



# Proposed Adaptive Reuse of Kingsmill Building

by Kingsmill and Fanshawe College



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Artist's Concept Only



Artist's Concept Only



T/O PENTHOUSE 98'-6"

T/O TYP. ROOF 89'-6"

T/O 6TH FLOOR 70'-6"

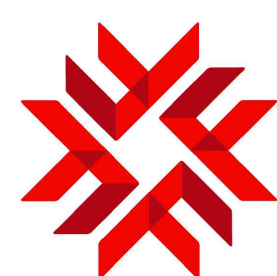
T/O 5TH FLOOR 56'-6"

T/O 4TH FLOOR 42'-6"

T/O 3RD FLOOR 28'-6"

T/O 2ND FLOOR 14'-6"

FIN FLOOR 0'-0"



FANSHAWE COLLEGE

**dundas street - concept elevation**

**fanshawe college**

June 24, 2014



T/O PENTHOUSE 98'-6"

T/O ROOF 89'-6"

T/O 6TH FLOOR 70'-6"

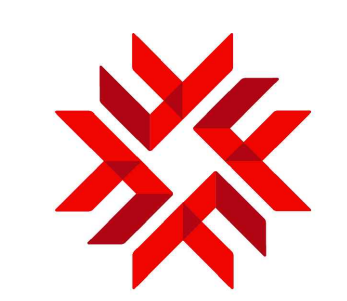
T/O 5TH FLOOR 56'-6"

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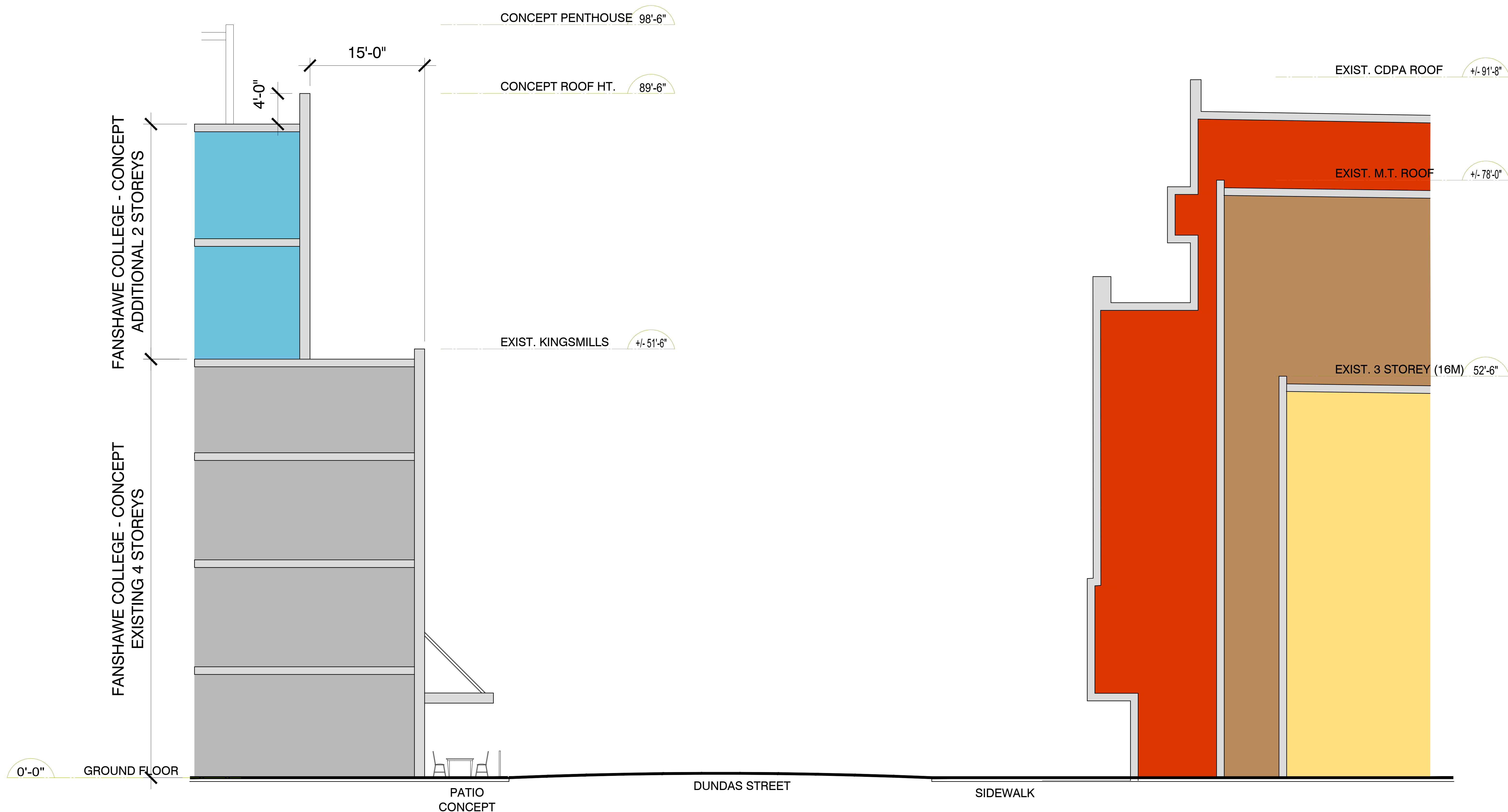


**carling street - concept elevation**

**fanshawe college**

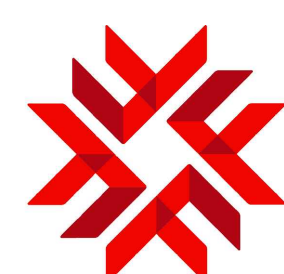
FANSHAWE COLLEGE

June 24, 2014



LEGEND:

- FANSHAWE COLLEGE - CENTRE FOR DIGITAL AND PERFORMANCE ARTS  
137 DUNDAS STREET
- MARKET TOWER  
151 DUNDAS STREET
- REPRESENTATIVE DUNDAS STREET THREE STOREY  
DOWNTOWN HERITAGE DISTRICT BUILDING



FANSHAWE  
COLLEGE

**dundas street - concept cross section**

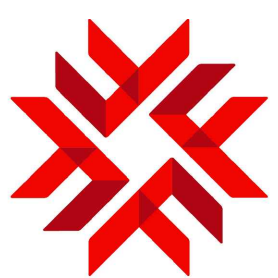
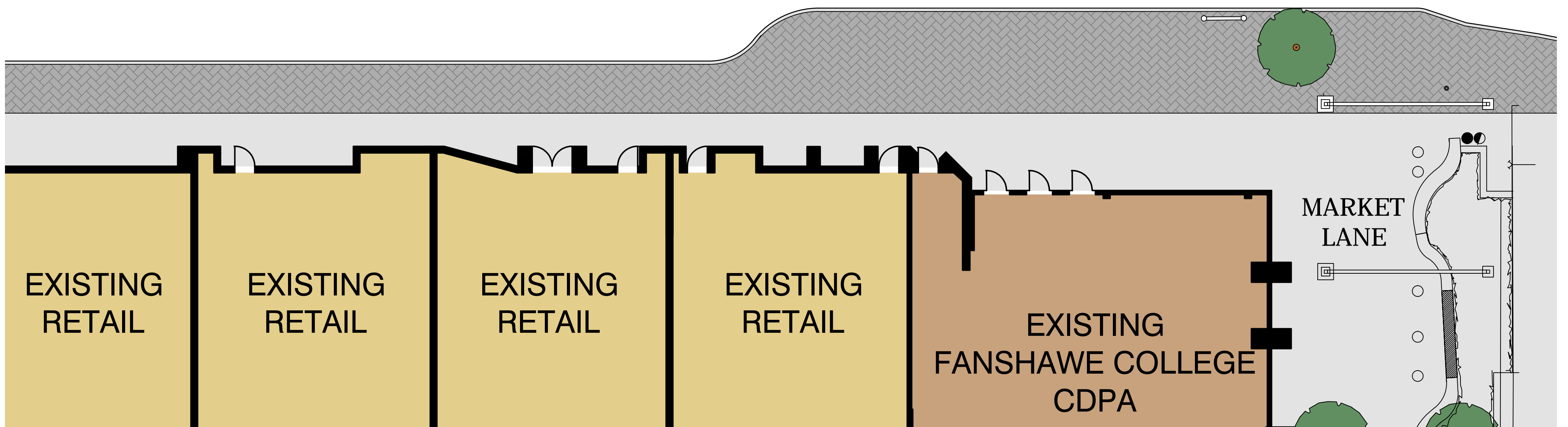
**fanshawe college**

