

--	--

HAP: 304 Talbot Street  
D. Menard

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION PERMIT APPLICATION BY: J. KIPFER 304 TALBOT STREET WEDNESDAY MAY 13, 2015</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, alteration to the heritage designated property located at 304 Talbot Street, within the Downtown Heritage Conservation District, in conformity with the attached plans in Appendix D provided by the applicant **BE PERMITTED** by the City Planner with the following terms and conditions:

- a. That the proposed faux wood material be replaced by a material in compliance with the *Downtown Heritage Conservation District Plan* to the satisfaction of the Heritage Planner.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

None.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
---

The purpose of the recommended action is to permit the alteration of a property located within the Downtown Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act*, to enlarge the existing window voids and re-clad the building.

<b>BACKGROUND</b>
-------------------

304 Talbot 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 east side of Talbot Street, south of York Street, and abuts the Canadian National Railway line (Appendices A-B).

This property is the former location of the Harmony Grand Buffet, which closed in early 2013. Another restaurant subsequently opened at the same location however the building is vacant.

The *Downtown HCD Plan* identifies the building located at 304 Talbot Street as a former cold storage building built circa 1910. The building is identified as Historic, with a B ranking in the inventory. 'Character defining elements' (heritage attributes) identified for 304 Talbot Street include "painted reinforced concrete; most windows in original location."

Observations on site questioned the dating of this building to circa 1910. Further research was undertaken which identified the construction of the building between 1922 and 1942 (Appendix C). Fire Insurance Plans indicate that previous buildings were located on the property, which were constructed prior to 1881. However structures these were demolished between 1915 and 1922. Regardless of the age of the building, the property remains designated under Part V of the *Ontario Heritage Act*.

--	--

**HAP: 304 Talbot Street  
D. Menard**

The *Downtown HCD Plan* acknowledges the variety of cultural heritage resources present within its boundary, which contribute to its significance as the commercial, political, and industrial centre of London. The physical goals of the *Downtown HCD Plan* encourage the retention, conservation, and adaptive reuse (including rehabilitation and restoration) of existing buildings, as well as influencing the renovation and construction of buildings within the Downtown HCD.

The *Downtown HCD Plan* provides guidelines to help ensure that alterations do not adversely impact cultural heritage resources. With regards to materials, stucco is discouraged. The *Downtown HCD Plan* states, “stucco should be avoided as it is not a historically-relevant material for the district” (section 6.1.4.1, page 6.40). It emphasizes that “substitute materials should be considered carefully as they can have a negative long term effect on both the building’s appearance and performance.” Appropriate materials identified by the *Downtown HCD Plan* include:

- Masonry (natural stone, brick, cast stone, terra cotta, and concrete block);
- Concrete;
- Wood (for structural, functional, and decorative purposes);
- Architectural and structural metals, such as iron (cast and wrought), steel, stainless steel, galvanized steel, tin, copper and copper alloy, zinc, aluminium, lead, nickel, and bronze; and,
- Glass and glass products (particularly in terms of size, shape, and translucency or opacity).

### HERITAGE ALTERATION PERMIT APPLICATION

A Heritage Alteration Permit application was submitted on behalf of the property owner on April 27, 2015. The applicant has applied to Municipal Council for a permit to:

- Remove the existing windows and replace with larger aluminum windows, including spandrel with back painted glass to emulate ribbon windows;
- Install aluminum sunshades to match windows;
- Add a metal entry canopy;
- Install a vertical feature at the northwest corner of the building clad in faux wood panels; and,
- Re-clad the building with light grey stucco (Dryvit), except the east elevation (see proposed elevations in Appendix D).

The applicant met with the Heritage Planners on April 28, 2015 to discuss the application in greater detail. A number of constraints on the property restrict possible options for the exterior cladding material. In particular, the reinforced concrete skeleton structure of the building is exposed to the exterior of the building, resulting in thermal bridges that are not permitted under the current Ontario Building Code. To achieve the requisite insulation value, a stucco cladding is the only possible solution. Additionally, the zero lot line construction on the north property line requires a non-combustible material, such as the material proposed.

