

4TH REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on March 9, 2016, commencing at 5:30 PM, in Committee Room #3, Second Floor, London City Hall.

PRESENT: H. Garrett (Acting Chair), S. Adamsson, D. Brock, J. Cushing, S. Gibson, J. Manness, G. Thompson, K. Waud and M. Whalley and B. Mercier (Secretary).

ABSENT: D. Dudek, H. Elmslie, T. Jenkins and D. Menard.

ALSO PRESENT: R. Armistead, J. Dent, K. Gonyou, M. Hamilton, D. Schiks and J. Yanchula.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it **BE NOTED** that H. Garrett disclosed a pecuniary interest in clauses 3 and 13 of this Report having to do with the Heritage Alteration Permit Application for the property located at 1040 Waterloo Street and the Notice of Application submitted by Ayerswood Development Corp. relating to the property located at 195 Dundas Street, by indicating that her employer is the agent on file for these projects.

II. SCHEDULED ITEMS

2. Interpretive Signage – Eleanor Jane Blake

That the following actions be taken with respect to interpretive signage to commemorate Eleanor Jane Blake for coining the term “Richmond Row”:

- a) the matter of Eleanor Jane Blake interpretive signage **BE REFERRED** to the Education Sub-Committee to review the historic accuracy of the text, with a report back at the April 13, 2016 LACH meeting; and,
- b) it **BE NOTED** that a delegation from A. Halwa, London Heritage Council, R. Pennington, London Arts Council and J. Blake, with respect to this matter, was received.

3. Heritage Alteration Permit Application - 1040 Waterloo Street (St. Peter's Seminary)

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the proposed alterations to the property located at 1040 Waterloo Street **BE APPROVED**, with the following terms and conditions:

- a) Driveway and Parking Lot:
 - i) a Landscape Plan is to be developed and implemented as part of the Phase 2 work, to conserve what remains of the “park-like atmosphere”;
- b) the display of the Heritage Alteration Permit be placed in a location visible from the street until the work is completed; and,
- c) the photographic documentation of the alteration and addition be submitted to the Heritage Planner upon completion of the work;

it being noted that London Advisory Committee on Heritage (LACH) expressed concerns with maintaining the view of the building (St. Peter's Seminary) along the new driveway; and,

it being further noted that the London Advisory Committee on Heritage heard a verbal delegation from Allan Avis, Allan Avis Architects, Richard Zelinka, Zelinka

Priamo, D. Savel, Episcopal Director of Administrative Services for the Diocese of London and Father P. Keller, St. Peter's Seminary, with respect to this matter.

4. Request for Designation - 864-872 Dundas Street

That notice of Municipal Council's intention to designate the property located at 864-872 Dundas Street to be of cultural heritage value or interest **BE GIVEN** for the attached reasons, under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18; it being noted that the London Advisory Committee on Heritage received a Report dated March 9, 2016, from the Managing Director, Planning and City Planner, and heard a verbal delegation from J. Thompson, Executive Director, LIFE*SPIN, with respect to this matter.

III. CONSENT ITEMS

5. 3rd Report of the London Advisory Committee on Heritage

That it **BE NOTED** that the 3rd Report of the London Advisory Committee on Heritage from its meeting held on February 10, 2016, was received.

6. Municipal Council Resolution - 2nd Report of the London Advisory Committee on Heritage

That it **BE NOTED** that the Municipal Council resolution adopted at its session held on February 16, 2016, with respect to the 2nd Report of the London Advisory Committee on Heritage from its meeting held on January 13, 2016, was received.

7. Municipal Council Resolution - 2nd Report of the Agricultural Advisory Committee

That it **BE NOTED** that the Municipal Council resolution adopted at its session held on February 16, 2016, with respect to the 2nd Report of the Agricultural Advisory Committee (AAC) from its meeting held on January 20, 2016, was received; it being noted that the AAC has requested a review of its membership appointment to the London Advisory Committee on Heritage.

8. Municipal Council Resolution - Designation of King Street Bridge

That it **BE NOTED** that the Municipal Council resolution adopted at its session held on February 16, 2016 with respect to the proposed designation of King Street Bridge, was received.

9. Municipal Council Resolution - Repeal By-law No. L.S.P. 3432-10

That it **BE NOTED** that the Municipal Council resolution adopted at its session held on February 16, 2016 with respect to the Repeal By-law No. L.S.P. 3432-10, was received.

10. Historic Sites Committee Minutes

That it **BE NOTED** that the Historic Sites Committee minutes from its meeting held on December 2, 2015, were received.

11. Ontario Heritage Conference - 2016

That it **BE NOTED** that the London Advisory Committee on Heritage (LACH) approved expenditures of up to \$1,200.00, for registration and travel expenses for S. Gibson, J. Manning and K. Waud to attend the Ontario Heritage Conference to be held on May 12 to 14, 2016 in Stratford - St. Marys from its 2016 Budget allocation; it being noted that the LACH received a communication with respect to this matter.