June 02, 2014

CARLING STREET



DUNDAS STREET

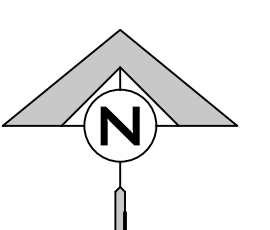
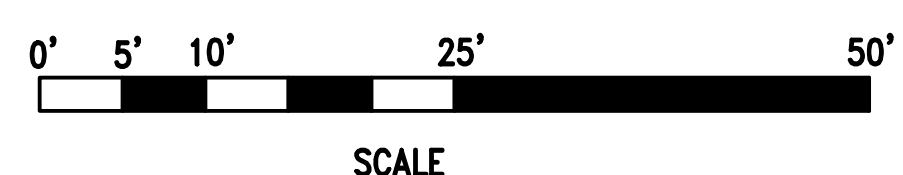


FANSHAWE COLLEGE

concept site plan

fanshawe college

june 24, 2014





## Section 2

# Heritage Impact Assessment



**HERITAGE IMPACT ASSESSMENT FOR  
126, 128, 130, 132 DUNDAS STREET, AND  
129 CARLING STREET, CITY OF LONDON, ONTARIO  
(HISTORICALLY PART LOT 13 AND 14, CONCESSION I,  
TOWNSHIP OF LONDON, COUNTY OF MIDDLESEX)**

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**AMEC Project # SW0114021  
June 2014**

## EXECUTIVE SUMMARY

In February 2014, AMEC Environment & Infrastructure, a division of AMEC Americas Limited (“AMEC”), was retained by DTZ Barnicke London Windsor Sarnia Ltd. (DTZ Barnicke) on behalf of Fanshawe College (“Client”), to conduct a Heritage Impact Assessment (HIA) at 126, 128, 130, 132 Dundas Street and 129 Carling Street, London, Ontario. These two adjacent properties on Dundas Street and the backs of those properties, on Carling Street, do not have individual heritage designations but rather are part of the Downtown London Heritage Conservation District (HCD). This assessment was completed in support of the purchase of these two properties from the Kingsmill family by Fanshawe College to create an additional campus in downtown London.

The current report assesses the potential impact of the proposed project on the cultural heritage value of the façades of the two adjacent subject properties at 126, 128, 130, 132 Dundas Street and the backs of these properties at 129 Carling Street. This assessment was carried out in accordance with the Ministry of Tourism, Culture and Sport’s Ontario Heritage Toolkit (2006) (the “Toolkit”) and Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest, made under the Ontario Heritage Act (“O. Reg. 9/06”).

A property inspection was conducted by Ms. Linda Axford on April 14, 2014. The weather during the inspection was cool and cloudy and did not impede observations in any way. Sufficient information to complete this HIA was obtained from four sources: the property inspection; a meeting on April 14, 2014 with three Kingsmill family members; a telephone conversation with Shawn Harrington, Senior Manager Campus Planning and Capital Development, Fanshawe College on April 25, 2014; and desktop historical research.

It is concluded that the two adjacent Dundas Street properties and the backs of these properties on Carling Street have cultural heritage value as defined under O. Reg. 9/06 of the Ontario Heritage Act and warrant the recommendations listed below.

Primarily, the front façades of 126, 128, 130, 132 Dundas Street should be retained in situ. The latter address was the site of the original Kingsmill’s retail store, constructed in approximately 1865. The front façades of 126, 128, 130, 132 Dundas Street dovetail well with the scale, age and appearance of other commercial buildings within the Downtown London Heritage Conservation District.

The façade of 126, 128 Dundas Street dates to 1911 and was constructed of red brick in the understated Edwardian Classicism style. Typical of Edwardian architecture, it has a simple balanced design, straight roofline, uncomplicated ornamentation and maintenance-free detailing. The style is very reminiscent of many existing commercial façades which can be seen in downtown cities and towns across Ontario.

The current façade at 130,132 Dundas Street dates to 1932 when the entire structure was rebuilt following a fire earlier the same year. The 1932 edifice was designed by Oliver Roy Moore, an important London architect, who is credited with several landmarks on the campus of the University of Western Ontario. The façade of 130, 132 Dundas Street is an Art Deco limestone design, which was prevalent during the 1920s and 1930s. It provides a good example of 'Ziggurat' which is characterized by a zigzag stepped horizontal pediment. It also has a flat roof, three sections of which are separated by vertical banding, and a flat canopy held up by wrought iron tie rods.

Both façades front onto Dundas Street, one of the earliest transportation corridors in Ontario. This military route connected the capital of York (Toronto), with rural villages and the regional centre of London.

Retention of the back façade of 126, 128, 130, 132 Dundas Street, located at 129 Carling Street, is not considered critical. Unlike Dundas Street, Carling Street is a narrow, one-block local street that was historically used as a loading dock and as a workmen's entrance. Considerable alterations and modern renovations have been added to the Carling Street façade along with very visible air-conditioner units on the roof.

It is recommended that:

1. Construction activities should conform to a conservation plan that would ensure the retention of the front façade at 126, 128, 130, 132 Dundas Street;
2. The front façades should be monitored regularly during construction by a qualified built heritage professional who will report back to City of London heritage staff;
3. A pre-construction and post-construction structural and visual assessment of the two front façades should be undertaken by a qualified built heritage professional in order to establish their baseline conditions and to document any changes that may occur as a result of construction activities;
4. Any structural or cosmetic damage noted by the qualified built heritage professional to the Dundas Street façades should be repaired by the proponent, at their expense, immediately after construction finishes;
5. The heritage character of the two front façades along Dundas Street should be maintained as far as possible.
6. While it may be necessary, from a space perspective, to remove the first floor display cases at 130, 132 Dundas Street, the front doors should be retained and moved to the front of the building while being protected from weather.
7. A new rear façade at 129 Carling Street and any additional stories on top of both buildings should be sympathetic to the Downtown London Heritage Conservation District as cited in the City of London's document entitled: *Downtown London Heritage Conservation District Plan*, March 2012.
8. Although the *Downtown London Heritage Conservation District Plan* states that Heritage Conservation Districts do not impact the ability to manipulate the interior of a building in

any way (Stantec 2012: 1.3), it is advised that extensive photographic documentation of the interior be created before any construction takes place. It is further advised that, where possible, certain interior historical elements be incorporated into the redeveloped Kingsmill building (such as tin ceilings, elevator cab and pneumatic tube system).

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Appendix H: Standard Limitations

## PROJECT PERSONNEL

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## ACKNOWLEDGEMENTS

The Kingsmill family graciously shared their knowledge with me and allowed me to look at numerous historic documents and photographs in their possession. It is indeed fortunate that the Kingsmill family had the foresight to preserve these important historical records as they provided me an opportunity to develop a more complete understanding of both the property and the business. A special thanks to Laurie Kingsmill whose enthusiasm and willingness to spend time sharing this information with me is greatly appreciated.

