

HAP 16-051-L

K. Gonyou

TO:	<div> <div>CHAIR AND MEMBERS</div> <div>LONDON ADVISORY COMMITTEE ON HERITAGE</div> <div>MEETING ON WEDNESDAY NOVEMBER 9, 2016</div> </div>
FROM:	<div> <div>JOHN M. FLEMING</div> <div>MANAGING DIRECTOR, PLANNING AND CITY PLANNER</div> </div>
SUBJECT:	<div> <div>HERITAGE ALTERATION PERMIT APPLICATION</div> <div>AT 421 RIDOUT STREET NORTH (MUSEUM LONDON),</div> <div>DOWNTOWN HCD</div> <div>BY: THE LONDON ART GALLERY BOARD</div> </div>

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under section 42 of the *Ontario Heritage Act* to alter the building located at 421 Ridout Street North (Museum London), within the Downtown Heritage Conservation District, **BE PERMITTED** as submitted and illustrated in Appendix C attached hereto with the following terms and conditions:

- Heritage Planner be circulated the applicant’s Building Permit application to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to permit the alteration of a property located within the Downtown Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

BACKGROUND

Location
 The property at 421 Ridout Street North is located on the west side of Ridout Street North between Dundas Street and Queens Avenue (Appendix A). The building located at 421 Ridout Street North is home to Museum London (formerly London Regional Art and Historical Museums).

Property
 The property, including the building located thereon, was designated under Part V of the

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Ontario Heritage Act on June 23, 2013 as part of the Downtown HCD.

Description

The building is one of London’s finest examples of the Modern architectural style. The landmark building was designed by Raymond Moriyama in 1977, and completed in 1980. Tillman & Lamb Associate Architects served as the local architects for the project. Its design, particularly the barrel vault roof profile, is reminiscent of the Kahn Building at the Kimbell Art Museum in Fort Worth, Texas designed by Louis I. Kahn in 1972.

The Museum London building has undergone previous alterations, most notably the replacement of the original exterior cladding with the current aluminium panels (in 2000). The interior has also been altered, however is not covered by the *Ontario Heritage Act* designation for the property.

HERITAGE ALTERATION PERMIT APPLICATION

A Heritage Alteration Permit application was submitted by the agent (Nicholson Sheffield Architects Inc.) for the property owner and received on September 20, 2016. The applicant has applied for a Heritage Alteration Permit to (see Appendix C):

- Alter the west façade of the building:
 - Removal of the existing stairs and replace with door and deck/walkway further north on the west wall; and,
 - Removal of sign and wall in order to open inner space to the Thames River by insertion/addition of a projecting bay window which aligns with the glazed opening on the floor above.

The intent of the proposed alterations is to:

- Enhance views and establish interior terrain that promotes future connections to the site;
- Activate the lobby; and,
- Reinvigorate the original design of Moriyama’s cascading terraces.

ANALYSIS

The Downtown HCD acknowledges the contributions of buildings dating from the full length of London’s development from the 1830s to present which reflect a variety of building styles and materials. “The structures that contribute to the significance of the HCD differ greatly in terms of scale and design because of the Downtown’s long period of evolution” (*Downtown HCD Plan* 2012, Section 2.2).

One of the physical goals and objects of the Downtown HCD is to “influence the renovation and construction of modern era buildings so that it is done with regard to the District and complementary to the character and streetscape” (*Downtown HCD Plan* 2012, Section 3.2.1).

When considering an application for an alteration to a heritage designated properties, one of the principles emphasized by the Downtown HCD is to “make new replacement distinguishable” (*Downtown HCD Plan* 2012, 3.1). While new work must be sympathetic to the original, it should not appear as if it were built as part of the original. This principle

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has been successfully applied in the proposed alteration to Museum London, which sees the introduction of a new viewing window on the west façade, referred to as a “monumental aperture.” This expands the clear glass area, providing views of the Forks of the Thames River. This expansion, however, is within the confines of the architectural fenestration of the building and maintains dominant horizontal and vertical alignments of the building and its cladding. The use of a contrasting, but complimentary, colour in the aluminium panel cladding will both highlight and differentiate this alteration from the original building.

