

--	--

K. Gonyou

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>PASSAGE OF DESIGNATING BY-LAW 864-872 DUNDAS STREET MEETING ON JUNE 20, 2016</b>

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

That, on the recommendation of the Managing Director, Planning and City Planner, the attached by-law to designate 864-872 Dundas Street, to be of cultural heritage value or interest **BE INTRODUCED**; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

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

March 29, 2016: Report to PEC. Designation of the 864-872 Dundas Street under the *Ontario Heritage Act*.

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

The effect of the recommended action is to pass the by-law to designate the 864-872 Dundas Street under Section 29 of the *Ontario Heritage Act*.

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

The building located at 864-872 Dundas Street was owned and built by John Hayman in 1885, and added to by John Hayman & Sons c. 1907. It has an interesting red stain on the buff bricks of the original part of the building. The property is an important part of defining the commercial character of Dundas Street in the Old East Village. It is a significant cultural heritage resource worthy of protection under the *Ontario Heritage Act*.

Initiated by a request from the property owner and supported by the London Advisory Committee on Heritage (LACH), Municipal Council resolved to issue its notice of intent to designate 864-872 Dundas Street at its meeting held on April 5, 2016. This notice was served on the Ontario Heritage Trust and the property owner (LIFE\*SPIN). The notice was also published in *The Londoner* on April 28, 2016; the thirty day appeal period expired on May 30, 2016. No appeals were received.

The final steps to designate 864-872 Dundas Street under the *Ontario Heritage Act* are the passage of the designating by-law and registration of that by-law on the title of the property.

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

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

--	--

K. Gonyou

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>KYLE GONYOU 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>	

2016-06-09

Attach:

Appendix A: A by-law to designate the 864-872 Dundas Street, to be of cultural heritage value or interest.

Y:\Shared\policy\HERITAGE\REASONS.DES\Dundas Street, 864-872\2016-06-20 PEC\PEC 2016-06-20 864-872 Dundas Street - by-law.docx

--	--

**K. Gonyou**

**APPENDIX A**

Bill No.  
2016

By-law No. L.S.P.- \_\_\_\_\_

A by-law to designate 864-872 Dundas Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 864-872 Dundas Street has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1.           The real property at 864-872 Dundas Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2.           The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3.           The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in the *Londoner*, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4.           This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on June 23, 2016.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 23, 2016  
Second Reading – June 23, 2016  
Third Reading – June 23, 2016

--	--

K. Gonyou

**SCHEDULE "A"**  
To By-law No. L.S.P.-\_\_\_\_\_

**Legal Description**

Plan 304 Blk M Pt Lots 17 and 18

**SCHEDULE "B"**  
To By-law No. L.S.P.-\_\_\_\_\_

**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.

**Statement of Cultural Heritage Value or Interest**

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

--	--

**K. Gonyou**

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.