## 1.0 INTRODUCTION

### 1.1 Scope of Work

AMEC Environment & Infrastructure, a division of AMEC Americas Limited (“AMEC”), was retained by DTZ Barnicke London Windsor Sarnia Ltd. (DTZ Barnicke) on behalf of Fanshawe College (“Client”), to conduct a Heritage Impact Assessment (HIA) for the property located at 126, 128, 130, 132 Dundas Street and 129 Carling Street, in the city of London (Appendix A: Figure 1, 2) (“study area”) in support of Fanshawe College creating a downtown campus.

The study area is legally described as Part of Lot 13 and 14, Concession 1, formerly Township of London, now in the City of London, County of Middlesex. The property has a footprint of approximately 30 meters x 56.5 meters, with 6,875 square metres (74,000 square feet) over four floors. It is presently in use as a retail department store. Current property assessment records indicate that the property is classified as commercial. The registered OWNER is the Kingsmill family who possess the original deed of 1875 (Appendix C). A construction plan is provided within this report.

The property was designated in 2012 under Part V (Heritage Conservation District) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, by the City of London Council pursuant to By-law L.S.P.-3419-124 (Appendix F) as part of the Downtown London Heritage Conservation District. Designation is a legal process provided under the *Ontario Heritage Act* (“the Act”) that affords protection to a cultural heritage resource and its identified heritage attributes. The designation limits alterations and demolition unless permission is granted by the City of London Council. The Act and associated Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest* (“O. Reg. 9/06”) set out the criteria to be used in evaluating the property’s cultural heritage value.

The purpose of an HIA is “to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment) or in any areas of archaeological potential, are impacted by a specific proposed project or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended” (Ministry of Tourism Culture and Sport [“MTCS”], *Ontario Heritage Toolkit*, 2006). Effectively, the HIA evaluates a proposed project in relation to a cultural heritage resource, determines potential impacts on the resource and recommends appropriate mitigation measures and conservation strategies that protect the cultural heritage value of the resource. The City of London has policies within its Official Plan and the Downtown London Heritage Conservation District Plan that encourage the identification and protection of cultural heritage resources.



The project information was provided by Mr. Stefan Farkas, Project Manager, of AMEC's London office, at various times in the spring of 2014. A full property inspection by Linda Axford on 14 April 2014 was accompanied by Mrs. Laurie Kingsmill. The weather during the property inspection was cool and cloudy and did not affect the inspection in any way. A further meeting was held on 17 June 2014 with Mrs. Laurie Kingsmill at which time more historical documentation on the property (Appendix B, C, D) was provided. For the purposes of this HIA, sufficient information was obtained from both the field inspection and historical research to complete the analysis.

This HIA was carried out in accordance with the MTCS's *Toolkit* and O. Reg. 9/06 (Appendix E). The methodology for carrying out this HIA included the following tasks:

- Background historic research, including consultation of primary and secondary source research and historic mapping. Historical overview of agents and themes of significance and their changes over time;
- Review of designation by-law L.S.P.-3419-124 for the Downtown London Heritage Conservation District;
- Field inspection, including photographic documentation, to confirm and/or update the information in the HCD designation by-law and to identify any new information;
- Determination of potential impacts of the proposed project on the subject properties as guided by the Downtown London HCD;
- Preparation of mapping and other relevant graphics; and
- Report preparation with recommendations and/or mitigation measures

A construction plan for the project and associated information was provided to AMEC by the Client and is the basis upon which potential impacts were measured and mitigation recommendations were made.

This report presents the results of the background study and analysis, determination of impacts and makes pertinent recommendations regarding mitigation measures.

## **1.2 Study Area Location and Description**

The subject properties are located at the address municipally known as 126, 128, 130, 132 Dundas Street and 129 Carling Street in the City of London. The study area encompasses two connected buildings with 6,875 square metres over four storeys and is currently a commercial establishment within Concession 1, part of Lot 13 and part of Lot 14.

The properties are situated on the north side of Dundas Street between Talbot Street to the west and Richmond Street to the east and continue north through the block to Carling Street (formerly called North Street).

Dundas Street was the first road in the Province of Upper Canada, and was commenced by Governor Simcoe in 1793. It was cleared by the early settlers and built by soldiers as a military road. The alignment originally existed as an Indian trail that led through dense forests and swampy land. Joseph Brant, chief of the Mohawks and the leader of the Six Nations, used the road on his trips to Lake Ontario. Sir John Graves Simcoe selected the route of Dundas Street to eventually join the St. Lawrence, York (Toronto) and London on the Thames River.

The property is situated within the downtown core of London, Ontario just east of the forks in the Thames River. In 1793, the Thames River and London were both named by Simcoe. He bought 3,850 acres at the river forks from the natives and created a Crown Reserve on which to build his future capital. However, it wasn't until 1826 when a frame courthouse was built near the forks that the town started to develop (Baker 2000:148).

The study area is located in the Caradoc Sand Plains physiographic region of Southern Ontario which is described as follows:

*The main part of the Caradoc sand plains in Caradoc Township has been characterized by three soil types on the Middlesex soil map. Fox fine sandy loam appears on the finer sands which are deep and well drained, while the main types in those areas with a shallow layer of sand over clay, and having wet subsoil, is classified as Berrien sandy loam. On the old fixed dunes and other sandhills, the less productive Oshtemo sand appears. The Burford gravelly loam of the terraces along the Thames is a well-drained productive soil. The shallow silts and fine sands of the London basin are not freely drained and the incompletely developed profile of London loam is found. When tile drained, this is an excellent soil (Chapman and Putnam, 1984: 146).*

The gravelly terraces along the Thames from Delaware to London were characterized by orchards and market gardens. However, more recently, much of the land has been developed. Chapman and Putman further characterize the Caradoc Sand Plains and London Annex in terms of land use practices up to the 1960s:

*The City of London is expanding rapidly and most of the London basin will soon have been put to urban uses. Some of its deposits of sand and gravel have been excavated for use in building roads and streets, and in concrete. London is the market and commercial centre not only of the small region under discussion but of most of southwestern Ontario. Its situation is related to the physiographic surroundings in several ways. It was originally located at the forks of the Thames because the river was the early route of travel, and because the high alluvial*

*terrace offered a good site on which to build. The underlying sands also offered a good water supply which has now proved to be limited for the large city which has grown up. Water is now secured by pipe-line from Lake Huron (Chapman and Putnam, 1984:146).*

## 2.0 LEGISLATION AND POLICY CONTEXT

As part of the scope of work for this HIA, AMEC reviewed and worked within the guidelines set forth by applicable policies and legislation, as outlined below.

### 2.1 Provincial Policies and Legislation

The *Planning Act*, R.S.O. 1990, c.P.13, sets out a legislative framework for land use planning and development in the Province of Ontario. Part I, Section 2, establishes the requirement for local boards and councils to have regard for matters of provincial interest in carrying out their responsibilities under the Act. One such matter is “d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest”, among others. The Provincial Policy Statement (“PPS”), 2005, issued under the authority of the *Planning Act* outlines the province’s policy objectives. Section 2.6 of the PPS addresses cultural heritage and archaeology and states that built heritage resources and cultural heritage landscapes “shall be conserved”. It further defines “conserved” as “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment” (Policy 2.6.1 and 2.6.3).

The PPS defines built heritage as “one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community.” Further the PPS defines cultural heritage landscape as “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts”.

Lastly the term “significant” is described as “resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people”. In accordance with the above, both existing and potential heritage resources were identified and evaluated within and near to the subject property.

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (“the Act”), was enacted in 1975 to give municipalities and the provincial government powers to preserve the heritage of Ontario. In 2005, the government passed comprehensive amendments to the Act to: strengthen and improve heritage protection with enhanced demolition control, expand powers to identify and designate sites of provincial heritage significance, provide clear standards and guidelines for preservation of provincial heritage properties, and enhance the protection of heritage conservation districts, marine heritage sites, and archaeological resources. The Act provides tools, such as heritage designation, that is a form of protection legally registered on the title of a property.

