



# BISHOP HELLMUTH COMMUNITY ASSOCIATION

*A member of the Urban League of London*

WINTER 2012



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## It's that wonderful time of year again...

Thank you for taking the time to read our newsletter - We hope you find it helpful and informative.

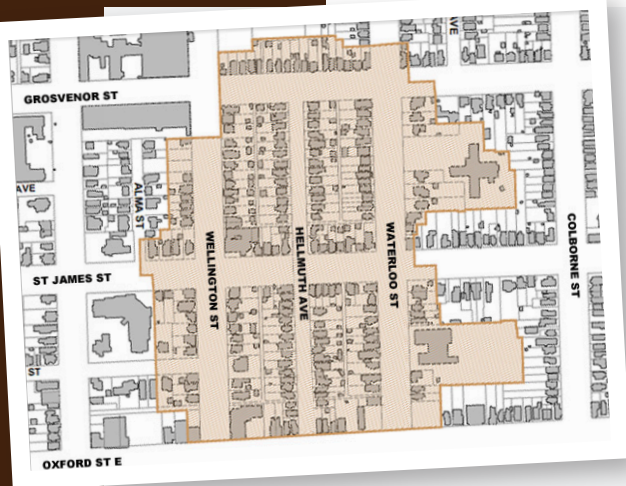
Now is the time of year when we focus on the festive season with friends, family and neighbours. The Bishop Hellmuth Heritage District looks forward to making plans for the future. The accent is on positivity... let's keep it going throughout 2013.

It just takes each one of us to commit to build and promote a sense of friendly association and community involvement

throughout BHCA; preserve and reinforce our neighborhood's cultural and economic diversity, historic character, beauty and architecture; and insure our community's constructive participation in City Hall's process. Let's make our district even better!



Wishing you a safe, prosperous and happy New Year, from the BHCA board.



The Bishop Hellmuth Heritage Conservation District

## Welcome to the Bishop Hellmuth Heritage Conservation District

The boundaries of the Heritage Conservation District are below, but our community extends into the heritage neighbourhoods around us:

- Grosvenor St: 272-340 (Both sides)
- Hellmuth Avenue: All
- Oxford Street: 280-316 (North side)
- St. James Street: 250-340
- Sydenham Street: 259-270
- Wellington St: 765-870 (Both sides)
- Waterloo St: 754-879 (Both sides)

Our community is a rather special place to live with around 200 homes. We are all committed to a common cause, working together to ensure that we continue to look after the Bishop Hellmuth Heritage District for ourselves and future generations.

## Subscribe to our email newsletter

SUBSCRIBE ONLINE, OR BY EMAIL – DETAILS ON PAGE 4

# What is a Heritage Conservation District?

A Heritage Conservation District (HCD) is an area recognized by the municipality and province as having heritage value, and is recognized by the Ontario Heritage Act. This Act provides for the protection and enhancement of groups of properties of heritage value to the community. As such, an HCD maintains the architectural integrity of a neighbourhood and helps maintain property and cultural value.

## QUESTIONS ABOUT RENOVATIONS OR ALTERATIONS?

### DO I NEED A PERMIT?

If you are a property owner in the HCD and are considering any exterior renovations or repairs (even minor) remember to get your 'no fee' Heritage Alteration Permit before you start to avoid delays or a 'stop work' order!

Call Don Menard (City Hall) at 519-661-2500 Ext.0267 or [dmenard@london.ca](mailto:dmenard@london.ca)



*The Bishop Hellmuth Community Association works to advance the interests of our heritage neighbourhood. Our activities include maintaining our heritage characteristics, interacting with city planners and property developers, as well as planning social and community events.*

## Shell Gas Station and 775, 777 Waterloo Street

During a routine site environmental check following a site redevelopment in 2005 Shell discovered the presence of underground hydrocarbons (oil products) that had been spilled or leaked over an undetermined period of time under the site.

A remediation system and a series of testing wells were installed on their property as well as 775 and 777 Waterloo Street that saw contaminated groundwater and soil vapors from the site being removed by suction. Shell's environmental consultants confirm that the system is "operating within design parameters" and that it is "unlikely that the soil and groundwater impacts identified within the study area pose an unacceptable risk for vapour intrusion into buildings at 775 and 777 Waterloo Street."