CONCLUSION

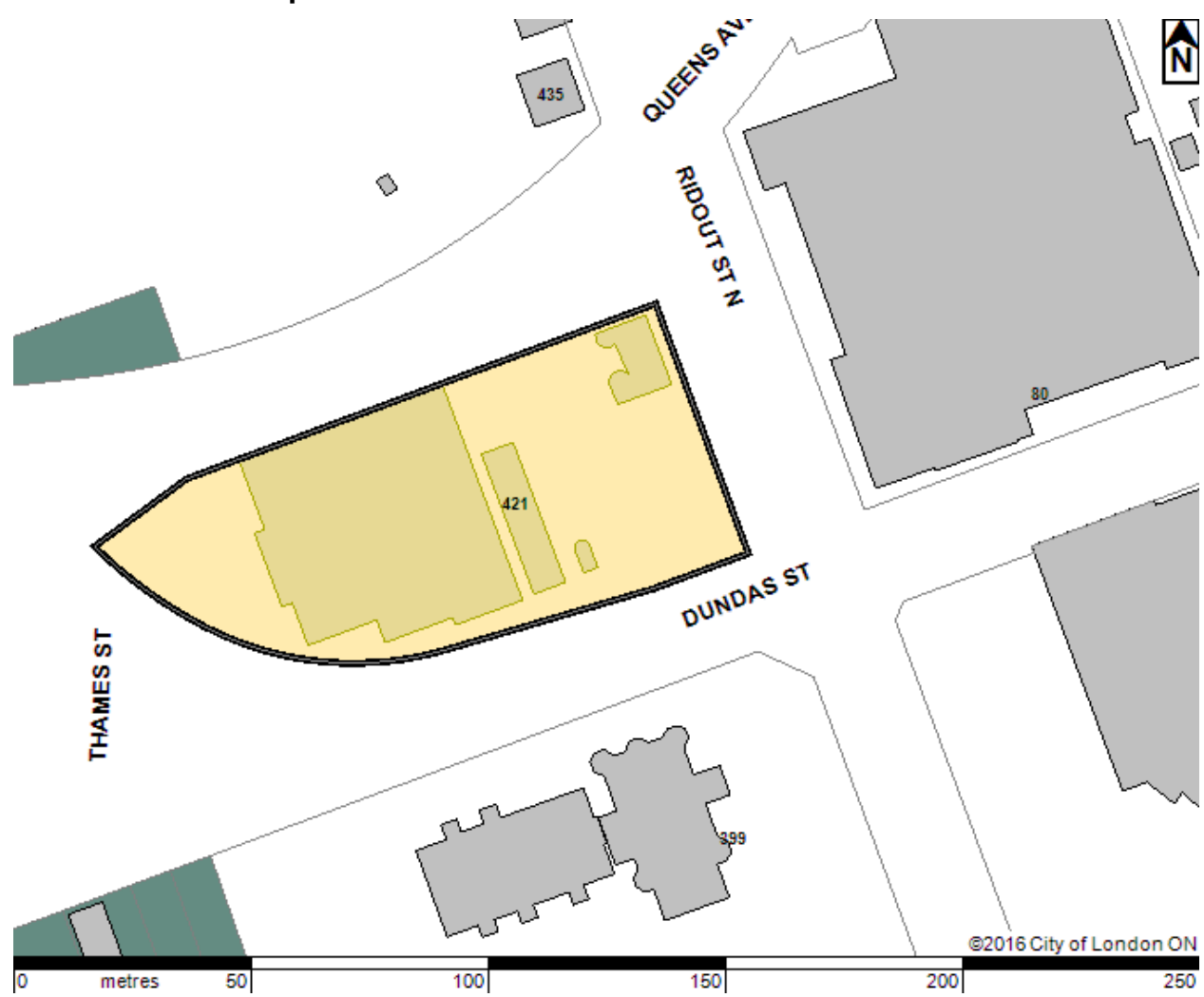
The proposed alterations respect the cultural heritage value of the Museum London building, particularly as a significant Modern building and landmark cultural institution. The proposed alterations are sympathetic and distinguishable, and should be supported by a Heritage Alteration Permit. The Heritage Planner should be circulated on the final drawings submitted for Building Permit approval to verify compliance with the submitted design.

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

2016-10-25
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- Attach:
- Appendix A – Map
 - Appendix B – Images
 - Appendix C – Proposed Alteration

APPENDIX A — Map



Map 1: Property location of 421 Ridout Street North (Museum London).

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APPENDIX B — Images



Image 1: West and south facades of the building at 421 Ridout Street North.



Image 2: East and north facades of the building at 421 Ridout Street North.