In order to assist with the evaluation of cultural heritage resources, the province also enacted Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest* made under the Act. The Regulation sets out specific criteria as a useful tool when assessing the cultural heritage value of properties in three categories of value, including: historical or associative value, design or physical value and contextual value. These criteria will be reviewed in relation to the subject property below.

Municipalities or other approval authorities may require heritage impact assessments and/or conservation plans to help guide future development and change that may have the potential to affect cultural heritage resources. Such tools can be used to further heritage conservation objectives for municipalities and other approval authorities.

## **2.2 City of London Official Plan**

The City of London Official Plan provides the framework for the protection of heritage resources through the policies that are contained in Section 13. Key objectives identified in the Official Plan are as follows:

- Protect, where practical and feasible, those heritage resources, which contribute, in a significant way, to the identity and character of the City;
- Encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London, which are considered to be of significant architectural, historical, or archaeological value to the community;
- Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources; and
- Increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.

From a land use perspective, the City of London Official Plan identifies the lands within the District under a "Downtown" designation. The Downtown designation (Section 4.1) is intended to be the primary multi-functional activity centre for the City. It contains a wide range of business and activities including office, retail, service, government, entertainment, and cultural facilities. It is the primary office district as well as a developing high density residential community. The Official Plan promotes preservation of buildings within this area while also stressing the importance of growth and development in Downtown.

## **2.3 Downtown London Heritage Conservation District Plan**

In 2012 the City of London passed and adopted By-law no. L.S.P.-3419-124, *Downtown London Heritage Conservation District Plan*. The purpose of the Heritage Conservation District Plan is to establish a framework by which the heritage attributes of the Downtown can be protected, managed and enhanced as the area continues to evolve and change over time (Appendix A: 5a,

5b). It provides property owners, business owners, contractors, and other Downtown stakeholders with clear guidance regarding appropriate conservation, restoration and alteration activities and assists municipal staff and Council in reviewing and making decisions on building permits and development applications within the district (Stantec 2012: 1.2).

The *Downtown London Heritage Conservation District Plan* (the Plan) also states that Heritage Conservation Districts do not impact the ability to manipulate the interior of a building in any way (Stantec 2012: 1.3).

The Plan provides both Principles and Goals and Objectives that are derived from the Venice Charter (1964) and reflect widely accepted principles of heritage preservation and restoration. While the proposed project is an adaptive reuse, façade elements at the back of the building on Carling Street are to be removed and rebuilt while a three storey addition will be added (Appendix A: 4a, 4b). In section 6.1.4, New Construction, the Plan adds that:

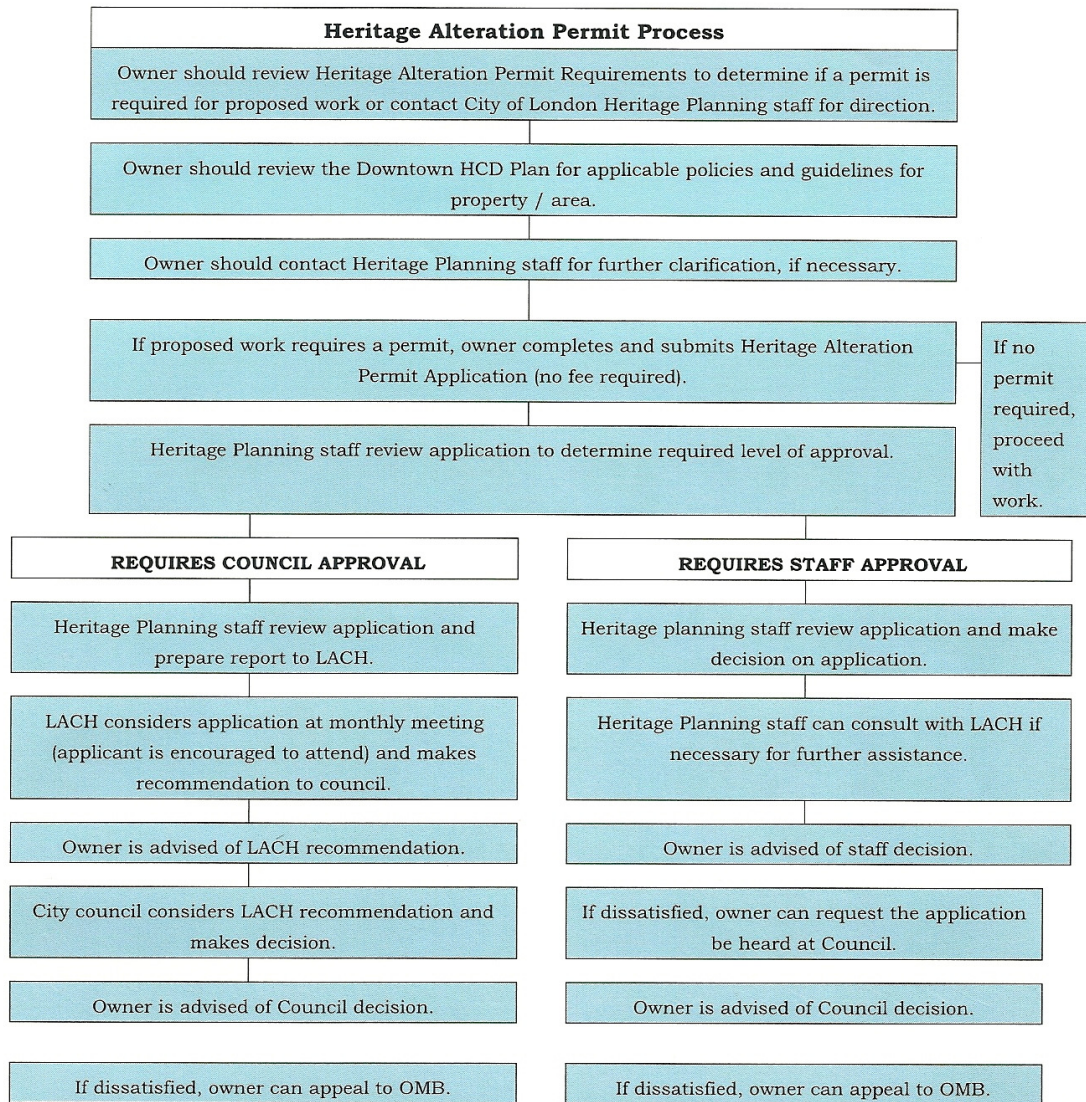
*Any new construction shall ensure the conservation of character-defining elements of the buildings it will neighbour and also the building being added to when considering additions. New work is to be made both physically and visually compatible with the historic place while not trying to replicate it in the whole. The new work should easily be decipherable from its historic precedent while still complementing adjacent heritage buildings.*

How the proposed adaptive reuse of the property will correspond with the Principles, and Goals and Objectives of the Plan, will be shown in Table 2. As seen in the Heritage Alteration Permit Process below, a Heritage Impact Assessment (HIA) is not part of the requirements. However, after discussions with the City of London Heritage Planner and Urban Planner on June 17, 2014, it was considered that the addition of the HIA would provide additional helpful information for the permitting process.

The following Table explains the Heritage Alteration Permit Process:

**Table 1: Heritage Alteration Permit Process**

**Downtown London Heritage Conservation District Plan**



### **3.0 HERITAGE EVALUATION**

126, 128, 130, 132 Dundas Street and 129 Carling Street, London Ontario (part of Lots 13 and 14, Concession 1), are designated under Part V of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18. The properties are part of the Downtown Heritage Conservation District designated by the City of London on 11 April 2012 and the associated designation by-law L.S.P.-3419-124 (Appendix F).

