



Jan. 6th, 2016

PEC Committee

City Hall

London

Dear Chair and members of PEC:

179-181 & 183 King St

We are writing in support of the change in zoning of these properties from Holding Downtown Area Special Provision to a Heritage/Downtown Area Special Provision HER/DA1(6).D350.

We feel that it is very important that these buildings should be given additional heritage protection. The building at 179-181 King St is a two-storey Italianate commercial building built around 1877, which was originally occupied by the W.J. Thompson Carriage Works. The building at 183 King St is a four-storey Second Empire commercial building built as a hotel in 1892 as a front addition to a 1850s residential building. The commercial and industrial history of the two properties is linked and expressed through architectural features incorporated into the four-storey addition.

A *Heritage Impact Statement* was compiled by ERA Architects which testifies to the heritage importance of these buildings and in particular to their contribution to the Downtown Heritage Conservation District. In this it was also stipulated that the heritage attributes of the buildings are important enough to receive this extra layer of protection.

Some of these 'heritage attributes' can be listed:

179-181 King:

Second-storey windows with detailed brickwork arches with keystones and pilasters separating each window with Doric capitals. This property is rated 'B' in the Downtown HCD.

183 King:

An arched carriageway and entranceways, arched window openings on the first and third floors, centred bay windows on the second and third floors, first floor and roof cornice entablature and a mansard roof with dormers and a central tower above the bay windows. This property also features original woodwork on the bay, brackets at eaves, and original slate on the mansard-style tower. It is rated 'A' in the Downtown HCD.

183 King St was once the Fraser Hotel, an important hostelry in downtown London. Very unusually there is a brick residential building incorporated into its rear. This is a significant and rare remnant of early residences once to be found in what is now London city's 'core'.

It seems to us that it is very important not to erode London's built heritage with 'death by a thousand cuts'. The core is our city's heart and soul and our story too. We do not want to wake up one morning and find it all gone!

Please show your understanding and support for heritage in a real and positive way.

Thank you for your attention.

Maggie Whalley

President, Architectural Conservancy Ontario, London Region