12. Notice of Application - Part of Lots 14, 15 and 16 - Concession 1 (Geographical Township of Westminister) in the City of London

That it **BE NOTED** that the Notice dated February 22, 2016, from L. Mottram, Senior Planner, with respect to an application submitted by Drewlo Holdings Inc. relating to properties located at Part of Lots 14, 15 and 16 - Concession 1 (Geographical Township of Westminister) in the City of London, was received.

13. Notice of Application - 195 Dundas Street

That it **BE NOTED** that the Notice dated February 24, 2016, from B. Turcotte, Senior Planner, with respect to an application submitted by Ayerswood Development Corp. relating to the property located at 195 Dundas Street, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

14. Stewardship Sub-Committee

That it **BE NOTED** that the Stewardship Sub-Committee minutes from its meeting held on February 24, 2016, were received.

V. ITEMS FOR DISCUSSION

15. Heritage Alteration Permit Application - 840 Wellington Street

That, consistent with the Delegated Authority By-law (By-law No. C.P.-1502-129), and as recommended by the London Advisory Committee on Heritage, the porch and window alterations to the house on the heritage designated property located at 840 Wellington Street, within the Bishop Hellmuth Heritage Conservation District **BE PERMITTED**, with the following terms and conditions:

- a) all exposed wood be painted or stained following the appropriate weathering period;
- b) tongue-and-groove wood be used for the porch deck retaining as much of the original wood as is possible;
- c) chamfered wooden spindles be used, set apart 2" on centre, between a wooden top and bottom rail, any new rails should replicate the existing rails;
- d) round columns/half-columns, matching existing be retained or replaced where needed;
- e) wood stairs with handrails matching existing deck rails be used with deck posts as existing;
- f) rectangular lattice porch skirting be used to replace existing skirting;
- g) the three replacement windows on the second storey front façade be replaced as described in the application; and,
- h) the display of a Heritage Alteration Permit be in a location visible from the street until the work is completed.

16. Heritage Alteration Permit Application - 29-31 Argyle Street

That, consistent with the Delegated Authority By-law (By-law No. C.P.-1502-129), the erection of a new building on the heritage designated property located at 29-31 Argyle Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED**, with the following terms and conditions:

- a) all exposed wood (e.g. porch railing, columns, and steps) be painted;
- b) clapboard style cement board be used as the exterior cladding material for the building;

- c) the window in the upper north corner of the façade be enlarged to match the length and width of the adjacent windows;
- d) efforts be made to have a consistent rhythm of windows across the façade above the garage doors;
- e) the transom above the entry door adjacent to the garage doors be enlarged to match the height of the garage doors;
- f) the window adjacent to the front entry be enlarged to match the height of the door's transom;
- g) no "snap in" or faux grills between glazing be used in the windows;
- h) the window specifications be provided to the Heritage Planner for approval prior to installation;
- i) an awning, matching the slope and finish of the porch roof, be added to break up the massing between the top of the garage doors and the second storey windows; and,
- j) the display of a Heritage Alteration Permit be in a location visible from the street until the work is completed.

17. Interpretive Signage - Richmond Row

That it **BE NOTED** that the matter of interpretive signage for Richmond Row was discussed.

18. Interpretive Signage - Hunt Mill

That the matter of interpretive signage for the Hunt Mill **BE REFERRED** to the Education Sub-Committee to review the historic accuracy of the text.

19. Heritage Planner's Report

That it **BE NOTED** that the attached submission from K. Gonyou, Heritage Planner, with respect to various updates and events, was received.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VII. ADJOURNMENT

The meeting adjourned at 7:41 PM.

NEXT MEETING DATE: April 13, 2016

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST – 864-872 DUNDAS STREET

Legal Description

Plan 304 Blk M Pt Lots 17 and 18

Description of Property

The building located at 864-872 Dundas Street is a two-storey, five-bay rectangular plan brick commercial building. The property is located at the northwest corner of Dundas Street and Ontario Street, along the Dundas Street commercial corridor in the Old East Village.

The building located at 864-872 Dundas Street is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

Physical/Design Values

The building located at 864-872 Dundas Street is a two-storey rectangular plan commercial brick building. The earliest portion of the building, located to the east end at 868, 870, and 872 Dundas Street, was constructed by John Hayman, contractor and property owner, in 1885 using buff brick. Later, c.1907, two storefronts were added to the west end of the existing building, also constructed by John Hayman & Sons. This addition matched the datum lines, brickwork detailing, and cornice frieze of the existing vernacular Italianate building. What did not match, however, was the use of red brick. To achieve a unified appearance, and perhaps to keep up with stylistic trends shifting away from the use of buff brick, the existing buff brick was stained red to match.

