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| TO: | CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON MONDAY JANUARY 9, 2017 |
| FROM: | JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER |
| SUBJECT: | REQUEST FOR DESIGNATION OF HERITAGE LISTED PROPERTY AT 807 COLBORNE STREET (FIRE HALL NO. 4) BY: CITY OF LONDON |

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| RECOMMENDATION |
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That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, 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 municipally-owned property located at 807 Colborne Street to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report.

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| PURPOSE AND EFFECT OF RECOMMENDED ACTION |
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The effect of the recommended action is to designate 807 Colborne Street (Fire Hall No. 4) under the Section 29 *Ontario Heritage Act* to be of cultural heritage value or interest.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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None.

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| BACKGROUND |
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Location

Fire Hall No. 4 is located at 807 Colborne Street, on the southwest corner of Colborne Street and St. James Street (Appendix A).

Property

The cultural heritage value of Fire Hall No. 4 has long been recognized and celebrated by Londoners. In 1979, the Historic Sites Committee of the London Public Library erected a plaque commemorating the historical interest of Fire Hall No. 4. The property has been included on the *Inventory of Heritage Resources* since 1991 as a Priority 1 resource. And since 2001, Fire Hall No. 4 has participated in Doors Open London and welcomed over 12,500 visitors to experience this historic fire station.

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Its sibling station, Fire Hall No. 5 at 155 Adelaide Street North, was designated under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3286-80 in 1998.

Description

Designed by Arthur E. Nutter (1874-1967), The Corporation of the City of London’s first City Architect, in 1908 and completed in 1909, Fire Hall No. 4 is a civic landmark in the area now known as Old North (Appendix B). The building was purpose-built to serve the expanding residential area in the north end of London. The picturesque design of the building is encompassed by its asymmetrical plan with inspirations from the Italianate villa style, particularly demonstrated by the tall Tuscan tower that was historically used to dry leather hoses. While serving a civic function, the building fits into the historical residential context of its setting. Fire Hall No. 4 is London’s oldest active fire station.

POLICY REVIEW

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* (1989, as amended) 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*.

The protection of our cultural heritage resources is one of the strategic directions (Direction #7-5) of *The London Plan* (2016, draft). Policies of the Cultural Heritage section of the City Building Policies support the identification and conservation of cultural heritage resources using the policy tools of *The London Plan* and 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 area of focus:

- Building a Sustainable City
 - Heritage conservation – Protect and celebrate London’s heritage for current and future generations (6.B)

CULTURAL HERITAGE EVALUATION

807 Colborne Street (Fire Hall No. 4) was evaluated using the mandated criteria of *Ontario Heritage Act* Regulation 9/06. Regulation 9/06 establishes criteria for determining the

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cultural heritage value or interest of individual properties. These criteria are:

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

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Therefore, an evaluation to determine the cultural heritage value or interest of 807 Colborne Street is required to ascertain the property’s eligibility for designation.

Tara Jenkins, member of the London Advisory Committee on Heritage (LACH) for the archaeology sector, prepared and submitted a Cultural Heritage Evaluation Report (CHER) for 807 Colborne Street (Fire Hall No. 4) to the Heritage Planner. Her comprehensive and detailed history and evaluation of Fire Hall No. 4 can be found as Appendix C to this report. A summary of the evaluation can be found below:

| Criteria for Determining Cultural Heritage Value or Interest | | |
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| 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"> • Representative example of modest municipal civic structure • Good and representative example of early 20th century fire hall design • Oldest functioning fire station in London • Adapted from horse-drawn firefighting to heavy fire trucks • Example of Italianate villa style with Tuscan hose-drying tower |
| | Displays a high degree of craftsmanship or artistic merit | <ul style="list-style-type: none"> • Not greater than normal quality or above industry standard for its time |
| | Demonstrates a high degree of technical or scientific achievement | <ul style="list-style-type: none"> • Not greater than normal quality or above industry standard for its time |
| 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"> • Arthur E. Nutter, City Architect • Sibling station, Fire Hall No. 5 (155 Adelaide Street North) • Historical associations to fire fighting in London • |
| | Yields, or has the potential to yield, information that contributes to an understanding of a community or culture | <ul style="list-style-type: none"> • Contributes to an understanding of the development of firefighting in London • Evolution of firefighting seen in building of Fire Hall No. 4 • Oldest functioning fire station in London |
| | Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or | <ul style="list-style-type: none"> • Arthur E. Nutter, City Architect |

