Act.

7.2 ROLE OF THE HELLMUTH-ST. JAMES COMMUNITY ASSOCIATION

The Hellmuth St. James Community Association is a well established association with a broad cross-section of membership in the area and a duly elected executive. They represent the community on a broad range of subjects including development proposals, traffic problems and tree replacement. Their role in assisting the planning process for the heritage plan has been invaluable, particularly in informing residents of meetings and the plan's purpose. It is considered important that the Association be involved in the ongoing implementation of the plan. This should be achieved by a formal meeting and understanding with the Heritage Planner and Planning Administrator (Policy).

7.3 MONITORING THE PLAN

The Plan and Guidelines are not static documents, but should be continually monitored and improved through periodic changes. General activity within the heritage district should be monitored by the heritage planner and a status report presented to the LACH every three years, or as special circumstances arise. Periodic amendments to the plan with public input and review is to be expected. The Hellmuth St. James Community Association should be involved in the review process. The intent of amendments is to strengthen the goals stated in Section 3.

7.4 FUNDING ASSISTANCE

The City of London makes available grants to owners of buildings or structures that are individually designated or are part of heritage conservation districts throughout the city. Funding is provided through the London Endowment for Heritage Fund. The grant amount is based on the individual project and its needs and the status of the fund at the time. Inquiries are made to the heritage planner, who will provide assistance.

7.5 PROMOTING HERITAGE CONSERVATION

Education and community awareness of sound heritage conservation are considered essential initiatives in implementing the Bishop Hellmuth Heritage Conservation District Plan. To promote the plan, the following should be undertaken:

Guidelines Distribution

The guidelines are written and illustrated to provide practical and useful information on the principles of conservation. They should be printed and distributed to all property owners in the district at the earliest opportunity following approval of the plan by the OMB (Ontario Municipal Board).

Newsletter

An annual newsletter should be sent to all residents, businesses, real estate agents, schools and churches of the area, updating them on heritage activities in the district and the annual conservation workshop. This could be achieved jointly by the City's heritage planner and the Hellmuth-St. James Community Association.

Workshops

An annual workshop should be held on heritage conservation where residents can come and ask questions and get practical information on conservation. This could be organized jointly by the City's heritage planner and the Hellmuth-St. James Community Association.

7.6

5-YEAR ACTION PLAN

The following is a proposed 5-year action plan for implementing the recommendations of the Plan.

- YEAR 2001 Plan - send out to all homeowners upon approval by the OMB.
Conservation Guidelines - send out to homeowners.
Fall Newsletter
- YEAR 2002 Spring Newsletter
Spring Conservation Workshop
Conservation Guidelines - send out to homeowners.
Street Tree Guideline - send out to homeowners.
Custom Street Signs -
 Discuss with City installation of heritage street signs.
 Plan to install in the fall with street celebration.
Pocket Park #1 -
 Discuss with City installation of sample pocket park.
 Liase with City Parks for design and upkeep.
Back Lanes
 Appoint committee to initiate discussion with City on governance,
 upgrading and on-going maintenance.
- YEAR 2003
Spring Newsletter
Spring Conservation Workshop
Street Tree Guideline - send out to homeowners.
Conservation Guidelines - send out to homeowners.
Pocket Park #2 -
 Discuss with City installation of second pocket park.
 Liase with City Parks for design and upkeep.
Street Lights
 Discuss with City installation of heritage street lights on first two
 streets.
Doidge Park Entrance
 Discuss with City installation of heritage sign to Doidge Park.
 install in the fall with street celebration.
Back Lane #1
 select lane #1 for upgrading and ongoing maintenance.
- YEAR 2004
Spring Newsletter
Spring Conservation Workshop
Street Tree Guideline - send out to homeowners.
Conservation Guidelines - send out to homeowners.
Pocket Park #3
 Discuss with City installation of third pocket park.
 Liase with City Parks for design and upkeep.
Street Lights - install heritage street lights on first two streets.
Back Lane #2
 Select back lane #2 for upgrading and ongoing maintenance

YEAR 2005

Spring Newsletter
Spring Conservation Workshop
Street Tree Guideline - send out to homeowners.
Conservation Guidelines - send out to homeowners.
Pocket Park #4
 Discuss with City installation of fourth pocket park.
 Liase with City Parks for design and upkeep.
Street Lights - install heritage street lights on second two streets.
Back Lanes #3
 Select back #3 lane for upgrading and ongoing maintenance

YEAR 2005

Spring Newsletter
Spring Conservation Workshop
Street Tree Guideline - send out to homeowners.
Conservation Guidelines - send out to homeowners.
Pocket Park #4
Street Lights - install heritage street lights on second two streets
Back Lanes #3
 select third back lane for upgrading and ongoing maintenance

YEAR 2006

Spring Newsletter
Spring Conservation Workshop
Street Tree Guideline - send out to homeowners.
Conservation Guidelines - send out to homeowners.
Street Lights - install heritage street lights on third two streets.
Back Lane #4
 Select back lane #4 for upgrading and ongoing maintenance.

YEAR 2007 & ONGOING

Spring Newsletter
Spring Conservation Workshops
Street Tree Guideline - send out to homeowners.
Conservation Guidelines - send out to homeowners.
Pocket Parks - complete.
Street Lights - complete.
Back Lane Upgrading - complete.