775 and 777 Waterloo are currently owned by Shell but are under an offer for purchase, that sale potentially being completed early January.



Shell reports the conditions continue to improve and levels of hydrocarbons that they are sampling are reducing. Their operation will continue and they will keep us updated. Watch our website or subscribe to our email newsletter for updates.

## USEFUL CONTACTS

### Who should you contact for what?

Concerns about noise, vandalism or unruly behaviour? Call the police non-emergency line at 519-661-5670.

If there are persistent ongoing problems (noise, property damage, petty theft) call the Police COR Unit at 519-661-5983 or on duty COR cell at 519-933-1502. You can also call Glenn Matthews who is the housing mediation officer for Western and Fanshawe at 519-661-3787 if there are Student Housing problems.

By-law issues? Illegal parking, garbage or other property standards? Call the City By-Law office at 519-661-4960 (Business hours) or 519-661-4965 for after-hours.

Animal Issues? Animal care and control at 519-685-1330 (Business hours) or 519-685-1640 for after-hours.

Full contact listing on:

[www.bishophellmuth.org/site/community-contact-info/](http://www.bishophellmuth.org/site/community-contact-info/)

# Canada Day Celebrations



This year the neighbourhood had another great Canada Day celebration with lots of fun and spirit. Many thanks to the White Family who have hosted this event for many years! They have done everything to make it the outstanding event of our summer calendar. The Whites and their team are taking a well-deserved rest and we thank them for their tremendous efforts in making this such a memorable day for local families. Thanks also to all of the other volunteers and helpers that have made this such a great event!

The community will need to consider how and where to hold our local celebrations on Canada Day next year. You can help! You can rise to the challenge of volunteering in the interests of your community. If you can help in any way please contact us.



## THANK YOU

There are so many people who deserve our heartfelt thanks for the work they have done to preserve the Bishop Hellmuth Heritage District. Without their input over the years, this area would not be what it is today. Each and every one of them has given their time and skills voluntarily for the benefit of all in the district.

The past (and present) board believe in a set of principles that underpins the best in heritage district planning and protection. They worked together with the community to look after our environment and preserve the best of it for the neighbourhood. They are passionate about the area they live in and are determined to leave it in the best possible condition for future generations.

**A gratitude of thanks to all!**

### Past Chair

Mari Parks

### Past Secretary / Treasurer

Sheila Simpson

### Historical Advisor

Nancy Tausky

### Past Legal Resource

Peter Dillon

### Urban League Rep.

Marlyn Loft

### Past LACH Sub-Committee Chair

Craile Barre

### Previous members at Large

Stephen Barre

Tom Bourne

Nicholas Callender

John Dickinson

Kylene Dube

Susan Gibson

Tina Kane-Callender

Laura Kaufman

Sue Kime

Anita Kothari

Caroline Leishman

Marlyn Loft

Scott MacDougall-Shackleton

Wendy Magrath

Helen Poole

Hans Schreff

Jennifer Thompson

Neville Thompson

Sally Vernon

Mike White

## Future Development at Oxford and Waterloo

We were all saddened to lose a heritage home from our neighbourhood in the past year. The home at 764 Waterloo had been boarded up for years, and the owner petitioned the city for a demolition permit. Unfortunately our community was not notified early enough to explore options or develop an opposition to demolition. Since that time, the City will now notify communities of demolition permit applications in Heritage Conservation Districts, but it was too late for the house at 764. Strangely, despite the lengthy notice requirements for rezoning there were very few requirements for demolition.

This appears to be a sad case of demolition by neglect, which happens to many heritage buildings if communities are not alert (see the excellent news article on this topic on our web site). If heritage homes are not maintained, then businesses can claim they are too expensive to repair. It is important that our community stays alert for this property development strategy.

More recently, there is an application to re-zone the properties of 754, 756 Waterloo, and 354 Oxford. The application is to rezone to allow development of a pharmacy business without a drive-through (application OZ-8121; see our website for details). Please make your opinions known to the City Planner on this topic. Many of us think this type of business would be a very good fit, but if we do not voice our opinions the building permit could very well end up approving an unattractive "big-box" design. The Community Association will be working to insist that a new building on this site includes details consistent with a heritage neighbourhood. When Shell redeveloped their property we had great success with them including a peaked and gabled roof on the building and extensive landscaping. We will seek similar design features on the new building, but we need many voices to be heard.