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| | theorist who is significant to a community | |
| 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 community’s character • Blends civic function with domestic qualities for compatibility |
| | Is physically, functionally, visually, or historically linked to its surroundings | <ul style="list-style-type: none"> • Unobtrusive design, consistent scale |
| | Is a landmark | <ul style="list-style-type: none"> • Local landmark |

The evaluation found that 807 Colborne Street (Fire Hall No. 4) is a significant cultural heritage resource that meets the criteria for designation under the *Ontario Heritage Act* for its physical/design values, historical/associative values, and contextual values. A Statement of Cultural Heritage Value or Interest has been prepared (Appendix D), with heritage attributes visually described (Appendix D1).

Consultation

The Managing Director of Neighbourhood, Children and Fire Services, the Division Manager, Facilities, and the Fire Chief were circulated the CHER for 807 Colborne Street (Fire Hall No. 4) and are supportive of the *Ontario Heritage Act* designation of the property. The LACH supported the staff recommendation to designate 807 Colborne Street (Fire Hall No. 4) under the *Ontario Heritage Act* at its meeting on December 14, 2016.

The Stewardship Sub-Committee was circulated a copy of the CHER prepared by Tara Jenkins. At its meeting held on November 29, 2016, the Stewardship Sub-Committee recommended the designation of 807 Colborne Street under the *Ontario Heritage Act*.

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| CONCLUSION |
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807 Colborne Street (Fire Hall No. 4) is a significant cultural heritage resource in the City of London and should be protected under Section 29 of the *Ontario Heritage Act* based on the Statement of Cultural Heritage Value or Interest in Appendix D of this report.

Should Municipal Council issue Notice of Intention to Designate 807 Colborne Street (Fire Hall No. 4) under Section 29 of the *Ontario Heritage Act* the designation of the property may be appealed to the Conservation Review Board within thirty days of the publication of the notice. The Conservation Review Board will review the appeal, and make a recommendation to Municipal Council. Ultimately, Municipal Council makes the decision regarding the designation of any property under Section 29 of the *Ontario Heritage Act*.

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| PREPARED BY: | SUBMITTED BY: |
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| 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 | |

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Attach:

- Appendix A: Location
- Appendix B: Images
- Appendix C: Cultural Heritage Evaluation Report: Built Heritage Report – Fire Hall No. 4, 807 Colborne Street (Tara Jenkins, revised November 2016)
- Appendix D: Statement of Cultural Heritage Value or Interest for 807 Colborne Street
- Appendix D1: Figure of Heritage Attributes

