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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	DEMOLITION REQUEST 445-447-449 DUNDAS STREET D. SHINKELSHOEK PUBLIC PARTICIPATION MEETING TUESDAY NOVEMBER 18, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, this report **BE RECEIVED** for information and that the following actions **BE TAKEN**:

1. That the Chief Building Official be advised that Municipal Council consents to the demolition of this property; and,
2. That this property be removed from the *Inventory of Heritage Resources*.

IT BEING NOTED THAT the applicant has indicated that he does not intend to demolish the building prior to receiving site plan approval for the new building that is to replace the existing building.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to permit the demolition a property listed on the *City's Inventory of Heritage Resources*.

BACKGROUND

Date Application Accepted: October 9, 2014	Applicant (Authorized Agent): D. Schinkelshoek, Melchers Construction Ltd.
REQUESTED ACTION: Request for Demolition	

The property at 445-447-449 Dundas Street is located on the south side of Dundas Street between Burwell Street and Maitland Street (Appendix 1). The property is adjacent to Anderson Flowers (451 Dundas Street, Priority 3 on the *Inventory of Heritage Resources*) and directly across from the Catholic Central High School sports field. The property contains a two storey brick commercial structure, circa 1922, in front of an Italianate residential dwelling, circa 1880s (Appendix 2). It is listed as a Priority 2 resource on the *Inventory of Heritage Resources*.

A request for the demolition of was 445-447-449 Dundas Street submitted by D. Schinkelshoek, Melchers Construction Ltd., on behalf of the property owner on September 18, 2014. Additional information was received, including a Structural Condition Survey (Appendix 3). Required Clearances for Demolition Permit form was sent to the applicant on October 9, 2014, noting that

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a Heritage Review was required.

Requests for demolition of properties listed on the *Inventory of Heritage Resources* require the decision of Municipal Council within 60 days or approval is deemed granted.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

The London Advisory Committee on Heritage will consider this demolition application at its meeting on November 14, 2014. The Stewardship Sub-Committee of the London Advisory Committee on Heritage completed research necessary for the evaluation in this report, with the preliminary recommendation that this property does not warrant protection under the *Ontario Heritage Act* provided at their meeting on October 22, 2014. A verbal update will be provided at the PEC meeting on November 18, 2014.

PUBLIC LIAISON:	On October 22, 2014, Notice of Request for Demolition was sent to 51 property owners in the surrounding area. Notice of Public Meeting was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on October 30, 2014.	One (1) reply received (verbal)
Nature of Liaison: A request for the demolition of the heritage listed property (Priority 2) located at 445-447-449 Dundas Street has been submitted.		
Responses: Concern was expressed regarding the potential for a vacant lot with frontage on Dundas Street.		

ANALYSIS

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* as an indication and justification of their potential cultural heritage value. Priority 2 properties “merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages” (*Inventory of Heritage Resources* 2005).

As indicated by its priority ranking, 445-447-449 Dundas Street was believed to be of cultural heritage value or interest at the time of listing; however the *Inventory of Heritage Resources* clearly states further research is required. As such, the property was evaluated using the criteria of *Ontario Heritage Act* Regulation 9/06. Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are: physical or design value, historical or associative value, and/or contextual value. A property is required to meet one or more of the abovementioned criteria to be considered to demonstrate sufficient cultural heritage value or interest to warrant protection under Section 29, Part IV of the *Ontario Heritage Act*.

Research was undertaken to complete the evaluation of 445-447-449 Dundas Street. The site was observed on October 21, 2014 from the public right of way. A formal site visit occurred on October 24, 2014, which included interior access and on-site discussion with the applicant.

A summary of the evaluation of 445-447-449 Dundas Street is provided below:

Physical or Design Value

Research has revealed that the historic 1880s Italianate residential structure, located towards the rear of the property, has been adapted over time, with the red brick-faced

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commercial addition with brickwork and cornice detailing on the Dundas Street elevation added circa 1922. This development articulates the transition of Dundas Street to a major urban thoroughfare in the early half of the nineteenth century. While interesting, this is not sufficient to recommend designation under the *Ontario Heritage Act*.

Historical or Associative Value

The property is not believed to demonstrate any significant historical associations. “McCraken” ghost markings on the west elevation of the building indicate a historic occupant of the building. While noteworthy, this is not sufficient to warrant protection.