A clay tile has been applied to the east elevation of the building, and will not be covered by the stucco re-cladding proposed in the Heritage Alteration Permit application but will be painted. With the exception of the eastern exterior walls, brick masonry will be exposed on the interior of the building.

### ANALYSIS

The proposed alterations outlined in the Heritage Alteration Permit application do not comply with the guidelines of the *Downtown HCD Plan*, regarding exterior material choice, and thus meets one of the Conditions for Referral outlined in the Delegated Authority By-law (By-law C.P. 1502-129). LACH may make a recommendation regarding the Heritage Alteration Permit application to the City Planner. Thereafter, the City Planner will make a decision with

--	--

**HAP: 304 Talbot Street  
D. Menard**

consideration of the recommendation of LACH, unless LACH makes a recommendation to Municipal Council.

A site visit was conducted on April 30, 2015 (see Appendix B). The three storey brick building is painted, with structural elements highlighted in contrasting colours. This detail highlights the industrial character of the building, alluding to its past.

The primary goal of the *Downtown HCD Plan* is the retention, conservation, and adaptive reuse of cultural heritage resources within the Downtown HCD. Conservation can take many approaches, including preservation, restoration, and rehabilitation. In some cases, preservation is the most appropriate approach whereas other examples may require greater flexibility in their adaptive reuse to ensure the long-term conservation of broader cultural heritage values.

The building located at 304 Talbot Street is part of London's industrial heritage, which is acknowledged in the *Downtown HCD Plan*. Conserving this important value is critical when considering alterations to this resource.

Adaptive reuse is an appropriate conservation approach for the building at 304 Talbot Street. This entails changing the existing building to suit a new use while ensuring that sympathetic and respectful alterations maintain what is significant. The *Downtown HCD Plan* encourages this approach (Section 3.2.1).

The alterations outlined in the Heritage Alteration Permit application for 304 Talbot Street broadly achieve these goals. The existing building is unused at present, and the alterations seek to make this building usable once again. However, this will require the alteration of the identified heritage attributes of this resource, recognizing the limitations of the cold storage facility design.

The proposed window alterations are compatible with the overall industrial character of the building, as are the brise-soleil (sunshades) affixed to the exterior. The proposed window fenestration maintains the horizontal lines of the building, emphasized by the transitions between floors and the repeating pattern of windows across the facades. While this alteration will result in the loss of the original window voids of the building, this loss is tolerable.

In general, recladding with a stucco material is not desirable or supported by the *Downtown HCD Plan*. However, recladding is the only possible solution to ensuring the adaptive reuse of this building.

A new vertical element is proposed at the northwest corner of the building at 304 Talbot Street. This makes a strong visual statement and provides signage space for the building. The introduction of this element is compatible with the goals of the *Downtown HCD Plan*, which encourages the sensitive introduction of new elements.

The proposed cladding of the new vertical element is a faux wood paneling. This material is not a traditional material that is compatible with the *Downtown HCD Plan*. This material should be replaced by an alternative material that complies with the *Downtown HCD Plan*.

<b>CONCLUSION</b>
-------------------

The proposed work outlined in the Heritage Alteration Permit application for 304 Talbot Street seeks to retain, conserve, and adapt this resource to suit a contemporary need. However, material choices are not in compliance with the policies of the *Downtown HCD Plan*. While the proposed stucco cladding is the only possible cladding solution, the faux wood paneling is incompatible with the Downtown HCD. The stucco cladding in this situation is acceptable and should be permitted, whereas the faux wood paneling is not.