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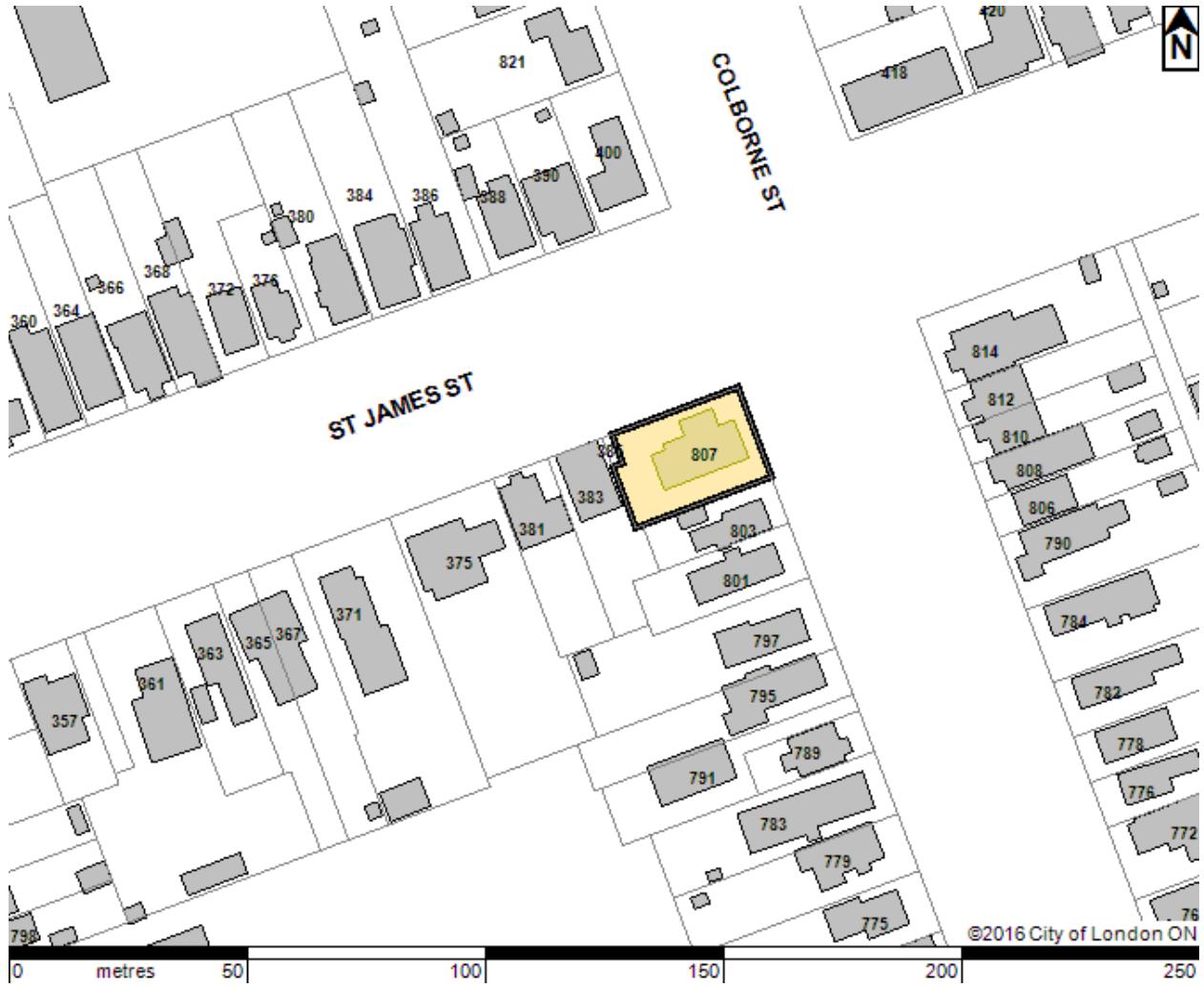
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| REFERENCES |
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- Jenkins, Tara. *Cultural Heritage Evaluation Report: Built Heritage Resource, Fire Hall No. 4, 807 Colborne Street*. Revised November 2016.
- *London and its Men of Affairs*. Advertiser Job Printing Co. Ltd., London, Ontario, 1916.
- Tausky, Nancy. *Historical Sketches of London from Site to City*. Broadview Press; Peterborough, Ontario, 1993.

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APPENDIX A — Map



Map 1: Property location of 807 Colborne Street.

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APPENDIX B — Images



Image 1: East façade of Fire Hall No. 4 (1928) (courtesy of Western Archives).



Image 2: East façade of Fire Hall No. 4, after alteration (after 1977).



Image 3: North-east facades of Fire Hall No. 4 (c. 1986).



Image 4: North-west facades of Fire Hall No. 4 (c. 1986).



Image 5: East façade of Fire Hall No. 4 (c.1995).



Image 6: North façade Detail of the front porch of the

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Image 7: East façade of Fire Hall No. 4 (c.1998).