Contextual Value

445-447-449 Dundas Street is the westernmost of a series of properties included on the *Inventory of Heritage Resources* located on the south side of Dundas Street, which extends eastwards to 471 Dundas Street. These properties date circa 1872 to the 1930s, representing historic development of Dundas Street. However, none of these properties are individually designated under the *Ontario Heritage Act* and this area is not included within the nearby Downtown HCD, West Woodfield HCD, East Woodfield HCD, or Old East HCD. While the existing building at 445-447-449 Dundas Street supports the two-storey urban form of the area, any building of similar form and massing could equally contribute to the streetscape.

Therefore, 445-447-449 Dundas Street does not merit sufficient cultural heritage value or interest to warrant protection under Section 29, Part IV of the *Ontario Heritage Act*. Designation is not recommended.

OTHER CONSIDERATION

The Structural Condition Survey submitted by the applicant highlighted several concerns regarding the condition of the building located at 445-447-449 Dundas Street (see Appendix 3). It notes movement, particularly at the northwest corner of the building. This movement may be attributed to failure in the soil bearing and/or insufficient frost protection causing frost heave. Evidence of this is seen in the interior and exterior of the building, particularly in the northwest corner of the façade (see Appendix 2, Images 8-11).

While condition is not a criterion for determining cultural heritage value or interest, this parallel argument concurs with the recommendation to not designate this property under the *Ontario Heritage Act*.

Planning Staff met with the applicant and asked that he complete the Site Plan approval process prior to proceeding with the demolition. This would ensure that the development plans are well formulated and certain before the existing building is demolished. Although it should be clear that there are no legal assurances that this will occur, the applicant indicated in that meeting that he will complete the Site Plan approval process prior to demolishing the existing building. A proposed elevation of a new building is included as Appendix 4.

CONCLUSION

It is recommended that Municipal Council consent to the demolition request and notify the Chief Building Official accordingly so that a demolition permit may be issued for 445-447-449 Dundas Street. Subsequently, 445-447-449 Dundas Street should be stricken from the *Inventory of Heritage Resources*.

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PREPARED BY:	SUBMITTED BY:
KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

2014-10-28

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Attach:

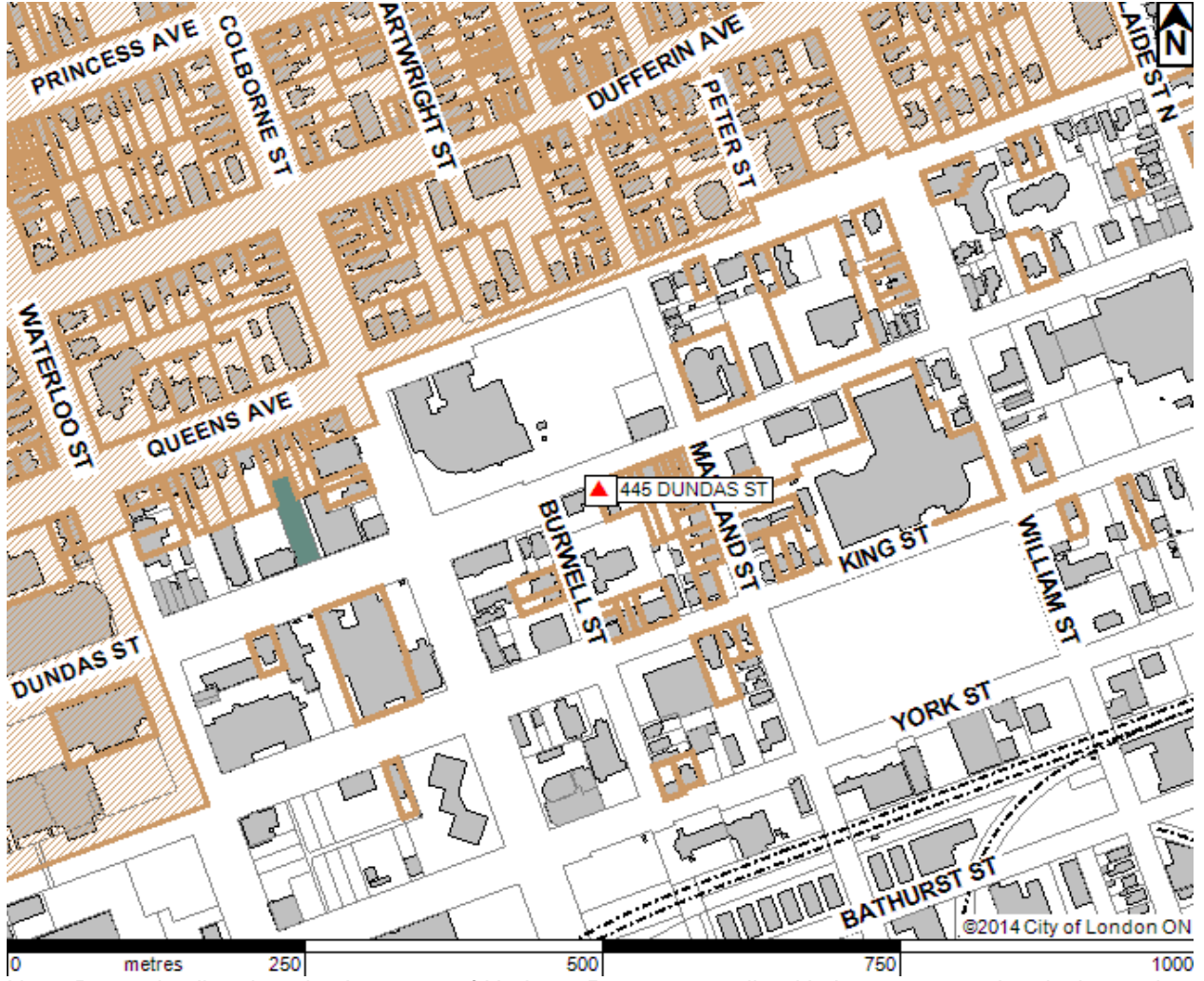
- Appendix 1: Location Map
- Appendix 2: Property Description and Property Photographs
- Appendix 3: Structural Condition Survey
- Appendix 4: Proposed Elevation

