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<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>PROPOSED ADDITION OF MID-CENTURY MODERN PROPERTIES TO LONDON'S INVENTORY OF HERITAGE RESOURCES JULY 20, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Manager of Urban Regeneration, the 17 Mid-Century Modern properties described in Appendix A attached hereto **BE INCLUDED** in the City of London's Inventory of Heritage Resources, consistent with the recommendation made in the 8th Report of the London Advisory Committee on Heritage.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>BACKGROUND</b>
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At the June 15, 2015 Planning and Environment Committee meeting, members received the 8<sup>th</sup> Report of the London Advisory Committee (LACH) compiled from its meeting held on June 11<sup>th</sup>. Item 9 a) in its Report concerns LACH's recommendation that 17 properties of Mid-Century Modern cultural heritage value or interest be listed in the City of London's Inventory [Register] of Heritage Resources. PEC referred the matter to a future meeting of the Planning and Environment Committee to provide an opportunity for the Civic Administration to make a presentation regarding this matter.

The properties LACH recommended are:

- i) 1020 Elias Street – Priority 1
- ii) 534 Huron Street – Priority 1
- iii) 544 Fanshawe Park Road East – Priority 1
- iv) 1650 Gloucester Road – Priority 1
- v) 1137 Western Road – Priority 1
- vi) 122 Bloomfield Drive – Priority 1
- vii) 33 Bromleigh Avenue – Priority 1
- viii) 656 Warren Road – Priority 1
- ix) 471 Ridgewood Crescent South – Priority 1
- x) 11 Wellington Crescent – from Priority 2 to Priority 1
- xi) 415 Base Line Road East – Priority 1
- xii) 1945 Highland Heights – Priority 1
- xiii) 245 Pall Mall Street – Priority 1
- xiv) 29 Victoria Street – Priority 1
- xv) 250 Commissioners Road East – Priority 1

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- xvi) 1231 Richmond Street – Priority 1
- xvii) 511 Cheapside Street – Priority 1

At its June 11<sup>th</sup> meeting LACH received a presentation from Sandra Miller, of the Forest City Modern group, which was prepared earlier in the year in collaboration with Kyle Gonyou, Heritage Planner. The information in this report, and the presentation to accompany it, were adapted in large measure from their research and site visits.

The *Ontario Heritage Act* provides that a municipal heritage “register may include property that has not been designated...but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property”. The practical effect this “listing” is that “the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner’s intention”.

**ANALYSIS**

The *Ontario Heritage Act* came into force in 1975. Several amendments were made in 2005 to clarify and/or improve how heritage conservation and legal designation affect real property. Consideration of heritage significance was recast to include attributes beyond the “architectural” reasons that were until then primarily of interest. The Act has never required that a building or structure be of a minimum age in order to qualify for heritage recognition. When the Act was first introduced, properties with buildings of pre-World War I vintage [e.g. 50-60 years-old] throughout the province, including London, were among properties inventoried or designated for their heritage value.

Regulation 9/06 of the Act establishes three broad criteria, any *one* of which, or a combination of which, may justify designation, should a listed property be recommended for that step: design values, historical associations, and/or contextual values.

Architectural historians will often label as “Modern” or “Early Modern” buildings generally designed and/or built before World War II which exhibit stylistic attributes which developed as cultural departures from the historical architectural references that had prevailed in building design until then. New and/or more affordable methods of construction that allowed such designs to be built are also characteristically inferred by these labels. “Mid-Century Modern” [MCM] further evolved these design explorations and associated construction techniques generally after World War II, beginning in the middle of the 20<sup>th</sup> century.

Compared with other Ontario cities of its size and age, London has retained a well-regarded collection of high quality and diverse examples of buildings and structures from the earlier 20<sup>th</sup> century and before. The stewardship of this part of London’s heritage, as measured in the number of designated properties in the city, municipal funds invested in their acquisition and maintenance, and in many cases the high effort and attention given by owners to their upkeep [whether or not they are designated “heritage”], has traditionally focussed on properties from those eras. London also possesses dozens of MCM properties with buildings and other features of cultural heritage value or interest which, while they may be less widely appreciated may be no less significant in meriting eventual designation using any of the three broad criteria under Regulation 9/06.