Image 3: South façade (October 3, 2001).



Image 4: South façade (2006).

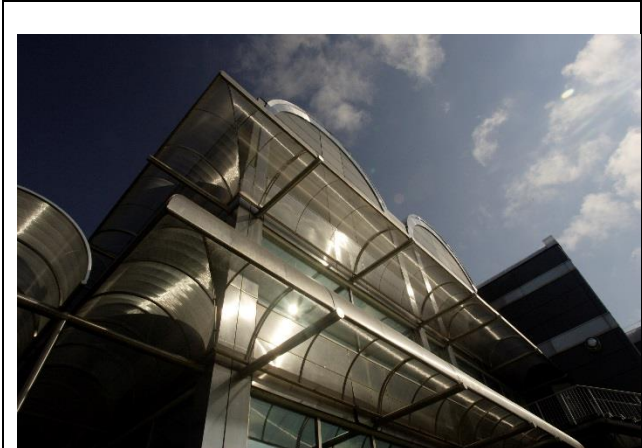


Image 5: Detail of the sunshades (2006).



Image 6: South façade.

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APPENDIX C — Proposed Alteration



Image 1: Concept image of the west façade of Museum London as seen from Ivey Park (courtesy Nicholson Sheffield Architects).

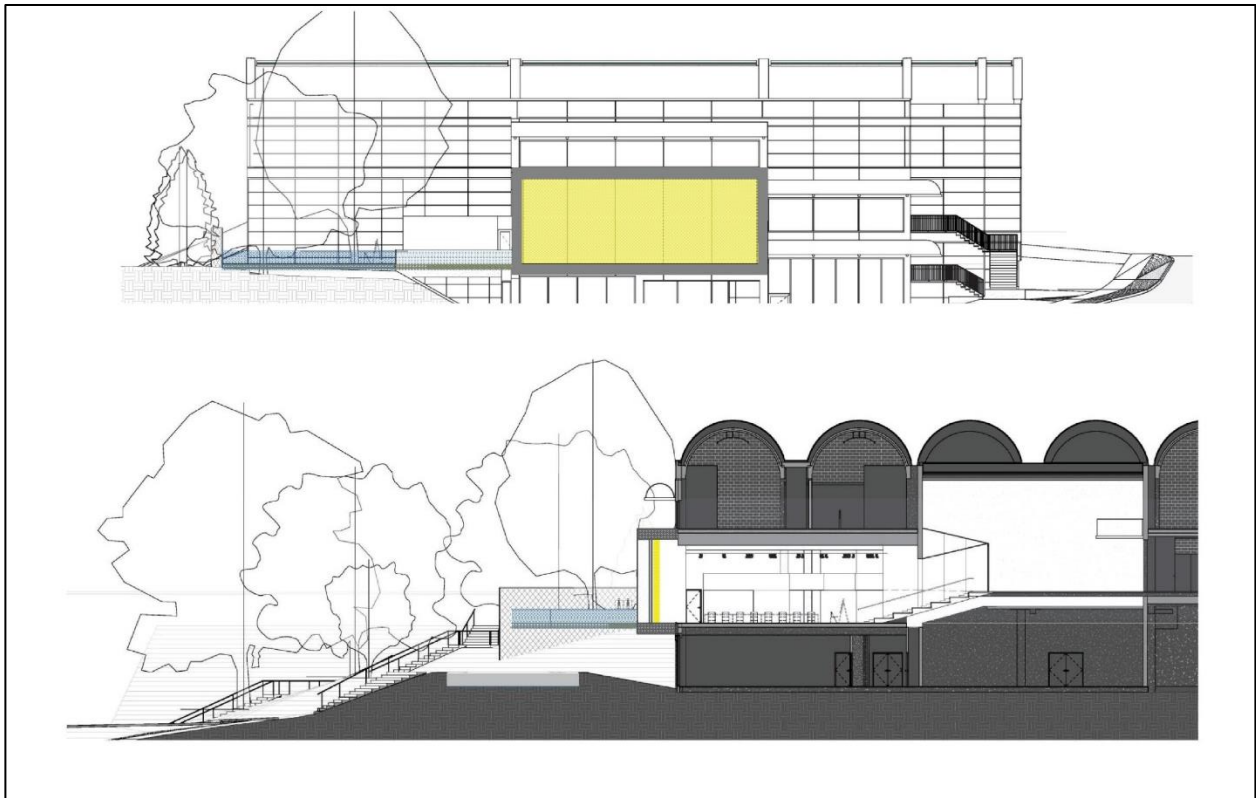


Image 2: Concept drawing showing the proposed alteration, “monumental aperture” (courtesy Nicholson Sheffield Architects).