#### **3.1 Design**

There are three façades that make up the property that is being assessed. On the north side of Dundas Street between Richmond Street and Talbot Street, the façade on the east is numbered 130, 132 Dundas. The façade on the west is numbered 126, 128 Dundas Street. Carling Street is the immediate street to the north of Dundas Street and contains the final façade at 129 Carling Street. This is actually the north entrance to the two joined buildings at 126, 128, 130, 132 Dundas Street.

130, 132 Dundas Street consists of an Art Deco limestone façade. This façade is a representative example of Art Deco and includes a Ziggurat (zigzag stepped horizontal pediment), a flat roof, three sections separated by vertical banding and a flat canopy held up by wrought iron tie rods. The Kingsmill's sign is inscribed onto the front of the second floor.

126, 128 Dundas Street consists of an Edwardian Classicism design of red brick. This façade is representative of Edwardian classicism where the classical features of colonettes, voussours, and keystones are part of the style but are applied sparingly and with understatement. This post World War 1 period of architecture provided simple balanced designs, straight rooflines, uncomplicated ornament and maintenance-free detailing.

129 Carling Street is also an Edwardian Classicism design of red brick. However, this façade has had numerous modern renovations and changes. Modern brick work donates a loading dock facility.

As part of the *Downtown London Heritage Conservation District Plan*, a report provides additional inventory information for individual buildings within the HCD. This report refers to 130, 132 Dundas Street as an Art Deco influenced four storey commercial building with an octagonal glass island; simple cornice; decorative vertical bands with flower motifs; and moulding above the second-storey windows (Stantec 2012: 132). The same report refers to the Edwardian façades at 126, 128 Dundas Street as a red brick commercial style building with cornice and brick work along the front that simulates piers; window sills on the second floor; a straight course below the second floor windows; and decorative rounded brick work on the façade (Stantec 2012: 125). The report states that 129 Carling Street is an unpainted three



storey red brick with pre-cast lintels; and a store front with metal and stone details (Stantec 2012: quadrant 16) (Appendix B: Photographic Record).

### 3.2 History

According to the *Historical Atlas of Middlesex County* (H.R. Page & Co., 1878) Lieutenant-Governor Simcoe was the first European to pass through Middlesex County in 1793 on his way to Detroit. Although Simcoe's hope to have the city that he named London become the capital of Canada did not come to fruition, the location at the forks in the Thames River did become an important commercial and agricultural centre for what would become western Ontario (H.R. Page 1878: 5). The *Atlas* goes on to tell the story of the establishment of settlements:

*The first permanent settlement made in the County was in the Township of Delaware, near the Thames. Delaware Village, a little north of the present village of that name, was the first settlement of white men which could be termed a village. Here the Springers and Tiffanys settled, and a mill was erected about the beginning of the present [19<sup>th</sup>] century. From Delaware Village a road was opened westward at a very early date, which, from its traversing the dense and swampy forest which extended in an unbroken and nearly impassible wilderness from thence to Chatham, was called the Longwoods Road, a name it still bears. This road, prior to the war of 1812, was little more than an Indian trail, but during the war it was sufficiently improved to admit of the passage of artillery and baggage wagons (H.R. Page 1878:6).*

It was not until 30 years after Simcoe named London that the settlement began to develop. In 1826, a survey was made of the town plot by Col. Mahlon Burwell, and lots were given to settlers on condition of paying \$30 for the patent and erecting a small house on the lot. However, the inland position of the new town which was without methods of communication with other early centres of trade, caused the town to be very slow growing. The London District Courthouse and Jail were also begun in 1826 and was designed to look like a medieval castle rising above the cliff at the forks of the Thames. This elaborate architecture was followed by churches, homes and commercial establishments of more modest proportions. Unfortunately, London was constructed primarily of wood until the Great Fire of 1845 (Baker 2000:7). The fire destroyed buildings occupying almost 30 acres of property, just east of the Courthouse. In 1850, the town of London passed a bylaw prohibiting the erection of wooden buildings in the town centre.

Photographs of Dundas Street east of Talbot Street, taken around 1860 (Appendix B:2&4), shows the rapid recovery of the city. Both sides of the street are lined with brick structures, generally three storeys in height and broad wooden sidewalks and wooden canopies protect pedestrians from the muddy streets and inclement weather. Most of the buildings are typically Georgian in the simplicity and regularity, though various stylistic refinements add visual interest

to the streetscape (Baker 2000:7) (Appendix B:2&4). Drawings in the Tremaine Map of 1862 show the commercial buildings on Dundas Street to have large ground-floor windows. This was used to display dry goods (Tremaine 1862:114-118).

The original Kingsmill's store was established in approximately 1865 at 130, 132 Dundas Street by Thomas Frazer Kingsmill an Irish immigrant who sold dry goods. The original store was only 18 feet wide and 100 feet deep (Kingsmill's 2010:2). In the 1880's, after an expansion the store had a double front and was known as the store with no windows or doors. A pull-down type closing sealed the storefront from the street (Appendix C & Appendix D).

By 1903, the firm had occupied the second of four successive stores and in the busy seasons had as many as 225 people employed. To the rear of the Dundas Street store (facing Carling Street) was a large carpet warehouse which was in use until after WW11 (Appendix B:8).

In 1911 a large fire destroyed several businesses in the Dundas Street block between Richmond Street and Talbot Street including the Kingsmill's store. The store was rebuilt and now extended through to Carling Street. A lot to the west of the store remained vacant until the 1930's (Appendix B:4). The plain red brick building which replaced the original store was lost in yet another fire in 1932. Only two sections of this block survive today at 126, 128 Dundas Street (Appendix D).

The fire in January 1932 meant yet another rebuild of Kingsmill's. O. Roy Moore's London architectural firm created an Art Deco façade in limestone which displayed a very modern look. The Kingsmill family still ran the store with Thomas Ford Kingsmill, the grandson of the founder, president. He was also Mayor of London from 1936 to 1938. The Kingsmill family made frequent trips to England and Europe to buy cloth, woollens, table linens and other textiles for the store. By the 1920's had also added furniture and chine lines to the store, effectively creating the department store of today (Baker 2000:80).

In 1990 the fourth floor at 130, 132 Dundas Street, which was originally a workshop for milliners and upholsterers, was renovated and opened as the China department. It was not until 2010 that the space at 126, 128 Dundas Street, which had been owned by the Kingsmill family since 1911, was incorporated into the actual Kingsmill's store. It has been occupied by various tenants and was renovated and named the Home Store (Appendix B:7) (Kingsmill's 2010:1&2).

## **4.0 ASSESSMENT OF PROJECT IMPACTS**

### **4.1 Proposed Project**

Fanshawe College is proposing a second phase to their downtown campus. They have made a conditional offer on the Kingsmill's building at 126, 128, 130, 132 Dundas Street to achieve this next phase. Following an extensive structural assessment and feasibility study, Fanshawe College has determined that adaptive reuse of the building would include demolition and reconstruction of the interior of the Kingsmill building in order to effectively transition from retail to education use.

The proposed project would transform the Kingsmill's building into a modern and efficient structure while respecting the unique history of the building and the Downtown Heritage Conservation District. The College has already committed to creating an education hub with phase one at the Centre for Digital and Performance Arts located on Dundas Street across from the Kingsmill's building. In order to relocate and consolidate its School of Tourism and Hospitality, including its culinary programs and its School of Information Technology into the downtown educational hub Fanshawe College would need to increase the height of the Kingsmill's building to add the additional classroom space needed to house these programs. Increasing the building from 6,875 square metres and three and a half storeys to 9,383 square metres and six storeys would allow the College to accommodate an additional 1,600 students in London's downtown core.

