

**HERITAGE IMPACT ASSESSMENT FOR
126, 128, 130, 132 DUNDAS STREET, AND
129 CARLING STREET,
CITY OF LONDON, ONTARIO**

INTRODUCTION

- An Heritage Impact Assessment (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.
- HIAs are carried out in accordance with the Ministry of Tourism, Culture and Sport's (MTCS) *Toolkit* and Ontario Regulation 9/06.

METHODOLOGY

- Background historic research, including consultation of primary and secondary source research and historic mapping;
- 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

DESCRIPTION OF PROPERTY

- 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).



Location of Property

HISTORY OF PROPERTIES

- 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). 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.
- By 1903, the firm had occupied the second of four successive stores and in the busy seasons had as many as 225 people employed.
- In 1911 a large fire destroyed several businesses in the Dundas Street block between Richmond Street and Talbot Street including the Kingsmill's store.



Photograph taken between 1865 & 1876. The earliest photographic record of the store



Photograph taken after the 1911 fire – note the empty lot to the west of Kingsmill's

HISTORY OF PROPERTIES cont'd

- The store was rebuilt and now extended through to Carling Street.
- 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 .
- The fire in January 1932 allowed O. Roy Moore's London architectural firm to create a very modern Art Deco façade in limestone.
- 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, was incorporated into the actual Kingsmill's store.



Photograph of Kingsmill's taken in 1932 after the new Art Deco façade was built



Kingsmill's store circa 2010

DESIGN OF PROPERTIES

- 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.

DESIGN OF PROPERTIES cont'd

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

PROPOSED PROJECT

- 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.

PROPOSED PROJECT cont'd

- 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.
- Fanshawe College has determined that the interior structural deficiencies of the existing building cannot be adapted to meet the needs of the College, and the project cannot proceed without a rebuild of the interior of the building
- 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).

PROPOSED PROJECT DETAILS

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. This would include:

- 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.

PROPOSED PROJECT DETAILS

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. From the 4th 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 Carling Street.

PROPOSED PROJECT DETAILS cont'd

South Elevation – cont'd. 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 4th and 5th 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.

Presentation to LACH

July 9, 2014



Proposed Dundas Street Elevation

Proposed Carling Street Elevation

PRINCIPALS, GOALS & OBJECTIVES OF DOWNTOWN LONDON HCD

1. Provide a vibrant environment that can continue to develop and grow.

ASSESSMENT OF IMPACTS OF PROPOSED PROJECT

The College has 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.

PRINCIPALS, GOALS & OBJECTIVES OF DOWNTOWN LONDON HCD

2. Respect the history in material, massing and aesthetics.

ASSESSMENT OF IMPACTS OF PROPOSED PROJECT

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.

PRINCIPALS, GOALS & OBJECTIVES OF DOWNTOWN LONDON HCD

3. Ensure the conservation of character-defining elements of the buildings it neighbours.
4. Be compatible with the historic place while not trying to replicate it in the whole.

ASSESSMENT OF IMPACTS OF PROPOSED PROJECT

The existing limestone and clay brick façade will be professionally restored using materials salvaged from the demolition of the Carling Street side. This will include repairs to concealed masonry elements and lintels, masonry restoration and re-pointing and cleaning.

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 façades.

PRINCIPALS, GOALS & OBJECTIVES OF DOWNTOWN LONDON HCD

5. Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.
6. Enhance the character of the street through the use of high quality materials such as brick, stone and slate.

ASSESSMENT OF IMPACTS OF PROPOSED PROJECT

A horizontal rhythm and visual transition between the existing building and additional floors.

The existing limestone and clay brick façade will be professionally restored using 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.

PRINCIPALS, GOALS & OBJECTIVES OF DOWNTOWN LONDON HCD

7. Replacement windows, doors and architectural components should respect the spirit of the original architecture.
8. 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.

ASSESSMENT OF IMPACTS OF PROPOSED PROJECT

Replacement with thermal and insulating glass energy efficient units will occur. Failed mortar joints and sealant within stone elements will be restored along with professional cleaning.

The canopy located on the south elevation will obtain a complete restoration. Some interior historical elements will be incorporated into the redeveloped building (such as tin ceilings, elevator cab and tube system).

RECOMMENDATIONS

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 to City 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;

RECOMMENDATIONS

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 Plan.
8. 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).

QUESTIONS?

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