Agenda Item #      Page #

--	--

**HAP: 304 Talbot Street  
D. Menard**

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>DON MENARD HERITAGE PLANNER URBAN REGENERATION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

2015-04-30  
kg/DM

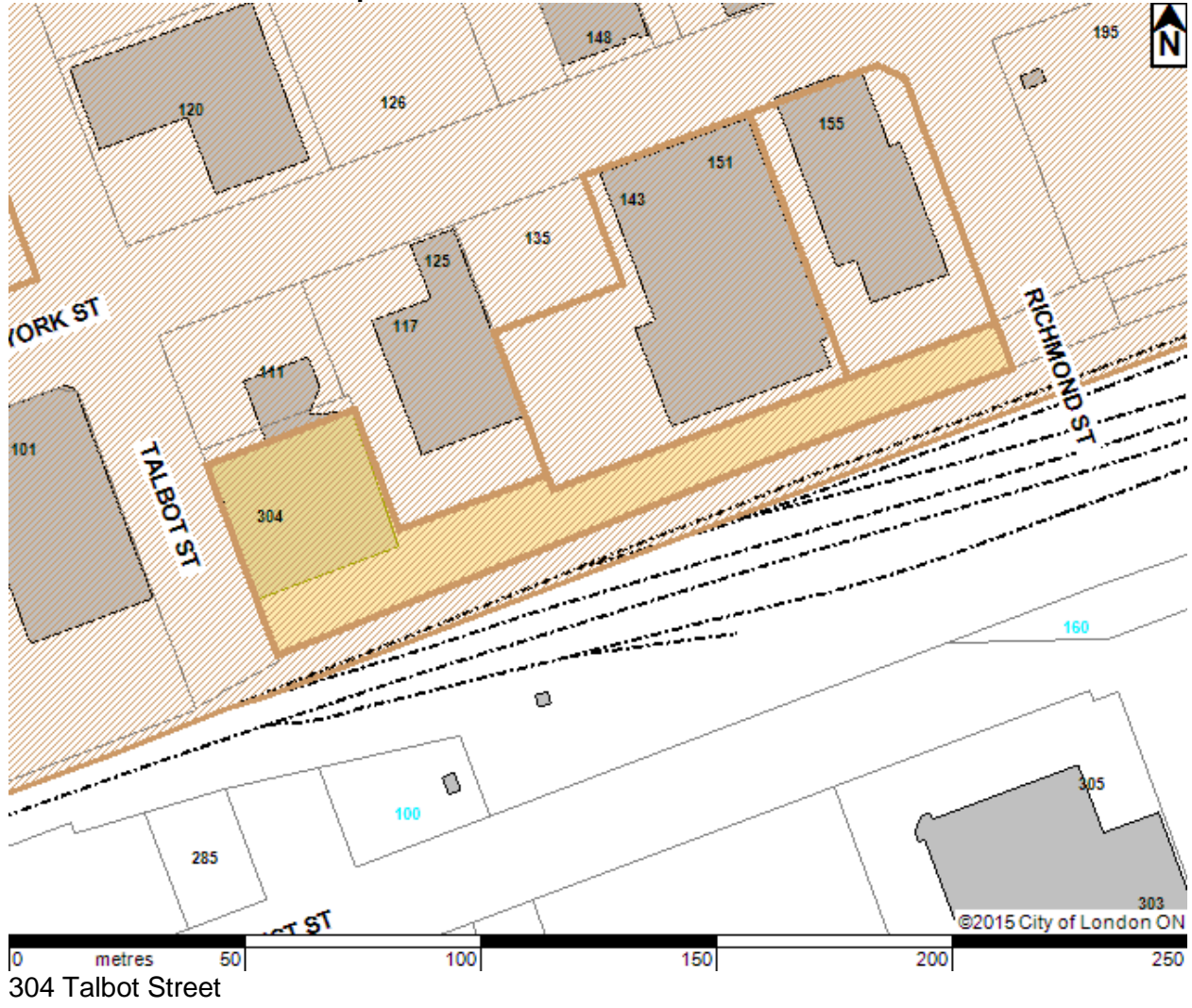
- Attach:
- Appendix A: Location Map
  - Appendix B: Property Photographs
  - Appendix C: Historical Research
  - Appendix D: Proposed Elevations

Y:\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Talbot Street, 304\2015-05-13\HAP 304 Talbot Street.docx

--	--

HAP: 304 Talbot Street  
D. Menard

APPENDIX A: Location Map



304 Talbot Street

--	--

HAP: 304 Talbot Street  
D. Menard

**APPENDIX B: Property Photographs**



Image 1: East (along Talbot Street) and south facades of 304 Talbot Street (April 30, 2015).