In addition, the change from retail to educational space would require addressing the requirements of the Ontario Building and Fire Codes as well as barrier free accessibility as set out in the Accessibility for Ontarians with Disabilities Act (AODA).

Due to the age, condition and the manner and materials with which it was constructed, the existing condition of the building interior would require complete demolition. The structural assessment and feasibility study identified that the following needed to be renovated or replaced:

- Bring the structural framing up to current, non-combustible codes;
- Replace the building envelope windows and roof;
- Replace all mechanical and electrical systems;
- Increase the column-spacing to accommodate classrooms;
- Increase the interior heights so adequate headroom is achieved in classrooms and to ensure that the basement becomes usable; and
- Add appropriate emergency exits and stairs.

In order to accomplish these goals the following changes would be necessary:

- **North Elevation** - Demolition of the Carling façade down to foundation level and complete re-construction utilizing appropriate historic reproductions of materials on the first 3 floors, including granite, clay and stone window sills and lintels to recreate an appearance similar to the existing (Appendix A:4b). Ground floor storefront will incorporate windows set in frames with a bronze finish highlighted by granite accents. From the 4<sup>th</sup> floor up the façade will be traditional aluminum curtain wall with a 4.6 metre (15 foot) setback;
- **South Elevation** – The existing façade will be preserved. Temporary shoring and bracing will be provided to stabilize the façade during construction until final incorporation into the new structural framing. The existing limestone and clay brick façade will be professionally restored using some of the materials salvaged from the demolition of the north Carling Street side. Existing wooden windows will be replaced with new energy efficient units that have a similar appearance to the existing windows. The south storefront will be brought forward to the sidewalk to showcase the existing set of doors. The ground floor storefront will incorporate windows set in frames with a bronze finish highlighted by granite accents. From the 4<sup>th</sup> and 5<sup>th</sup> floors up the façade will be traditional aluminum curtain wall with a 4.6 metre (15 foot) setback;
- **East and west walls** - The existing walls will be completely removed from the roof line of the adjacent property and new walls with prefinished steel cladding will be installed. East and west walls below the current roof lines will be professionally braced; new roof structure will be added to the adjacent properties to the east and west to address snow load.

## 4.2 Assessment of Impacts

The assessment of impacts of proposed activities on the cultural heritage value and the heritage attributes of heritage properties will help to inform the decisions that may affect them. Any potential impact resulting from the proposed project must be identified and measured. Impacts may be direct or indirect, physical or aesthetic. Direct impacts could include demolition or alteration. Indirect impacts could include changes to the streetscape adjacent to a cultural heritage resource resulting in changes to the contextual value. Negative impacts that must be considered for any project where cultural heritage resources are present could include, but are not limited to the following: irreparable destruction, unsympathetic or incompatible alteration, shadowing, isolation, obstruction of views or vistas, incompatible changes in land use, and land disturbances.

As a baseline for the assessment of impacts for this study, it is important to note that the province and the City of London have both set out policies related to the importance and ultimate objective of conserving cultural heritage for present and future generations. Further, the fact that the City has identified and designated the Downtown Heritage Conservation District

under part V of the *Ontario Heritage Act* clearly demonstrates its intention of safeguarding this area (Appendix A:5a, 5b).

The information provided to AMEC from the Client regarding the adaptive reuse of this building is that the important heritage façades on Dundas Street will be protected and maintained. Renderings of the proposed adaptive reuse of the buildings can be seen in Appendix A: 4a, 4b. From the renderings depicting the additional three storeys and the rebuilt Carling Street façade, and the Building Conditions Assessment Report, it can be clearly seen that sensitivity to the heritage elements of 126, 128, 130, 132 Dundas Street and 129 Carling Street have been observed and employed in the goals of the adaptive reuse of these buildings.

The following table explains how the project will correspond with the Principles, Goals and Objectives of the *Downtown Heritage Conservation District Plan*:

**Table 2: Comparison of Project with Principles, Goals and Objectives of the Downtown Heritage Conservation District Plan**

	<b>Principal, Goals and Objectives</b>	<b>Proposed Project</b>
1	Provide a vibrant environment that can continue to develop and grow.	The College has already committed to creating an education hub with phase one at the Centre for Digital and Performance Arts located on Dundas Street across from the Kingsmill's building. This would relocate and consolidate its School of Tourism and Hospitality, including its culinary programs and its School of Information Technology into the downtown educational hub. Fanshawe College would increase the building from 6,875 square metres and three and a half storeys to 9,383 square metres and six storeys would allow the College to accommodate an additional 1,600 students in London's downtown core.
2	Respect the history in material, massing and aesthetics.	The existing façade on Dundas Street will be preserved. Temporary shoring and bracing will be provided to stabilize the façade during construction until final incorporation into the new structural framing. The existing limestone and clay brick façade will be professionally restored using some of the materials salvaged from the demolition of the north Carling Street side. The Carling Street façade will be rebuilt using modern red brick to replicate what was removed. Existing wooden windows will be replaced with new energy efficient units that have a similar appearance to the existing windows. The ground floor storefront will incorporate windows set in frames with a bronze finish highlighted by granite accents.

	<b>Principal, Goals and Objectives</b>	<b>Proposed Project</b>
3	Ensure the conservation of character-defining elements of the buildings it neighbours.	The existing limestone and clay brick façade will be professionally restored using some of the materials salvaged from the demolition of the north Carling Street side. This will include repairs to concealed masonry elements and lintels, masonry restoration and re-pointing and cleaning.
4	Be compatible with the historic place while not trying to replicate it in the whole.	The additional three floors will be traditional aluminum curtain wall with a 4.6 metre setback. They will carry forward the rhythm of the existing windows in both the Dundas Street and the Carling Street façades.
5	Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.	A horizontal rhythm and visual transition between the existing building and additional floors
6	Setbacks should be consistent with adjacent buildings.	The south storefront will be brought forward to the sidewalk to showcase the existing set of doors.
7	New buildings and entrances must be oriented to the street and have architectural interest and details.	The south storefront will be brought forward to the sidewalk to showcase the existing set of doors. The new façade on Carling Street will mirror the removed façade using modern materials that appear similar to those it is replacing.
8	Enhance the character of the street through the use of high quality materials such as brick, stone and slate.	The existing façade on Dundas Street will be preserved. Temporary shoring and bracing will be provided to stabilize the façade during construction until final incorporation into the new structural framing. The existing limestone and clay brick façade will be professionally restored using some of the materials salvaged from the demolition of the north Carling Street side. The Carling Street façade will be rebuilt using modern red brick to replicate what was removed. Existing wooden windows will be replaced with new energy efficient units that have a similar appearance to the existing windows The ground floor storefront will incorporate windows set in frames with a bronze finish highlighted by granite accents.
9	Detailing should add visual interest and texture.	The additional three floors will be traditional aluminum curtain wall with a 4.6 metre setback. They will carry forward the rhythm of the existing windows in both the Dundas Street and the Carling Street façades. See Appendix 1:4a&b.
10	One storey commercial faces must characterize new and renovated buildings.	The street level first floor of both the Dundas Street and Carling Street façades will maintain their historical presence and human scale.

