

GETTING WORK DONE

During the process of assessing the District each house received a ranking based on the degree to which the building has been preserved and how much it contributes to the streetscape and neighbourhood. Well-preserved examples of specific styles rated an "A" or a "B". Those that have been altered rated a "C," and buildings with irreversible alterations and those that had been recently constructed were given a "D." A building's ranking will aid in the determination of its eligibility for assistance and defines the level of review.

Contact the City of London Heritage Planner or check the Old East Heritage District Conservation Plan or the City of London website to determine the ranking for your property. Then use the chart below to determine if an alteration permit is required.

TYPE OF WORK	Heritage Alteration Permit Required			
	Building Ranking			
Major Projects	A	B, C	D	Guidelines
New Buildings	Yes	Yes	Yes	Yes
Additions visible from street	Yes	Yes	No	Yes
Conversions involving exterior alterations	Yes	Yes	No	Yes
Major alterations to street facade(s)	Yes	Yes	No	Yes
Additions not visible from street	No	No	No	No
Interior renovations	No	No	No	No
Minor Projects (Street Facing Façade)	A	B, C	D	Guidelines
Window removal, replacement or addition	Yes	Yes	No	Yes
Shutter removal or replacement	Yes	Yes	No	Yes
Door removal, replacement or addition	Yes	Yes	No	Yes
Decorative trim removal or replacement	Yes	Yes	No	Yes
Porch/verandah replacement, removal, addition	Yes	Yes	No	Yes
Re-roofing with different materials	Yes	Yes	No	Yes
Removal of chimneys	Yes	Yes	No	Yes
Removal or installation of cladding and siding	Yes	Yes	No	Yes
Painting previously unpainted brick	Yes	Yes	No	Yes
Soffit, fascia and bracket replacement	No	No	No	Yes
Re-roofing with same materials	No	No	No	No
Eavestrough replacement	No	No	No	Yes
Painting of wood, trim	No	No	No	Yes
Other maintenance and repair	No	No	No	No

Shaded areas require *London's Advisory Committee on Heritage (LACH)* review and approval

Where to Get Help

Advice:

Contact the City of London Heritage Planner (661-2500 ext. 0267) for advice or information regarding the Heritage District approvals process. Also check the City of London website at www.london.ca or contact the Old East Village Community Association.

Publications:

- Old East Heritage Conservation District Study - Phase 1 Report
- Old East Heritage Conservation District Plan
- Old East Heritage Conservation District Guidelines
- East Woodfield Heritage District Conservation Plan & Design Guidelines
- Bishop Hellmuth Heritage District Conservation Plan & Design Guidelines

Grants:

Owners of properties within a designated conservation district may be eligible for grants from the London Endowment for Heritage Fund for work that conserves and/or restores heritage features of the property.

Applications for these grants are submitted to the Heritage Planner at the City of London Planning Department. The application criteria and form is available from the Heritage Planner or on the London Community Foundations website at:

www.lcf.on.ca/grants/grantsLEHF.php



OLD EAST

Homeowner's Heritage Guide



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The Forest City

What is a Heritage District?

A heritage district is a part of a community that shares both a common development history and a series of architectural and landscape features.

The *Old East Heritage Conservation District (OEHCD)* is the oldest residential area in London East. It developed primarily between the 1860s to the 1920s and contains well-preserved representative architectural styles from that period. In the beginning the area was home to artisans and skilled labourers working for the railways and the oil refineries. Later residents found jobs in the factories that moved to London East after 1900, as well as in the retail shops on Dundas Street. A majority of the homes in the district were built by independent contractors, many of whom lived in the neighbourhood. They utilized the popular building materials of the day including stained glass, pre-cast concrete, red brick and decorative mill-work.

Notable characteristics of the District are its tree-lined streets and boulevards, the many porches, and its attractive and intimate streetscape resulting from generally narrow lots, smaller one to two storey dwellings placed close to the streets, and consistent and recognizable materials and details.



HERITAGE CONSERVATION GUIDELINES



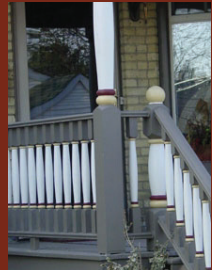
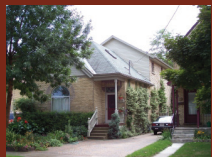
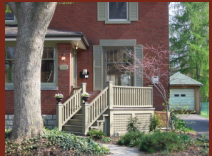
The goal of a heritage conservation district is to preserve as much of the community fabric, both built and natural, as possible from the time of its development. To achieve this, a series of *Heritage Conservation Guidelines* have been developed. Their main focus is the retention of the original street facades of the district's period homes. Features including original doors and windows, porches, stained glass and decorative mill work are the main heritage attributes of the area. Maintaining and restoring these elements is a priority of the guidelines.



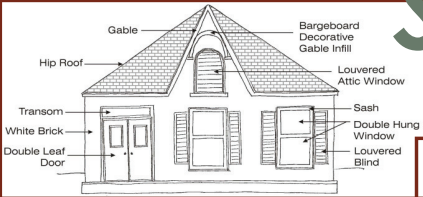
All heritage attributes visible from the street are now protected by the district designation, and most alterations will require a *Heritage Alteration Permit* from the city.

Things To Do:

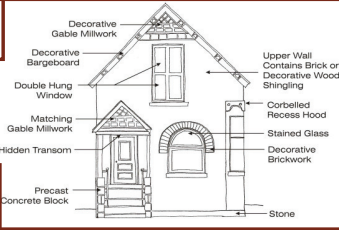
- Research the original appearance of the building to determine "authentic limits" of restoration or alteration.
- Seek similar properties (same age, same design, same builder) for evidence of details that may still exist as samples for reconstruction.
- "Restore" wherever possible rather than "replace" particularly for features such as windows, doors, porches and decorative trim.
- Maintain and repair the heritage features and material of your home and seek out sources of salvaged heritage pieces such as doors and windows, if replacement is necessary.
- Locate additions away from the principal facade.
- Use appropriate style, scale and materials for additions or alterations.
- When necessary, new doors and windows should be of similar style, orientation and proportion as the original.
- Document major restorations and alterations in writing and/or photos to provide a historical record of changes.



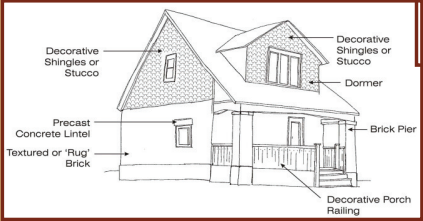
KEY ARCHITECTURAL STYLES & FEATURES



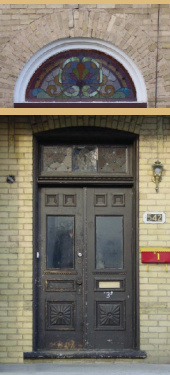
Ontario Cottage



Queen Anne



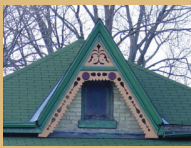
Vernacular



Doors & Windows



Front Porches



Decorative Trim

Things To Avoid:

- Removing, cladding or obscuring architectural details and original materials when undertaking alterations and additions.
- Blocking up or removing original door and window locations.
- Making irreversible changes to the original construction.
- Replacing original details and materials with poor reproductions or plastic and vinyl materials.

For detailed conservation maintenance and design guidelines please refer to the Old East Heritage Conservation District Plan and Guidelines.