The storefronts are defined by a strong wooden cornice, in place of a sign band, which runs across the Dundas Street façade of the building, with details such as brackets and moulding sympathetic to the predominant Italianate style of the building. Each of the storefronts varies slightly; from the chamfered bays at the extremities to the recessed entry and storefront windows of the second bay from the west, to the Queen Anne style rectangular transom windows with multi-colour and pattern stained glass panes in the 1885 portion of the building and water glass square transom windows above the red brick portion of the building (presently blind in the western-most bays). A baseplate of consistent height runs across the bottom of each storefront with large plate glass windows above. Each storefront spans two bays of the façade, with the exception of the storefront at the corner of Dundas Street and Ontario Street which has three bays including the chamfered corner. Brick piers which divide the storefronts units have been painted or stained; a portion of the ground storey east wall has been painted as well.

On the upper storey, windows are spaced across the façade with two windows per bay. While windows may appear consistently spaced, they are not and the bays vary in terms of width. Windows are centred above each defined storefront units. Brickwork corbels define each bay of the façade. Window voids are capped by a segmented arch brick voussoir with a capped lugsill supported by brick brackets. A rounded arch window void is located on the eastern chamfered corner. A projecting stretcher course of bricks forms a stringcourse, and formal brick cornice with corbels and recessed panels above. The parapet coping has been capped.

Historical/Associative Values

The building at 864-872 Dundas Street can be considered as part of the representative work of John Hayman. John Hayman (1846-1937) was a prominent contractor who established the firm known today as Hayman Construction. John Hayman, also the property owner, appears to have built the building at 864-872 Dundas Street without the assistance of his brother, William (of Hayman Brothers Masonry Contractors, 1872-c.1885), but likely relied on his elder sons. John Hayman had nine sons and two daughters; several of his sons joined their father's company, forming John Hayman and Sons around 1887.

John Hayman served as a Councillor for London East in 1883-1884, and 1885 during the construction of the London East Town Hall (now Aeolian Hall, 795 Dundas Street) as well as amalgamation with the City of London in 1885. John Hayman and Sons were responsible for the construction of London landmarks including St. Mary's Church (345 Lyle Street), Lady Beck Public School (1260 Dundas Street), Cronyn Hall (472 Richmond Street), and the Hayman apartment buildings at Wellington Street and Queens Avenue.

Contextual Values

The building located at 864-872 Dundas Street is important in defining the commercial character of Dundas Street as a main street corridor in the Old East Village. The form, scale, and massing, as well as the siting directly at the sidewalk, communicate a commercial function which is particularly emphasized in the architectural details of the storefronts, cornice frieze and flat roof, and chamfered corners of the building.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the building at 864-872 Dundas Street include:

- Form, scale, and massing of the two-storey, five-bay commercial/mixed use building, including chamfered corners at the east and west end of the Dundas Street façade;
- Building sited at the Dundas Street sidewalk with multiple entrances across its façade, emphasizing the commercial character of the building;
- Buff brick construction of the part of the building at 868, 870, and 872 Dundas Street which has been stained red;
- Red brick construction of the part of the building 864 and 866 Dundas Street;
- Brickwork cornice frieze including corbels and recessed brickwork paneling;
- Parapet and flat roof;
- Second storey segmented arch window void with brick voussoir, lugsill and brick brackets;
- Five storefronts across the ground storey of the Dundas Street façade, each with a wooden cornice and cornice brackets, transom windows in water glass and stained glass, paneled wood baseplate of consistent height across the façade below large glass windows, and entry door or doors; and,
- Double leaf door located on the east chamfered corner with stained glass transom and a rounded arch window void above.

Heritage Planner's Report to LACH: March 9, 2016

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 167 Wharncliffe Road North (B/P HCD): rear addition, front porch repairs
2. Heritage Conservation Districts
 - a. St. George-Grosvenor HCD Study: *no update*
3. Vacant Heritage Listed and Designated Properties
4. Ad Hoc Committee for London Endowment Fund for Heritage Allocations
 - a. Thursday April 7, 2016 at 12:00 noon – London Community Foundation (Covent Garden Market, upstairs)
5. National Trust for Canada – 2016 Budget Recommendations
6. HER Zone for 175-181 King Street, 183 King Street (update)
7. Draft Old East Commercial Corridor Urban Design Manual – comments?
 - a. PEC March 29, 2016 no earlier than 4:00pm

Upcoming Heritage Events

- London Endowment Fund for Heritage applications open (deadline: April 1, 2016). More information: <http://lcf.on.ca/receive/london-endowment-heritage-grant-program>
- Ontario Heritage Conference, May 12-14, 2016 in Stratford and St. Marys, ON. More information: <http://ontarioheritageconference.vpweb.ca/>