	<b>Principal, Goals and Objectives</b>	<b>Proposed Project</b>
11	Glazing should be up to 80% at grade; between 50% and 75% glazing on levels above grade and no less than 25%.	Existing wooden windows will be replaced with new energy efficient units that have a similar appearance to the existing windows. See Appendix 4a and 4B for rendering of the south and north façades.
12	Articulate the horizontal rhythm and visual transitions between floors in the façade.	The renderings in Appendix 1: 4a&b show the rhythm between the existing and rebuilt components of the buildings.
13	Floor to ceiling height of the ground floor façade must be consistent with the predominant heights of buildings and respect the scale of adjacent buildings.	Increase the interior heights so adequate headroom is achieved in classrooms and to ensure that the basement becomes usable while maintaining the floor to ceiling height of the existing facade.
14	New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line.	The south storefront will be brought forward to the sidewalk to showcase the existing set of doors.
15	Facades must be a minimum of 2 storeys and no more than the permitted maximum height of 18 metres. Above these heights, a setback from the building line of 2 metres for each two metres of height.	The additional three floors will be traditional aluminum curtain wall with a 4.6 metre setback.
16	New and renovated buildings must build the full extent of the property width fronting the HCD streets. However, double lots must maintain the visual rhythm of single lots by breaking up their façade.	The existing façades on Dundas Street consists of two separate buildings which will be maintained with their separate identity. The western façade is a red brick Edwardian and the eastern façade is a limestone Art Deco design. The addition of three floors will be stepped back fifteen feet and will carry the rhythm of the lower windows but will be constructed using modern materials.
17	Replacement windows, doors and architectural components should respect the spirit of the original architecture.	Windows and their components have exceeded their predicted service lives. Complete replacement with new thermally broken and insulating glass energy efficient units will occur. Failed mortar joints and sealant within stone elements will be restored along with cleaning to remove accumulated dirt.
18	Repair rather than replace character-defining elements except where too severely deteriorated, then replace with new elements that match the forms, materials and detailing.	Windows and their components have exceeded their predicted service lives. Complete replacement with new thermally broken and insulating glass energy efficient units will occur. Failed mortar joints and sealant within stone elements will be restored along with cleaning to remove accumulated dirt.

	<b>Principal, Goals and Objectives</b>	<b>Proposed Project</b>
19	Make new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	Modern contemporary construction materials that were added to the renovation of 126, 128 Dundas in 2009 to create Kingsmill's Next Door will be removed and the original storefront will be restored using an energy efficient wall assembly.
20	Preserve the functional and decorative feature such as display windows, doors, transoms, cornices, corner posts, awnings and signs which define the overall heritage value of the building.	Maintain the Dundas Street façade either by preservation (preferable), or by reconstruction/rebuild (similar to the development of the Capitol Theatre and the Bowles building) if the façade shows evidence of sufficient deterioration or if the façade cannot be adequately shored, braced and protected or fails during demolition or construction, provided that this work can be done without compromising accessibility, egress, the functionality of the building, the requirements of the Building and Fire Codes and the AODA. The canopy located on the south elevation will obtain a complete restoration including the cleaning and/or replacing of corroded elements. Certain interior historical elements will be incorporated into the redeveloped Kingsmill building (such as tin ceilings, elevator cab and pneumatic tube system).



## **5.0 RECOMMENDATIONS**

### **5.1 Mitigation Measures**

Where an impact on a cultural heritage resource is identified, it is appropriate to recommend measures that mitigate or minimize any negative impact. Effective mitigation measures can range from avoidance to recommending alternative development or site alteration approaches. The effectiveness of any proposed mitigation strategy must be evaluated based on established and generally accepted principles, standards and guidelines for heritage conservation. The MTCS has set out “Eight Guiding Principles in the Conservation of Built Heritage Properties” which are to be considered when evaluating any project that could impact heritage resources and particularly when making recommendations regarding mitigation options. These principles are based on generally accepted international charters which have been established over the century, to which Canada is a signatory. They provide the basis for decision-making affecting heritage resources and represent good practices in heritage conservation around the world. These eight principles include: respect for documentary evidence, respect for the original location, respect for historic material, respect for original fabric, respect for the building’s history, reversibility, legibility, and maintenance.

Retention of the façade at 126, 128, 130, 132 Dundas Street in situ respects its original location and recognizes that the surrounding landscape is an integral component of a building or structure. This is the ideal solution with any project where heritage resources may be impacted.

Rebuilding the façade of 129 Carling Street will be accomplished by mirroring the existing floors with modern, yet similar materials in a manner that reflects the Edwardian red brick materials to be dismantled.

It is the recommendation of this consultant that:

It is recommended that:

1. Construction activities should conform to a conservation plan that would ensure the retention of the front façade at both 126 and 130, 132 Dundas Street;
2. The front façades should be monitored regularly during construction by a qualified built heritage professional who will report back to City of London heritage staff;
3. A pre-construction and post-construction structural and visual assessment of the two front façades should be undertaken by a qualified built heritage professional in order to establish their baseline conditions and to document any changes that may occur as a result of construction activities;
4. Any structural or cosmetic damage noted by the qualified built heritage professional to the Dundas Street façades should be repaired by the proponent, at their expense, immediately after construction finishes;

5. The heritage character of the two front façades along Dundas Street should be maintained as far as possible.
6. While it may be necessary, from a space perspective, to remove the first floor display cases at 130, 132 Dundas Street, the front doors should be retained and moved to the front of the building while being protected from weather.
7. A new rear façade at 129 Carling Street and any additional stories on top of both buildings should be sympathetic to the Downtown London Heritage Conservation District as cited in the City of London's document entitled: *Downtown London Heritage Conservation District Plan*, March 2012.
8. Although the *Downtown London Heritage Conservation District Plan* states that Heritage Conservation Districts do not impact the ability to manipulate the interior of a building in any way (Stantec 2012: 1.3), it is advised that extensive photographic documentation of the interior be created before any construction takes place. It is further advised that, where possible, certain interior historical elements be incorporated into the redeveloped Kingsmill building (such as tin ceilings, elevator cab and pneumatic tube system).

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Municipal Contacts:

Don Menard, Heritage Planner, City of London: June 17, 2014

Jim Yanchula, Urban Planner, City of London: June 17, 2014

## **7.0 ASSESSOR QUALIFICATIONS**

This report was prepared and reviewed by the undersigned, employees of AMEC Environment & Infrastructure, a division of AMEC Americas Limited. AMEC is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix G.

## **8.0 CLOSURE**

This report was prepared for the exclusive use of Fanshawe College and is intended to provide a Heritage Impact Assessment of the study area as a requirement within the scope of work for an adaptive reuse of the property located at 126, 128, 130, 132 Dundas Street and 129 Carling Street, London, Ontario. The City of London will also review this report and its recommendations.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from AMEC will be required. With respect to third parties, AMEC has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the assessment of the property conducted by AMEC. It is based solely on the conditions of the property encountered at the time of the visual property inspection and on 14 April 2014, supplemented by a review of historical information and data obtained by AMEC as described in this report. Except as otherwise maybe specified, AMEC disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to AMEC after the time during which AMEC conducted the assessment.

In evaluating the property, AMEC has relied in good faith on information provided by other individuals noted in this report. AMEC has assumed that the information provided is factual and accurate. AMEC accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

AMEC makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

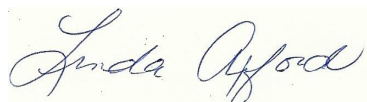
This report is also subject to the further Standard Limitations contained in Appendix H.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

**AMEC Environment & Infrastructure,  
a Division of AMEC Americas Limited**

Prepared by,

A handwritten signature in cursive script that reads "Linda Axford". The signature is written in black ink on a light yellow rectangular background.

Linda Axford, M.L.A., C.A.H.P.  
Senior Heritage Specialist

Reviewed by,

A handwritten signature in cursive script that reads "Shaun Austin". The signature is written in black ink on a light yellow rectangular background.

Shaun Austin, Ph.D.  
Cultural Heritage Resources Group Leader,  
Associate Archaeologist (P141)

## Section 3

### Executive Summary:

## Comprehensive Building Condition Studies



**EXECUTIVE SUMMARY  
COMPREHENSIVE BUILDING CONDITION STUDIES  
126-132 DUNDAS STREET AND 129 CARLING STREET  
LONDON, ONTARIO**

**Submitted To:**

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SW0111021  
June 25, 2014

## EXECUTIVE SUMMARY

AMEC Environment & Infrastructure, A Division of AMEC Americas Limited (“AMEC”) was retained by DTZ Barnicke to conduct a Building Condition Assessment (BCA) subject to the limitations outlined in Section 1.1 of this report. The municipal numbers (MN) for the building assessed is 126-130 Dundas Street and 129 Carling Street, London, Ontario hereafter referred to as the “site building”. The preliminary visual assessment of the site buildings was conducted between April 11 and April 16, 2014.

