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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE ON TUESDAY MARCH 29, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	DESIGNATION OF 864-872 DUNDAS STREET UNDER THE <i>ONTARIO HERITAGE ACT</i>

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, that this report **BE RECEIVED** and that notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intent to designate the property located at 864-872 Dundas Street to be of cultural heritage value or interest for the reasons outlined in Appendix A of this report.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommended action is to designate 864-872 Dundas Street under the Part IV, Section 29 *Ontario Heritage Act* to be of cultural heritage value or interest.

BACKGROUND

Request to Designate

On January 11, 2016, Jacqueline Thompson, Executive Director of Low-Income Family Empowerment Sole-Support Parents Info Network (LIFE*SPIN) sent a letter to the London Advisory Committee on Heritage (LACH) requesting the designation of their property located at 864-872 Dundas Street. That request was brought to the January 13, 2016 meeting of the LACH, who referred the matter to its Stewardship Sub-Committee. Additional research was undertaken by the Stewardship Sub-Committee to undertake an evaluation of the property to determine if it merits designation under the *Ontario Heritage Act*.

History of 864-872 Dundas Street

The building at 864-872 Dundas Street has evolved over time to its present five unit form today. The earliest units at 868 and 870 Dundas Street (quickly followed by 872 Dundas Street) were built by John Hayman in 1885. John Hayman, also the property owner, was a prominent masonry contractor in London. His mansion at 871 Dundas Street was built across the street in 1888. The westerly two units were also built by John Hayman & Sons c. 1907. Interestingly, the original building was constructed using local buff brick, which has a white-yellow colour. The later addition was built using imported, and harder, red brick. The original building was subsequently stained red to match the new addition, and likely to keep up with fashionable trends in building design. The gentle wearing of the building over the past 100 years has started to reveal its patina.

Throughout its history, the building at 864-872 Dundas Street has served a mixed use function with stores along its ground storey and residential apartments above. A review of the City Directory identifies a variety of uses that supported life in the Old East Village, including

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K. Gonyou

barbers, stationary shops, confectionaries, butchers, and grocers. While these humble uses are not significant in their own right, they are valued for their contributions to our understanding of Dundas Street.

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

Since 2002, LIFE*SPIN has been dedicated to restoring this building. Photographs in Appendix B, provided courtesy of Jacqueline Thompson, illustrate the dramatic transformation of this building to its present state. First beginning with the residential units, and later moving to the façade, LIFE*SPIN has restored many of the heritage attributes of the building. The Architectural Conservancy Ontario – London Region and the Heritage London Foundation recently awarded LIFE*SPIN for their restoration efforts of the property at the ninth annual Heritage Awards Gala on February 18, 2016.

ANALYSIS

Provincial Policy Statement

The *Provincial Policy Statement* (2014), issued pursuant to Section 3 of the *Planning Act*, provides policy direction of matters of provincial interest related to land use planning and development. Section 2(d) of the *Planning Act* identifies “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” as matters of provincial interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the *Provincial Policy Statement*.

Provincial Policy Statement 2.6.1 states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Official Plan

Chapter 13 of the *Official Plan* includes the objective to “protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City.” Policies support the designation of properties under the *Ontario Heritage Act*.

Strategic Plan

The Strategic Plan for the City of London 2015-2019 identifies heritage conservation an integral part of Building a Sustainable City. The recommended action supports the following strategic areas of focus:

- Strengthening Our Community
 - Amazing arts, culture and recreation experiences – ...strengthening culture in London (4.D)
- Building a Sustainable City
 - Heritage conservation – Protect and celebrate London’s heritage for current and future generations (6.B)
- Growing Our Economy
 - Diverse and resilient economy – Promote culture as a key part of economic growth and quality of life (1.F)

Designation under the *Ontario Heritage Act*

Research and evaluation were undertaken to determine if 864-872 Dundas Street merits protection under Part IV of the *Ontario Heritage Act*. A property may be designated if it meets one or more of the following mandated criteria, as per *O. Reg. 9/06*:

- Physical or design value;
- Historical or associative value; and/or,
- Contextual value.

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K. Gonyou

A summary of this evaluation is highlighted in the table below:

Criteria for Determining Cultural Heritage Value or Interest		
Criteria		Evaluation
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	<ul style="list-style-type: none"> • Vernacular Italianate commercial building built in 1885: segmented arched window voids, brickwork cornice, storefronts (including transoms).
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> • Not known.
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> • Not sufficient, although staining of buff brick to match red brick addition is noteworthy.
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<ul style="list-style-type: none"> • See Builder (below).
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> • Not known.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<ul style="list-style-type: none"> • Owned and built by John Hayman, prominent contractor in London
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	<ul style="list-style-type: none"> • Defines the commercial character of Dundas Street as the commercial main street corridor of the Old East Village
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> • Chamfered corners of the building respond to the Dundas Street/Ontario Street intersection as well as the former Centennial Methodist Church
	Is a landmark	<ul style="list-style-type: none"> • Not known

The evaluation determined that 864-872 Dundas Street is a significant cultural heritage resource and merits protection under Part IV of the *Ontario Heritage Act*. The recommended Statement of Cultural Heritage Value or Interest for 864-872 Dundas Street can be found in Appendix A.

The Stewardship Sub-Committee of the LACH recommended the designation of 864-872 Dundas Street at its meeting held on February 24, 2016. The LACH the designation of 864-872 Dundas Street at its meeting held on March 9, 2016.

CONCLUSION

864-872 Dundas Street is a significant cultural heritage resource in the City of London and should be protected under Part IV of the *Ontario Heritage Act*.

Should Municipal Council issue Notice of Intention to Designate 864-872 Dundas Street under Part IV of the *Ontario Heritage Act* the designation of the property may be appealed within thirty days of notice being served. If an appeal is received, the Conservation Review Board will review the designation and the appeal, and make a recommendation to Municipal Council. Ultimately, Municipal Council makes the decision regarding the designation of any property under the *Ontario Heritage Act*.

Agenda Item # Page #

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K. Gonyou

PREPARED BY:	SUBMITTED BY:
KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

2016-03-10

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Attach:

Appendix A: Statement of Cultural Heritage Value or Interest for 864-872 Dundas Street

Appendix B: Photographs

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K. Gonyou

APPENDIX A: 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 space, 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

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K. Gonyou

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.

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K. Gonyou

APPENDIX B: PHOTOGRAPHS



Image 1: 868-872 Dundas Street, circa 1890 ("Building Our Heritage," courtesy of Paul Miller).



Image 2: 864-872 Dundas Street, circa 2002 (courtesy of Jacqueline Thompson, LIFE*SPIN).

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K. Gonyou



Image 3: Restoration efforts at 864-872 Dundas Street (courtesy of Jacqueline Thompson, LIFE*SPIN).



Image 4: 864-872 Dundas Street (February 3, 2016).