

--	--

HAP: 172-174 Dundas Street
K. Gonyou

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE WEDNESDAY APRIL 8, 2015
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION BY: M. MANUEL 172-174 DUNDAS STREET

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the alteration to the heritage designated property located at 172-174 Dundas Street, within the Downtown Heritage Conservation District, **BE PERMITTED** by Municipal Council with the following terms and conditions:

- a. That a sample of the final exterior cladding material and coursing pattern be provided to the Heritage Planner for approval prior to installation; and,
- b. That the final cornice design and a sample of material be provided to the satisfaction of the Heritage Planner prior to installation.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to permit replacement of the cornice entablature of a property located within the Downtown Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act*.

BACKGROUND

172-174 Dundas Street is located within the Downtown HCD, designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P. 3419-124). The property is located on the north side Dundas Street, between Richmond Street and Clarence Street (Appendix A).

The building was the former home of the Mascot Restaurant, which closed in 2014 (Appendix B). Heritage attributes (character-defining elements) identified within the *Downtown HCD Plan* for 172-174 Dundas Street are: “three storey painted brick; replacement windows in original openings; rebuilt cornice.” The building is noted as a B/C architectural rating in the *Downtown HCD Plan*.

Façade composition guidelines in the *Downtown HCD Plan* emphasize single storey commercial storefronts along the street, with other uses above. Critically, the “horizontal rhythm and visual transitions between floors must be articulated in the façade designs” (Section 6.1.4.1).

The *Downtown HCD Plan* addresses material conservation, including masonry (Section 6.1.3.5). It highlights the decorative and structural function of masonry, as well as the use of lime-based mortar in the nineteenth century. Brick is identified as the most common form of masonry, although notable examples of stone masonry are present throughout the Downtown HCD. The *Downtown HCD Plan* requires horizontal rhythm and visual transition of facades (Section 6.1.4.1), which can be successfully achieved by architectural elements such as a

--	--

**HAP: 172-174 Dundas Street
K. Gonyou**

cornice entablature.

HERITAGE ALTERATION PERMIT APPLICATION

A Heritage Alteration Permit application was submitted on behalf of the property owner on March 30, 2015. The applicant has applied to Municipal Council for a permit to:

- Remove the existing stucco exterior cladding and replace with new limestone cladding;
- Remove the existing deteriorated cornice and replace with a new cornice (material and design to be confirmed).

It being noted that the projecting sign mounted on the building will be retained and rehabilitated to suit the new tenant. No other alterations are proposed for the upper levels of the building.

ANALYSIS

A site visit was conducted on March 30, 2015. It was noted that the existing cornice is not intact and is severely deteriorated.

Physical goals of the *Downtown HCD Plan* emphasize the “rehabilitation and restoration of heritage buildings in a manner that is sympathetic and respectful to the historic significance of the structure” (Section 3.2.1). Ensuring compatibility is a major concern.

The proposed alterations to 172-174 Dundas Street Street meet the goals and principles of the *Downtown HCD Plan*. Stucco is not a material noted within the Downtown HCD. Replacing the existing stucco cladding with a more appropriate limestone cladding will result in a net improvement in the historic context within the Downtown HCD. It is recommended that the final material and coursing pattern be supplied to the Heritage Planner before installation.

The existing cornice is deteriorated beyond repair and requires replacement. Defining the storefront and articulating floors of a building are important considerations within the façade composition guidelines of the *Downtown HCD Plan*. It is recommended that the final cornice material and design be supplied to the Heritage Planner before installation.