Image 2: North façade of 304 Talbot Street (behind the Tim Hortons), seen from the north side of York Street (April 30, 2015).

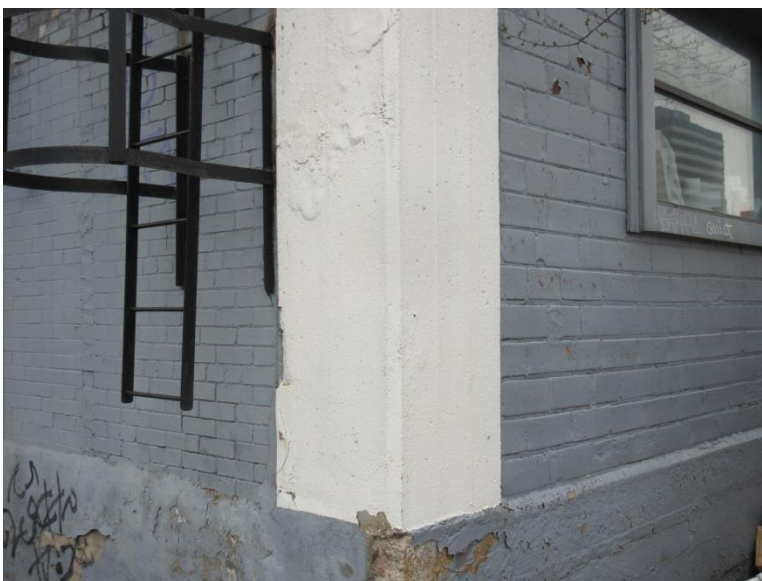


Image 3: Detail of the southeast corner of the building at 304 Talbot Street. Note the brick masonry to the right and the applied clay tiles to the left of the concrete structural member (April 30, 2015).

--	--

HAP: 304 Talbot Street  
D. Menard

**APPENDIX C: Historical Research**



Image 1: Fire Insurance Plan 1912, revised 1922 (Courtesy of Western Archives). Note property at 304 Talbot Street is vacant.