Globally, interest in “Modern” architectural heritage has been gaining recognition. The International Council on Monuments and Sites [ICOMOS], named by the UNESCO World Heritage Convention as one of the three formal advisory bodies to the World Heritage Committee, has turned its attention to this interest since at least 1981. Docomomo International [short for the International Working Party for Documentation and Conservation of Buildings, Sites and

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Neighbourhoods of the Modern Movement] is a non-profit organization that has been dedicated to their mandate since 1988. Because of the city’s relatively young age, London may not have any properties apt for the label “Modern”. However, due to its growth in the mid- to late-20<sup>th</sup> century, its existing MCM stock is increasingly commanding attention. A March 2013 exhibition entitled *Inside/Out: Mid-Century Modern in London* was organized as a collaborative project by twelve undergraduate students through Western University’s Faculty of Arts & Humanities. It included some of the local MCM buildings subject of this report. The Forest City Modern volunteer group continues to research others.

LACH’s attention to MCM properties was heightened during the March 2015 deliberations concerning demolitions on the Old Victoria Hospital Lands. It was recognized that certain buildings of MCM value were not listed on the City’s Heritage Inventory. By way of comparison, the City of Windsor has had such properties on its inventory since the late 1980’s. Although LACH moved to address this matter in having a report ready to consider at its April 2015 meeting, it has since then not been able to move to its recommendation to Council, as required by the *Ontario Heritage Act*, mostly due to addressing more time-sensitive heritage stewardship priorities. The first set of MCM properties it put forth in its 8<sup>th</sup> Report recommendation are regarded to be of the highest [“Priority 1”] value in the Heritage Inventory’s attributing of value.

<b>CONCLUSION</b>
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London has a wealth of Mid-Century Modern properties that merit recognition for their cultural heritage value or interest. The properties subject of this report have been critically reviewed by the City’s Heritage Planners both independently and in collaboration with LACH. City staff and several members of LACH have visited the properties. Administration supports LACH’s recommendation to add these 17 properties to London’s Heritage Inventory.

<b>PREPARED &amp; SUBMITTED BY:</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>

July 8, 2015  
 JY/  
 Attach: Appendix A- MID-CENTURY MODERN PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST  
 RECOMMENDED FOR ADDITION TO THE CITY OF LONDON'S INVENTORY OF HERITAGE RESOURCES

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## Appendix A

### MID-CENTURY MODERN PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST RECOMMENDED FOR ADDITION TO THE CITY OF LONDON'S INVENTORY OF HERITAGE RESOURCES (Chronological order by construction)

1. 11 Wellington Crescent - Ginsberg House (1949)  
Built for prominent London residents Muriel and Hyman Ginsberg  
Designed by London architect Charles H. Gillin  
Currently Priority 2 – recommend upgrading to Priority 1  
*Current owner is interested in heritage designation*  
Outstanding and rare example of Prairie-influenced Modernist style  
Brick with clerestory and large windows, flat roof and massive chimney; interior features terrazzo flooring with in-floor radiant heating, open concept plan, and double kosher kitchen  
Pristine, near-original condition inside and out (three owners since construction)  
Original architectural drawings held in Museum London collection
  
2. 1020 Elias Street – Bell Telephone Work Centre (1950)  
Now Forest City Models & Patterns  
Not currently listed - recommend Priority 1 listing  
Excellent example of regional-influenced Modernist industrial/commercial facility  
Brick, clerestory windows, flat roof, fluted aluminum columns, original sunshade screens  
Excellent, near-original condition
  
3. 415 Base Line Road East (1952)  
Designed by London architectural draftsman Merrill W. Baker  
Not currently listed - recommend Priority 1 listing  
*Current owner (daughter of original designer) is interested in heritage designation*  
Outstanding and unique example of regional-influenced Modernist style  
Brick, board and batten siding, clerestory and large windows, flat roof, and massive chimney; interior features teak panelling, stone floors with in-floor radiant heating and open concept plan  
Pristine, near-original condition inside and out (single family ownership)
  