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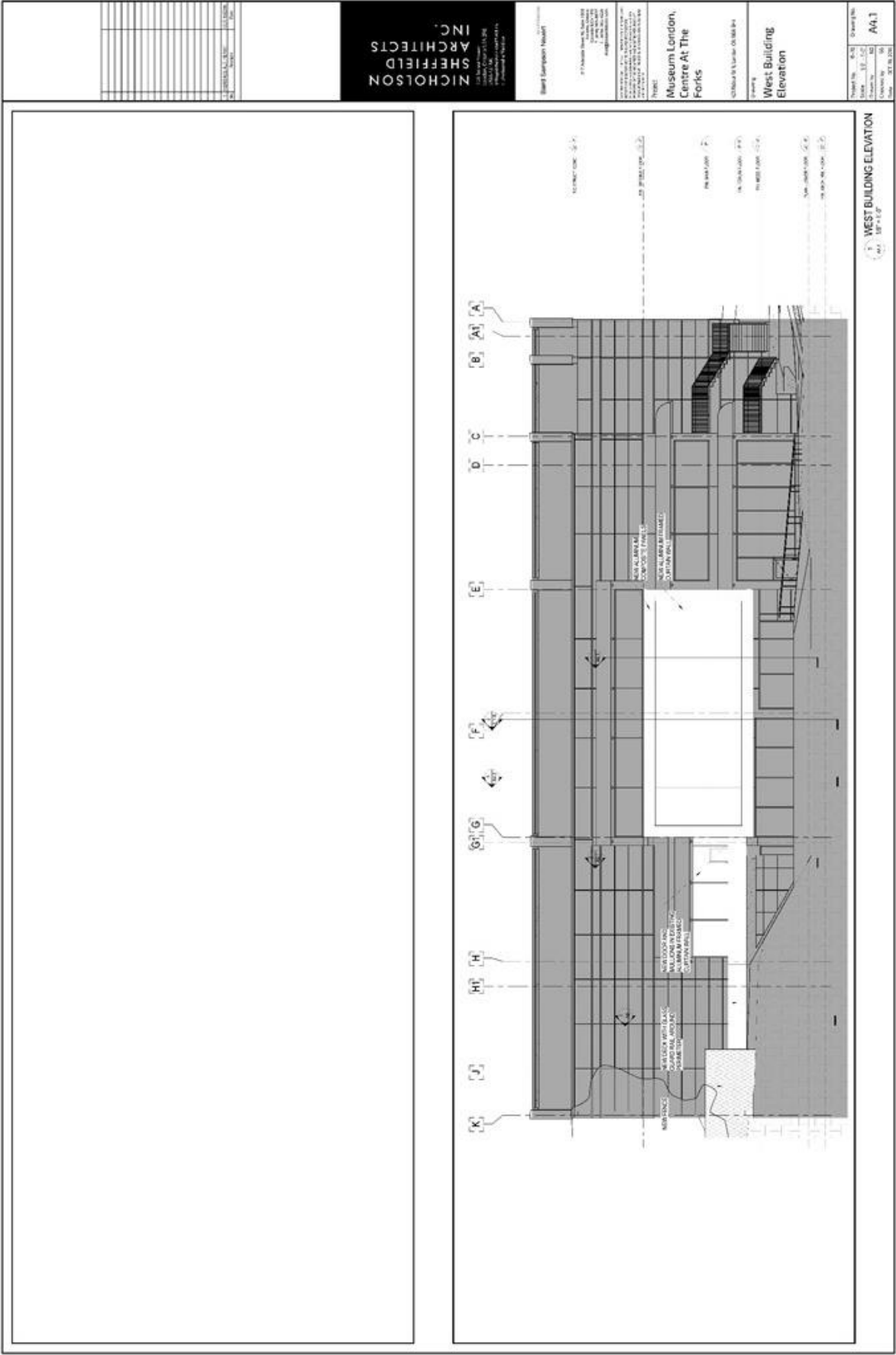


Image 3: Design drawing of proposed alteration (courtesy Nicholson Sheffield Architects).