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APPENDIX 1: LOCATION MAP



Note: Properties listed on the *Inventory of Heritage Resources* outlined in brown; properties designated under the *Ontario Heritage Act* hatched.

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APPENDIX 2: PROPERTY DESCRIPTION AND PROPERTY PHOTOGRPAHS



Image 1: Dundas Street façade of 445-447-449 Dundas Street (circa 1922) (October 21, 2014).

The building located at 445-447-449 Dundas Street has evolved throughout its history. It was originally constructed in the 1880s as a large buff brick (now painted) square plan house with a long “tail” or rear addition. The house is finished with detailing demonstrating the Italianate style. Wide overhanging eaves are supported by paired decorative brackets, which are located on a frieze with an applied lozenge moulding. It appears that a front gable was focal point of the north elevation of the building, suggesting a centre hall plan residential dwelling (which has been substantially altered). Evidence of many additions and renovations are visible, with the circa 1922 addition to the front (north) of the Italianate house demonstrating the most visible impact today. Contrasting to the style of the house at the rear, the circa 1922 addition is a commercial style structure utilizing traditional elements of classical architecture. While both structures are constructed of brick, the brick of the Italianate structure is laid in a modified Garden Wall pattern whereas the red brick of the commercial addition (on the Dundas Street façade) is laid in the Flemish pattern. The buff brick of the east and west elevations of the commercial addition are laid in the Common Bond pattern.

The flat roof line of the two storey street front façade commercial addition is articulated by pilasters with recessed detailing and stacked soldier brick detailing, and triple (broken) metal cornices with oversized brackets and monumental dentils in a three-bay pattern. A dado, encased in a raised brick frame, is located below each of the broken cornices and between each of the pilasters, and includes a central lozenge with square mosaic tile relief flanked by two rectangular square mosaic tile reliefs.

Paired windows, separated by a mullion, are located below each dado. A large header above each window pair is mirrored by a less substantial lugsill below. Aluminium storm windows are affixed to the exterior of wooden divided light windows. A substantial cornice, in the style of the broken cornice above (but continuous across the façade), is located immediately below the paired windows of the second storey. A decorative mosaic tile relief is located below each of the outermost pilasters, adjacent to the extents of the cornice. The cornice visually and functionally

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divides the ground floor from the upper storey.

While the ground floor retains the tripartite divisions of the upper storey, it has been re-clad in Angelstone. Angelstone in the western bay appears to differ from the Angelstone in the central and eastern bay. These bays also differ in treatment; large plate glass windows flanked by access doors reached by two steps are located in the east and central bays; the west bay has a central door flanked by two small vertically-oriented rectangular windows with a recessed area above (believed to be the location of a former sign).