Image 8: Fire Hall No. 4 (September 9, 2011). Courtesy London Heritage Council.



Image 9: Fire Hall No. 4 – Doors Open 2015 (September 27, 2015). Courtesy London Heritage Council.



Image 10: Fire Hall No. 4 – Doors Open 2015 (September 27, 2015). Courtesy London Heritage Council.



Image 11: East façade of Fire Hall No. 4. (November 25, 2016).



Image 12: North façade of Fire Hall No. 4 (November 25, 2016).

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**APPENDIX C — Cultural Heritage Evaluation Report: Built Heritage Resource –
Fire Hall No. 4, 807 Colborne Street (Tara Jenkins, revised November 2016).**

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APPENDIX D — Statement of Cultural Heritage Value or Interest

Legal Description

PLAN NIL PT LOT 22 S/S ST JAMES

Description of Property

807 Colborne Street, Fire Hall No. 4, is located on the southwest corner of Colborne Street and St. James Street in London, Ontario.

The property was purchased in 1908 by The Corporation of the City of London for the purposes of constructing a fire hall to serve the north end of the City. Built in 1908, it commenced operation in 1909 as Fire Hall No. 4. Designed by Arthur E. Nutter (1897-1967), City of London Architect, it is a two-storey buff brick building that incorporates Italianate design elements, an asymmetrical plan and prominent hose-drying tower.

Statement of Cultural Heritage Value or Interest

807 Colborne Street, Fire Hall No. 4, 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

Fire Hall No. 4 is a representative example of early 20th century fire hall design. The fire hall, built in 1908, was opened in 1909 to serve the north end of London. Its twin, Fire Hall No. 5 (155 Adelaide Street North) now decommissioned, opened the same year to serve the east end of the City.

Fire Hall No. 4 is valued for its associations with prominent City of London architect, Arthur E. Nutter. Originally from England, Nutter designed other early 20th century civic structures, such as Fire Hall No. 5, Beal Secondary School (525 Dundas Street), and Lord Roberts Public School (440 Princess Avenue). These structures remain hallmarks of Nutter's work and form a collection of London's historic civic buildings. The City Engineer, Aquila O. Graydon, in 1912 referred to this collection of Nutter's civic buildings as "ornaments of London" a characterization still held by many today.

The building's overall composition presents a picturesque quality, balancing an asymmetrical plan with a late Italianate form and decorative treatment. Nutter artistically employed elements of Italianate villa style, while fashioning the building to have a domestic quality with visual appeal that is well integrated into the handsome residential streetscape. The exterior of the building expresses the Italianate villa style with its mass, scale and details, including its flat roof, demi-bullnose edged modillions below the projecting eaves, and a row of elongated windows. The asymmetrical plan comprises a tall "Tuscan" tower on the northwest corner historically used to dry the leather hoses, a two-storey T-shaped floor plan with one vehicle bay opening on the east façade and one vehicle bay opening on the west facade, a north wing, and a covered side porch.

Historical/Associative Values

Fire Hall No. 4 is London's oldest functioning fire station. Fire Hall No. 4 represents improvements made in local fire protection. Alterations made are reflective of an evolutionary process. The fire hall was initially designed to house horse-drawn firefighting equipment. After the hose wagon was replaced by a hose and chemical truck and later a pumper truck, major interior renovations (late 1970s and 2008) were undertaken to accommodate new heavier firefighting equipment and to update the building for safety and environmental performance.

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Fire Hall No. 4 is associated with the formative history of London. It reflects the post-1909 period when the fire department integrated more efficient fire equipment, and advanced its firefighting capabilities. As a result of London’s residential expansion to the north which commenced in the late 19th and early 20th centuries, it has become more centrally located within the City.