## E-MAIL NEWSLETTER



BISHOP HELLMUTH  
COMMUNITY ASSOCIATION  
A member of the Urban League of London

NEWSLETTER FROM THE BISHOP HELLMUTH COMMUNITY ASSOCIATION - 2012

### REMEMBER...

subscribe to our e-mail newsletter\* and keep abreast of all that's happening locally...

Sign up online at  
[www.bishophellmuth.org/site/newsletter/](http://www.bishophellmuth.org/site/newsletter/)

## Block Contacts

The BHCA is seeking help in disseminating and collecting information for the community. We would like to have a contact for each block of the Heritage District. If you are interested in this please let us know at [info@bishophellmuth.org](mailto:info@bishophellmuth.org)

# Annual General Meeting

For many years our Community Association has met on an ad hoc basis to deal with concerns as they arose. Starting this year, we have begun an Annual General Meeting. Over 40 members of our community attended on April 27, 2012 for a pizza social and our first AGM. At this meeting our new board was nominated:

Nicholas Callender  
Tim Cobban  
John Dickinson  
Daniel Hertzman  
Tina Kane-Callender  
Marlyn Loft (Urban League rep)  
Scott MacDougall-Shackleton  
Past-chair: Mari Parks

We discussed the history and future of the community association, and the need for our association to be prepared to deal with problems before they come up. The demolition of a heritage home on Waterloo St. last year happened too quickly for us to organize ourselves and we agreed we need to be ready to respond to any situations that arise. We also noted at the AGM that we'd had many successes, including changes by City Hall on how they will notify residents of demolition permit applications, and also on Shell rebuilding the gateway sign on the corner of Oxford and Waterloo St. We also have an active web page and Facebook page. Let's keep the community spirit rolling!

## ANNOUNCEMENT – 40TH GERANIUM HERITAGE HOUSE TOUR

**The 40th Geranium Heritage House Tour of the of the Architectural Conservancy of Ontario, London Region will take place on Sunday June 2 and will include the Bishop Hellmuth area. More details will follow later**

## Keeping the flame alive

We must protect and preserve our own homes, keep a look-out for development plans that could all too easily spoil everything and challenge those who fail to appreciate the value of what has been left by those who have gone before us. It is not by chance that we live in such a desirable neighbourhood.

### CHALLENGES

We need to walk a mile in another person's shoes before we can truly appreciate what we have. We have all seen beautiful heritage buildings being bulldozed, because no-one looked after them properly when they needed

it most. Sometimes we can level the blame at the authorities, which claim to have no budgets for preserving the best of our past, yet fund big business development plans, which do not always conform to pleasing aesthetic design or take into consideration environmental or social responsibilities. There are many challenges, but in the Bishop Hellmuth Heritage District we take them aboard and we do the best that we can. We are determined to leave behind an imprint of our heritage that we can be proud of...

We have a vision of the future based on the best of the past.

## DID YOU KNOW?



Opened in September, 1865, The Hellmuth Boys' College, was located in the blocks bounded by Grosvenor, Waterloo, Wellington and St. James Streets. The College with its ten acre grounds included a cricket field, gymnasium, and five's court. The founder was Dean Isaac Hellmuth, who later became second Bishop of the Diocese of Huron. When the college failed, Bishop Hellmuth converted it into Western University in 1881 hoping to offer faculties in Divinity, the Arts, Law and Medicine. The college, in need of repair was occupied briefly but the faculties survived and grew into the University of Western Ontario.



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## A message from our Councillor



In Ward 6, our community associations are critical to the strength of our neighborhoods so I'm very pleased to

participate in the Bishop Hellmuth Community Association newsletter. I welcome the opportunity to offer a few comments as your City Councillor. Planning issues are always important to maintaining integrity in neighborhoods, particularly in Old North. One "wrong decision" can

lead to a chain of problems that can last for years. After a year on Community Services Committee, I am back on the Planning Committee for this year.