The BCA included a visual examination of the building envelope, comprising exterior walls, entranceways, window systems, and the foundation walls. Specialist review was undertaken by Hastings & Aziz Limited to assess the structural condition and suitability for change of occupancy (the letter review is attached as an appendix, and is presented in this summary).

The site property accommodates a three and four storey retail building complete with a basement constructed in phases. The original building currently located at municipal address 130 Dundas Street (historically identified as 130 and 132 Dundas Street), was constructed in the mid 1800’s, and was reportedly destroyed by fire events in 1911 and again in 1932, after which it was completely rebuilt. At the same time, the neighboring property to the west at present located at 126-128 Dundas Street and known as Kingsmill’s Next Door was acquired and incorporated into the newly rebuilt store. It has been in the Kingsmill family and operated as retail store since the original construction. The building is bordered by two municipal streets and concrete sidewalks to the north (Carling) and south (Dundas).

The building structure features load bearing masonry foundation walls, concrete slab-on-grade, and a combination of steel superstructure comprising steel columns and beams and masonry walls supporting wood joists. The façades of the Kingsmill building in their current form consist of a combination of limestone and masonry brick units with double hung single glazed punched windows set in wooden frames on the upper elevations. Storefronts located along the ground floor comprise show windows and access doors on both north and south elevations with a small masonry section on the north elevation. A canopy, which runs the length of the original Kingsmill store features a steel frame connected to the backup structure and supported by tie rods.

Based on the current condition, and considering the age of the façade (80+years) the wall assemblies and their components have exceeded their predicted service lives. Restoration work of limestone clad walls should include repair/replacement of cracked and displaced units, and a complete repointing of mortar joints. Parapets should be completed re-worked as significant deterioration was evident on the roof side; at the same time consideration should be given to installation of waterproofing membrane over the parapet to mitigate future water damage. The demarcation line with the adjoining property to the east will require special treatment to address the wide gap, differential movement and likely water damage

Brick masonry façades were found to display numerous locations of mortar disintegration and significant advanced deterioration of the yellow bricks. Similarly to the limestone façade, it is expected that localized moisture damage has occurred to concealed masonry units; corrosion of the embedded steel ties / structural elements buried within the wall system is possible as a result of failed mortar joints. The anti graffiti and moisture barrier applied along the top sections of the wall on both the north and south elevations along with the visually apparent dissimilar brick sections and unsightly sealed cracks or joints (north elevation) are a blemish on the façade fabric. Consideration should be given to re-building the entire north façade and possibly reusing some the salvaged bricks to restore professionally the more remarkable south elevation. Cleaning of the entire south facing façade should be considered to remove accumulated dirt and soiling matter.

Foundation walls show evidence of past water leakage as evidenced by the efflorescence and spalling bricks, and will require considerable repair work to create an effective waterproofing barrier. Therefore, it will be imperative to excavate the sidewalk side to expose, repair and waterproof the exterior foundation walls.

Windows and their components have exceeded their predicted service lives. Considering their age condition of the framing and the single glazed nature of the units, complete replacement with new thermally broken and insulating glass energy efficient units is recommended.

Ground floor showroom display windows storefronts have outlived their projected service lives. This is further supported by the complete remodeling of the Kingsmill's Next Door storefronts in 2009, with a focus on serviceability and at the same time providing a refreshed look by the introduction of modern contemporary construction materials. With a possible change in occupancy, the challenge will remain to successfully incorporate the original unaltered storefronts into an energy efficient wall assembly.

The canopy located on the south elevation is expected to require a complete restoration by dismantling the cladding and roofing in order to assess the integrity of the structural framing. Corroded elements will need to be cleaned and assessed for future service, and replaced as necessary. The original appearance of the decorative fascia and tie back system should subsequently be restored.

## STRUCTURAL ASSESSMENT

### Introduction

As you requested we have completed a cursory review of the Kingsmill's Department Store in order to provide comments on the structural condition of the building and to offer an opinion as to its suitability for conversion to a College occupancy. Our review is based on a walk through visual inspection and a study of the drawings for the 1932 reconstruction of the store.

### Structural Condition

The 82 year old structure is constructed of wood framed floors and roof supported on masonry bearing walls and rows of steel columns and beams at 17 ft and 26 ft spacings. The structure is generally in good condition except for some spalling of the exterior brick masonry at the parapet areas. Floor joists have sagged slightly and seem "springy" at the far west 23 ft span representing about a quarter of the area on all levels. This span is not adequate to support the required floor loading and will require reinforcing to upgrade to a college occupancy.

### Suitability for College Use

1. The gross floor area available to renovate the existing building is 55,000 sf excluding the basement which has a very low headroom and would not be suitable for classrooms. The proposed use requires about 100,000 sf. The existing building does not have capacity to add floors nor to add a mechanical penthouse.
2. The proposed use is standard classrooms, computer labs and Culinary training kitchens which require a minimum column grid spacing of 40 ft x 30 ft for optimal space planning. The existing wall and column grid does not suit the proposed use. It is possible to remove some columns to open about half the area but the interior masonry walls, which provide lateral stability to the building, cannot be altered without major reconstruction to all levels including the foundations. The cost of this work would be prohibitive.
3. Headroom: In order to remove columns, a system of new beams installed to the underside of existing floor joists will create continuous lines of bulkheads which will result in headroom varying from 7'6" at the 4<sup>th</sup> floor to 8 ft on the 2<sup>nd</sup> and 3<sup>rd</sup> floors and 11ft on the ground floor. These bulkheads will be a major impediment for ventilation ducts, plumbing and electrical services running east to west resulting in additional bulkheads for service runs in all areas.
4. Vibration and Sound: The existing wood floors are very light compared to current standards of construction which use concrete deck and steel framing for schools. Density in floor construction is key to control sound transmission and vibrations. While some measures can be employed at considerable cost to improve these conditions, the affect will be marginal. **The floor joists do not have adequate capacity to add a concrete topping or lightweight gypsum topping.**

5. **Fire Performance:** A new College building of this size must be constructed of non-combustible materials such as steel or concrete, and must be sprinklered in order to reduce the fire risk to a minimum. However the building code relaxes this requirement for renovations to existing buildings providing measures are taken to improve exiting, and to establish fire separations to isolate each floor to the degree possible with gypsum ceilings and sprinklers. Current stairs are not acceptable for exiting a classroom occupancy with increased occupant load compared to retail use so it will be necessary to provide an additional enclosed staircase to all levels at the south end of the building.
6. **Elevators:** New elevators will be required and we expect additional shafts will be needed which will be costly in terms of foundations and floor alterations.
7. **Roof Capacity:** Codes have changed since the building was constructed. The present wood roof framing is not adequate to support current snow drifting which would apply around the 4<sup>th</sup> floor walls if changes occur. New roof top mechanical units will be necessary so this will trigger the need for reinforcing at considerable cost.

## Summary

The major issue to consider is fire performance. It is important to understand that while the code permits the use of combustible construction as a renovation, it is not permitted for new school construction of this size and number of stories. Clearly, the code favours non-combustible sprinklered construction for new buildings to ensure the lowest risk for fire safety.

The building is not suitable for a classroom layout with the present column and wall spacings and only about half the area can be structurally altered, at significant cost, for the large classroom sizes. The alterations would leave cramped headroom with low bulkheads in many locations.

In our view the building is not ideally suited for the proposed use. Please do not hesitate to call if you have further questions.