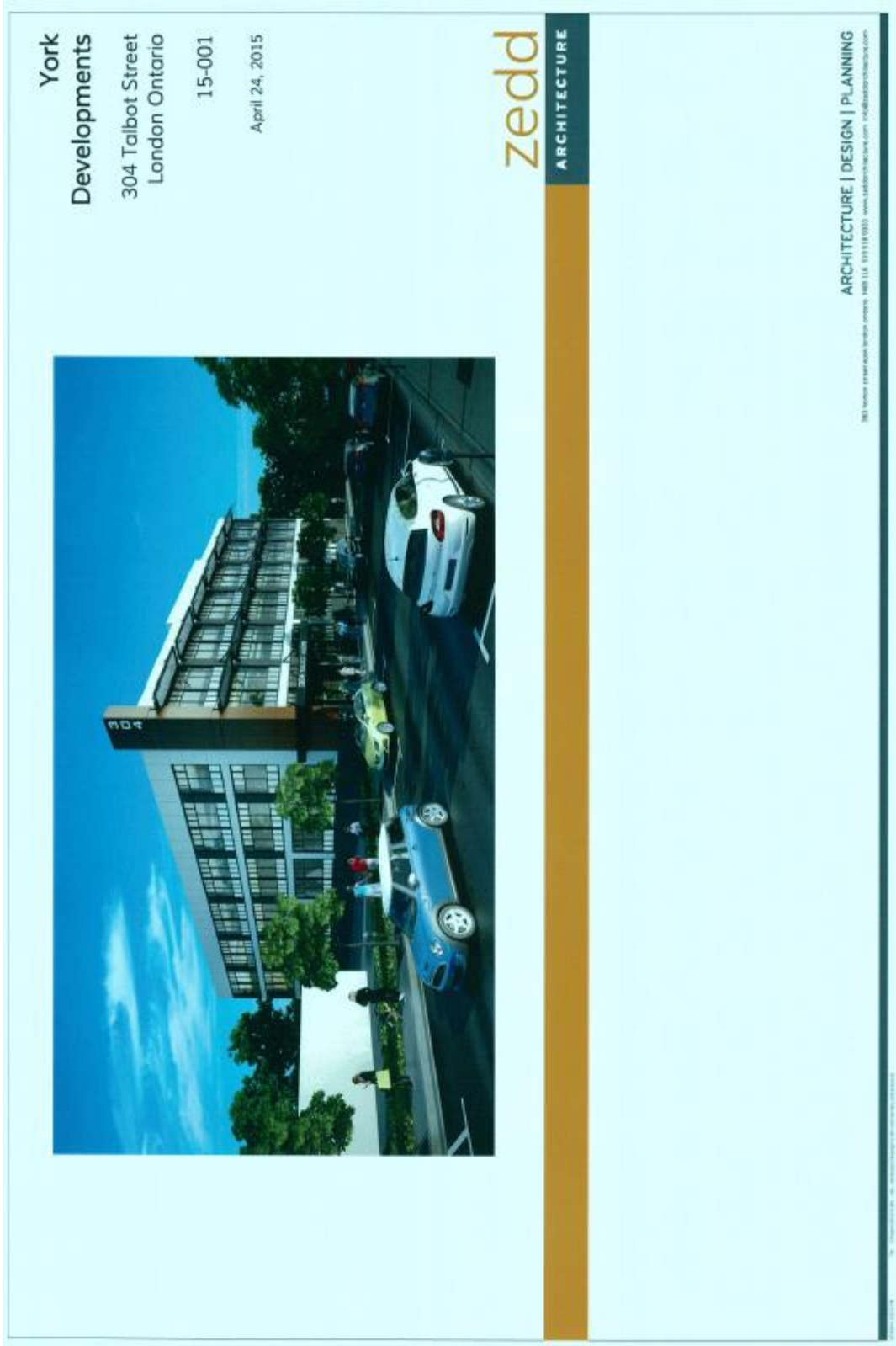
Image 2: 1922 aerial photograph, confirming the property was vacant in 1922 (Courtesy of Western Archives R3-49-1922).



Image 3: 1942 aerial photograph, confirming a building on 304 Talbot Street by 1942 (Courtesy of Western Archives, 746-8-17-1942).

HAP: 304 Talbot Street  
D. Menard

APPENDIX D: Proposed Elevations





[Empty box for Agenda Item #]

[Empty box for Page #]

HAP: 304 Talbot Street  
D. Menard



**Materials:**

- Light gray stucco
- Clear glazing in charcoal coloured aluminum frames
- Spandrel with back painted glass to emulate ribbon windows
- Aluminum sunshades to match windows
- Metal entry canopy
- Faux wood panels for vertical feature and building number




**zedd**  
ARCHITECTURE  
200 Wellington Street West, Suite 2000, Toronto, ON M5H 3B7  
416.593.8888 | www.zeddarchitecture.com

15-001 York Developments | 304 Talbot Street London Ontario | Proposed Exterior Materials | HAP-03  
April 24, 2015

[Empty box for Agenda Item #]

[Empty box for Page #]

HAP: 304 Talbot Street  
D. Menard



Location Plan



View Looking South / East



View Looking North / East



View Looking North / West



View Looking East



View Looking North / East



View Looking West



View Looking South

15-001 York Developments | 304 Talbot Street London Ontario | Photographic Survey - Existing Conditions | April 24, 2018 HAP-01

zedd ARCHITECTURE

15-001 York Developments | 304 Talbot Street London Ontario | Photographic Survey - Existing Conditions | April 24, 2018 HAP-01