Hopefully I will be able to offer some insight and good advice in this area. We are also approaching budget season. There is some concern about how we have approached the budget over the last couple of years and the single-minded focus on zero. I'd love to hear your thoughts about this as we enter deliberations for 2013.

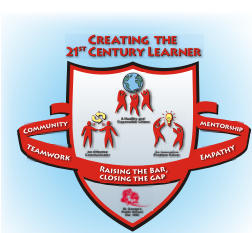
The only way to reach a legitimate zero is to make permanent operational cuts to the budget and not simply use

one-time money and reserve funds to get there. Eventually we'll have to have much higher tax increases to cover what has not been permanently removed from the budget. It will be an interesting few months. If you have any concerns or ideas, please contact my office at 519-432-1100 or email at [nancy@nanbran.com](mailto:nancy@nanbran.com). Lamise and I are happy to try to resolve any of your issues.

**I hope everyone has a wonderful and safe holiday season with family and friends!**

Nancy Branscombe

## A message from St. George's Public School



Well before the Canada's Confederation, St. George's Public School was built in 1852 as a log cabin on Kent Street. This school

represented one of the original four wards - St. David's, St. Andrew's, St. Patrick's and St. George's - and was London's most northerly school.

Our city grew until the population had expanded out to Oxford Street, with St. James St. still just a well travelled cow path. Determined parents didn't want to take their children all the way into town to what had evolved as the Union School, a four-room building with one class for each of the wards. They finally convinced

City Council to purchase our current property on Waterloo St. and a two-room school was built to look after our own students in what is now Old North.

The rich history of our school is embedded in all we do. We have enjoyed outstanding community support for the emotional needs of our students and staff, and for supplies and services that enrich our children's lives. Now we have just under 200 students, including 25 students with special needs who flourish in our Developmental Education program. We provide full-day kindergarten and a full array of academics, arts and sports to our students through to grade 8. With outstanding community support we have the best library collection anywhere, excellent computer technology and a SmartBoard in every classroom.

Opportunity abounds in our school.

At 105 years, we have the oldest Home and School Association in Ontario. Our School Council is much newer, but plays an integral role in supporting our school during these complex times. Team U-Knighted is a parent designed vehicle for developing student leadership and empathy. Parent support is wonderful and particularly strong during difficult times.

**We are proud to be part of this outstanding community and we wish the Bishop Hellmuth Community Association continued success in preserving our history and heritage.**

David Ennis, Principal

[More messages and membership form >](#)



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## A message from Extencicare

### Season's Greetings on behalf of your neighbours at Extencicare!

Being a good neighbour is important to us and we are proud to be included in this community. We have had a busy season with social gatherings and entertainment in our Home. On December 4th, at our Resident and Family Christmas Party, in addition to our 170 residents, we had 110 guests and a healthy portion of our 200+ staff members plus this was all topped

with a choir, a quintet and a 3-piece accordion band. Thank you to all of the residents of the neighbourhood for your patience with the increased traffic and parking when we host events.

We have recently added more book shelves to our library. Some of our residents rifle through several novels per week! If you have any gently used fiction or non-fiction books that you would like to recycle, please contact me at [jaucoin@extencicare.com](mailto:jaucoin@extencicare.com).

We are also always looking for volunteers. The time commitment is flexible. If you are interested in volunteering, drop in and pick up an application form from reception.

Janet Aucoin, Social Worker  
Extencicare London

**EXTENCICARE**<sup>®</sup>

## BHCA Membership Form

Please show your support for your community and its future with a membership to BHCA which enables the Association to:

- Send out newsletters and allows BHCA to keep the community informed via the website  
- [www.bishophellmuth.org](http://www.bishophellmuth.org)
- Invest in social events and community activities
- Deal with community issues that may arise
- Maintain our heritage characteristics, zoning and development, tenant behaviour, St. Joseph's Hospital, traffic, boulevard trees, the lanes and more
- Provide BHCA with a membership to Urban League of London

Household membership fee for one year: \$20

*Please print*

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Post Code: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Email\*: \_\_\_\_\_

Please make cheque payable to: Bishop Hellmuth Community Association  
(Mail or drop off cheques to 779 Waterloo Street N6A 3W5 or 802 Hellmuth Street N6A 3T7)

\*(Used only for community communications)