Image 2: Northeast corner of the building, adjacent to 451 Dundas Street (October 24, 2014)



Image 3: West elevation showing 1880s structure and 1922 structure (October 24, 2014)



Image 4: East elevation, also showing 451 Dundas Street (adjacent property) (October 24, 2014)



Image 5: Italianate brackets and frieze (October 24, 2014)



Image 6: Mosaic tile detailing flanking the cornice (October 24, 2014)



Image 7: Detail of upper storey (October 21, 2014)

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Image 8: Evidence of former repair and structural settling in brickwork (October 24, 2014)



Image 9: Evidence of settling is visible on the interior of the building (October 24, 2014)



Image 10: Vertical stress is particularly evident at the northwest corner of the building (October 24, 2014)



Image 11: Evidence of moisture penetration and settling on the interior (above drop ceiling) (October 24, 2014).

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APPENDIX 3: STRUCTURAL CONDITION SURVEY



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 Waterloo, Ontario, N2K 3N2
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Zavitz Insurance Inc
 439 Dundas Street
 London, ON

Sept. 30, 2014
 SBM-14-792

Attn: Ms. Louise Watson, HR/Operations Manager

DRAFT NO. 1

**Re: Structural Condition Survey
 447 Dundas Street, London, Ontario**

Louise;

Strik Baldinelli Moniz (SBM) was retained to conduct a visual structural condition survey at 447 Dundas Street, London, Ontario.

Please note that the information contained in this report is based on a visual inspection of exposed areas of the existing structure only - no material testing or evaluation was performed. Please refer to Figures 1 to 10, appended to this report, for further information.

Background

The building located at 447 Dundas Street was constructed in 1930 and under the City of London Heritage Guidelines is listed as a Priority 2, commercial, see Figure 1, 2.

Priority 2 buildings merit evaluation for designation under Part IV of the Ontario Heritage Act. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages.

The existing front portion of the building (original to the 1930 construction) is constructed of load bearing multi-wythe brick with wood framed floors and roof. The existing basement under the original portion of the building appears to be 'rubble' stone with head room of approximately 6'-0". The rear portion of the building likely built after the original 1930 construction is a rectangular addition with a slope wood roof. The basement under this portion appears have been modified to increase headroom to approx. 7'-0".

Observations

The building appears to have undergone movement in the north-west corner, see Figure 3, 4, 5. Work has been completed to accommodate the brick movement with partial re-parging of the front fascade. Reasons for the movement may be attributed to, failure in the soil bearing and/or insufficient frost protection causing frost heave.

Several cracks are located in the load bearing walls, as seen in Figure 6, 7, 8 are most likely to due to building movement over the past 80+ years.

Aaron Strik, P.Eng.

Mike Baldinelli, MEng, P.Eng.

Kevin Moniz, P.Eng.

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At the time of our inspection, water was infiltrating the building causing water damage to the wood framed structure (wood floor/roof) as noted in Figure 9, comprising the structural integrity of the wood framing and load bearing floor joists.

The rear roof, seen in Figure 10 appears to have deflected substantially with failure imminent under a heavy wind event or snow fall. This area should be temporarily shored until it can be properly reinforced.

Conclusions

In our opinion, from a structural engineering perspective, the building does not warrant re-purposing and should be taken down. The building has undergone significant movement beyond repair and in our opinion would not be cost effective to reinforce and remedy at this time.

Limitations:

This report was prepared by Strik Baldinelli Moniz Ltd. for Zavitz Insurance Inc. and any third party use of this report, or any reliance upon its findings, is the responsibility of such third parties. Strik Baldinelli Moniz Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions undertaken as a result of this report.


The analysis presented herein was based on a visual review of exposed structural components. No calculations were performed to evaluate the original structural design of the buildings or its components.

All findings and conclusions presented in this report are based on site conditions as they appeared during the period of the investigation. This report is not intended to be exhaustive in scope or to imply a risk-free facility. It should be recognized that the passage of time may alter the opinions, conclusions, and recommendations provided herein.

Recommendations made in this report do not imply an engineered design. Contact a licensed contractor and/or professional engineer prior to proceeding with any structural modifications. All renovation, demolition and/or construction works should be completed under a valid building permit.

Thank you for your consideration.
Yours truly,

Strik Baldinelli Moniz
Civil & Structural Engineers


Michael Baldinelli, MEng, P.Eng
Principal, Large Buildings

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FIGURE 1



FIGURE 2

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FIGURE 3



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FIGURE 4



FIGURE 5



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FIGURE 6



FIGURE 7



FIGURE 8

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FIGURE 9



FIGURE 10

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APPENDIX 4: PROPOSED ELEVATION


Proposed Expansion
445-447-449 Dundas Street

Artistic rendering prepared by