4. 1945 Highland Heights - Young House (1953-55)  
Built for George A. Young, prominent London jeweller  
Designed by London architectural firm Riddle and Connor  
Not currently listed - recommend Priority 1 listing  
Outstanding and rare example of regional-influenced Modernist style  
Brick, board and batten siding, Usonian-style ranch with enclosed courtyard; interior features original slate floors and steel kitchen cabinets  
Has been sympathetically restored and renovated  
Original architectural drawings held in Museum London collection, current owner has architects' model  
Featured in *Atomic Ranch* magazine, 2006
  
5. 544 Fanshawe Park Rd - London Trend House (1954)  
One of only eleven Trend Houses sponsored by the BC Softwood Lumber Association and built across Canada by regionally prominent architects to showcase new building techniques and styles; three have been heritage recognized but two have been demolished ([http://trendhouse.mkurtz.com/The\\_Trend\\_House\\_Chronicles/Home.html](http://trendhouse.mkurtz.com/The_Trend_House_Chronicles/Home.html))  
Designed by Massey-medal winning London architect Philip Carter Johnson and built by London construction firm Hayman and Sons

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Not currently listed - recommend Priority 2 listing  
Wood siding and brick (original Western Red Cedar shingle siding may still be in situ); interior features original Pacific Coast Hemlock arches and ceiling, and brick wall  
Large addition may date from 60s  
Featured in seven page opening-day special section in LFP (Sat, May 8, 1954), photographed by London architectural photographer Ron Nelson  
Collier, Allan. "Research Report: The Trend House Program." Society for the Study of Architecture in Canada / Societe pour l' etude de l' architecture au Canada: BULLETIN. 20, 2 (1995): 51-54.  
[http://sextondigital.library.dal.ca/jssac/PDFs/Bulletin/Vol\\_20/vol20\\_no2\\_OCR\\_150dpi\\_P\\_DFA1b.pdf](http://sextondigital.library.dal.ca/jssac/PDFs/Bulletin/Vol_20/vol20_no2_OCR_150dpi_P_DFA1b.pdf)

6. 656 Warren Road (circa 1956)  
Designed by London architect Victor Marsh  
Not currently listed - recommend Priority 1 listing  
Outstanding and unique example of California-influenced Modernist style  
Split-level design; brick, board and batten; asymmetrical butterfly roof, large windows, and garage roof-top deck with horizontal railings; interior features cathedral ceiling, open concept plan  
Pristine, near-original condition inside and out (single owner and architect Victor Marsh still lives there)
7. 122 Bloomfield Drive (circa 1956)  
Not currently listed - recommend Priority 1 listing  
Outstanding and unique example of regional-influenced Modernist style  
Stone and wood shingle siding, flat roof, large windows, and garage roof-top deck with horizontal railings  
According to owner, it was designed by a California architect (??) and featured in a 1957 home design/decor magazine
8. 245 Pall Mall Street - Supertest Petroleum Corp. Ltd. head office (1958)  
Now Gamma-Dynacare Medical Laboratories  
Designed by R.E. Knowland and London architectural firm Watt and Tillmann and built by London construction firm Ellis-Don  
Not currently listed - recommend Priority 1 listing  
Outstanding and unique example of regional-influenced Modernist style  
Near pristine original condition  
Brick, stone, porcelain enamel panels, ribbon windows; cantilevered entry roof, original sunshade screens on South side; interior features include custom orange terrazzo floor in lobby, original stair railings, coloured cathedral glass in stairwell  
Built at the height of Supertest's success as a national London-based company, the only remaining Supertest office building  
Significant historical value to the City of London  
Original architectural drawings are held in Museum London collection and original building specifications document is held in the London Room at the London Public Library
9. 534 Huron Street - B'nai Israel Synagogue (1960)  
Now Or Shalom Synagogue  
Designed by Massey-medal winning London architect Philip Carter Johnson and built by London construction firm Ellis-Don  
Not currently listed – recommend Priority 1 listing  
Outstanding and unique example of regional-influenced Modernist style  
Stone and brick synagogue complex, large windows, cantilevered entry roof, glass-enclosed passageway; stair railings, doors and windows feature stylized Jewish iconographic motifs; interior features wood panelling