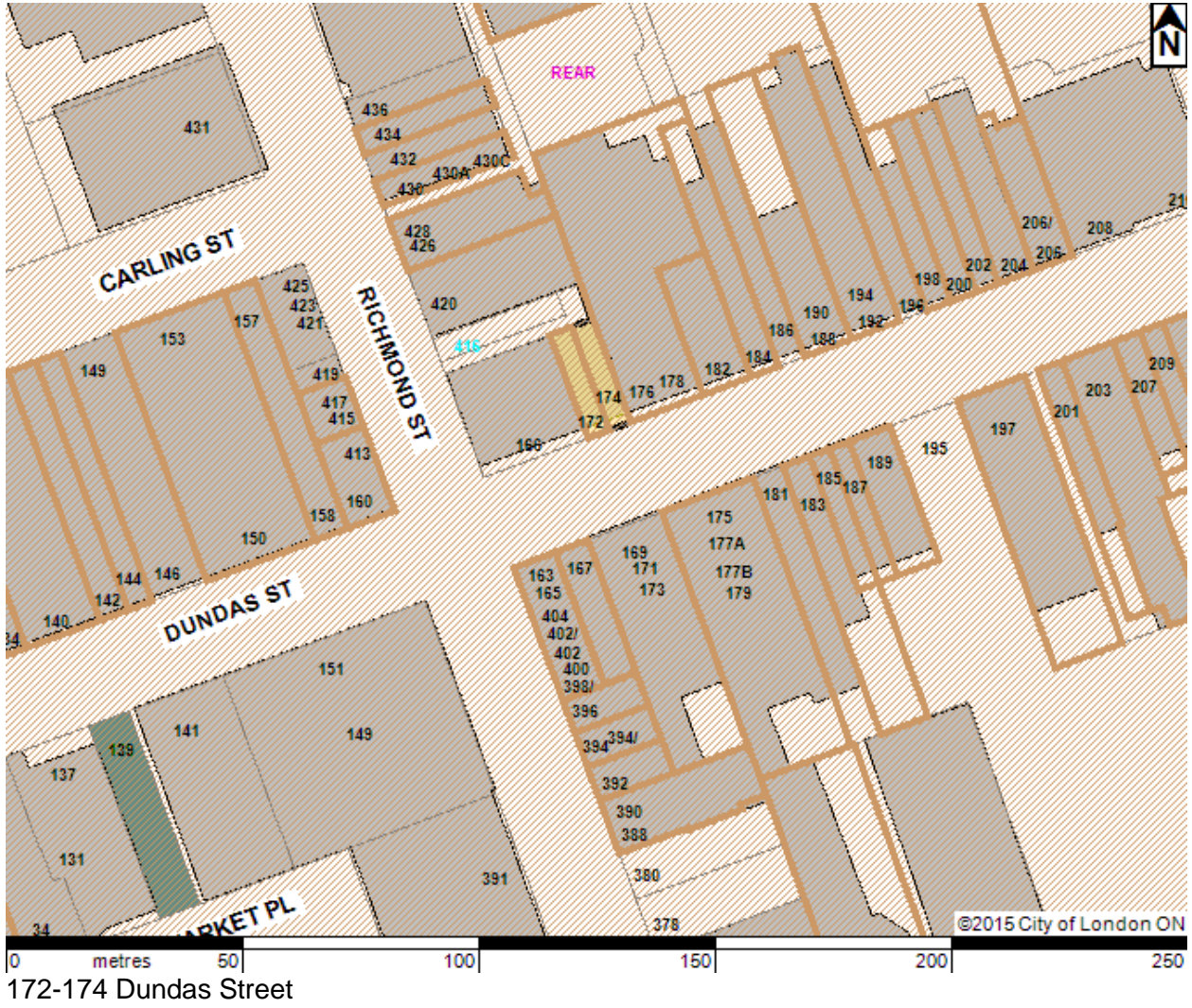
CONCLUSION

The proposed alterations outlined in the Heritage Alteration Permit application for 172-174 Dundas Street seeks to replace the existing stucco cladding with limestone and replace the existing cornice and should be permitted by Municipal Council.

--	--

HAP: 172-174 Dundas Street
K. Gonyou

APPENDIX A: Location Map



--	--

HAP: 172-174 Dundas Street
K. Gonyou

APPENDIX B: Property Photographs



Image 1: 172-174 Dundas Street (Source: City of London files, circa 1998-2002).



Image 2: 172-174 Dundas Street (March 30, 2015).



Image 3: Existing cornice at 172-174 Dundas Street (March 30, 2015).