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Pristine, near-original condition inside and out  
Original architectural drawings held on site at synagogue archives  
<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory/Search-results-details.aspx?ItemID=4307>

10. 29 Victoria Street - Unitarian Fellowship Hall (1961)  
Now Gibbons Park Montessori School  
Designed by Massey-medal winning London architect Philip Carter Johnson and built by London construction firm Hayman and Sons  
Not currently listed – recommend Priority 1 listing  
Outstanding and unique example of regional-influenced Modernist style  
Brick, large windows; interior features zig-zag wall and wood panelling  
Pristine, near-original condition inside and out  
First purpose-built hall for London’s Unitarian community
11. 250 Commissioner's Road East - Wortley Baptist Church (1961 and 1976)  
Now Hillside Church  
Designed by London architect Harold L. Hicks, expanded by London architect Victor Marsh  
Not currently listed – recommend Priority 1 listing  
Outstanding and unique example of regional-influenced Modernist style  
Brick, concrete; geometric windows, zig-zag cantilevered entry roof  
Excellent condition inside and out  
Original architectural drawings held on site  
<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory/Search-results-details.aspx?ItemID=5502>
12. 33 Bromleigh Avenue – Church of the Transfiguration (1962)  
Designed by Massey-medal winning London architect Philip Carter Johnson  
Not currently listed – recommend Priority 1 listing  
Outstanding and unique example of regional-influenced Modernist style  
Concrete, metal siding (added later); repeating rows of small pierced windows of coloured cathedral glass along both sides of the building; extraordinary custom-made mosaic doors (now mounted inside the Church to prevent weather-related deterioration); unique pole light fixture; full suite of original church furniture on-site
13. 1231 Richmond Street - Dorchester Apartments (circa 1963)  
Possibly designed by Toronto architect Uno Prii who has 16 heritage-recognized buildings in Toronto ([http://en.wikipedia.org/wiki/Uno\\_Prii](http://en.wikipedia.org/wiki/Uno_Prii)). Current building management company in Toronto claims to have no information on the building which would clarify its architect. I am in communication with an Uno Prii scholar & researcher in Toronto who confirms that to all appearances this is probably a Prii-designed building and our shared research continues. Other Uno Prii buildings in London are the Jack Tar building at 186 King Street (confirmed, 1964) and another apartment building at 430 King Street (unconfirmed, date unknown)  
Not currently listed - recommend Priority 1 listing  
Outstanding and uncommon example of Mid-Century Expressionism  
Glazed brick, tile and concrete; unique carriage porch and sculptural shape
14. 471 Ridgewood Crescent South - Mount Zion United Church (1963)  
Not currently listed – recommend Priority 1 listing  
Outstanding and unique example of regional-influenced Modernist style  
Brick, stone, concrete, geometric windows, zig-zag roof  
<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory/Search-results-details.aspx?ItemID=3786>

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15. 1137 Western Road - John G. Althouse Building (1966)  
 Designed by London architects Howard L. Hicks and Victor Marsh  
 Not currently listed - recommend Priority 1 listing  
 Outstanding and unique example of Mid-Century Modern style  
 Stone, concrete, bronze / copper (?); unique round library, large windows, two interior courtyards, cantilevered entry roof; interior features terrazzo flooring, glazed tile, original doors and hardware, decorative railings; main auditorium features original decorative brick walls, theatre classrooms feature Heywood-Wakefield seats
  
16. 1650 Gloucester Road (1968)  
 Designed by original owner Dr. James Bain and built by London construction firm Tamblyn-Pritchard  
 Not currently listed - recommend Priority 1 listing  
 Outstanding and uncommon example of regional-influenced Modernist style  
 Single-story brick, enclosed courtyard; interior features slate flooring in living and dining rooms
  
17. 511 Cheapside Street - St. Michael's Parish Church (1971)  
 Designed by London architectural firm Tillmann Ruth and built by London construction firm Ellis-Don  
 Not currently listed – recommend Priority 1 listing  
 Outstanding and unique example of regional-influenced Modernist style  
 Brick, concrete; asymmetrical roof; interior features spectacular stained glass windows, large open-concept plan  
<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory/Search-results-details.aspx?ItemID=1070>