Contextual Values

Fire Hall No. 4’s contextual value is substantial in that it has played a significant role in its contributions to the community’s history and its character. It is a landmark within its context for physical and social reasons. The soaring hose-drying tower is an important feature in the neighbourhood, and preforms as an essential element in defining the community’s character. Its scale is unobtrusive to the surrounding residential neighbourhood, but still defined as a landmark. The building itself is also a testament to the heroic feats of the firefighters, as well as the horses, who risked their lives to save the public and properties from death and destruction.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

Exterior heritage attributes:

- Location at the corner of Colborne Street and St. James Street;
- Form, scale, and massing of the asymmetrical design which includes a tower on the northwest corner, a north wing, and a side covered porch;
- The wooden porch features wooden elements including square porch posts, stylized brackets, and plain balusters which form a decorative geometric pattern;
- A tall and slender brick tower (the hose-drying tower) designed in the Tuscan style with an open belfry at the top and Italianate style roof with dome;
- Two-storey T-shaped floor plan;
- Construction of locally-made buff clay bricks;
- Large projecting eaves and dense demi-bullnose edged modillions in pairs;
- Flat roofline (low pitch roof);
- Concrete dentil moulding below the eaves;
- Brick pilasters with diamond-shaped concrete accents;
- Five tall and narrow windows on the east façade;
- Fenestration pattern and size of window and door openings supported by segmented arch brick voussoirs with concrete sills; and,
- Wooden side porch door to the garage on the principal façade.
- Signage with embossing of “Fire Hall No. 4”;
- Vehicle door openings on the front and rear of the building;
- Two gooseneck period lights on the principal façade; and,
- Driveway from garage opening to Colborne Street.

















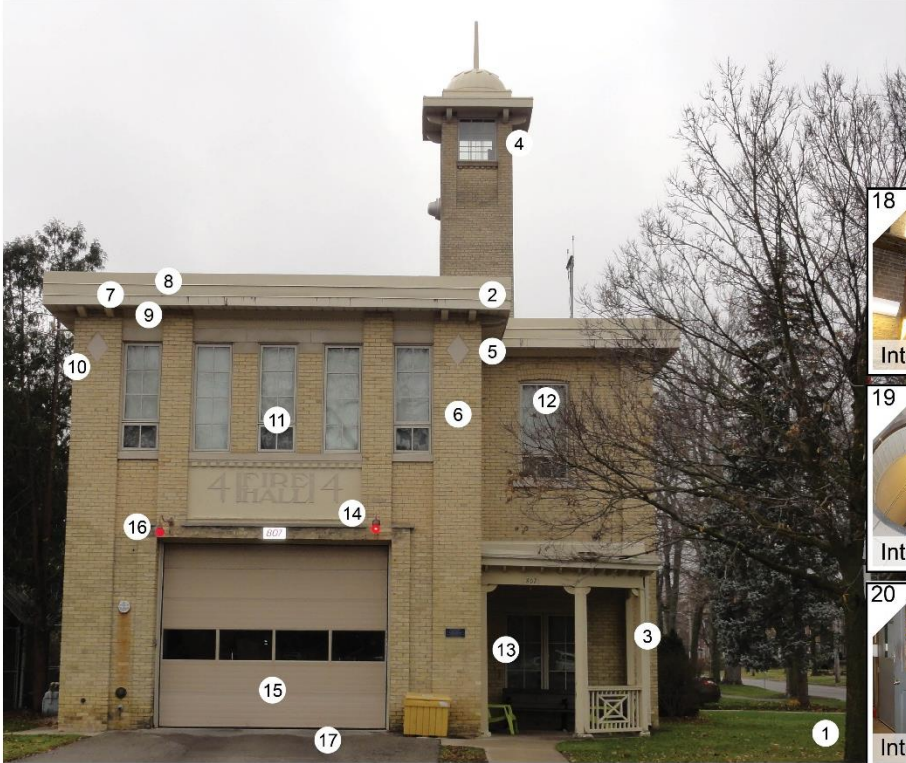




Interior heritage attributes:

- Hose-drying tower, including the original access ladder and initials of firefighters carved into the brick on the interior;
- Original brass sliding pole and chute in its original location (from the second floor off the existing kitchen to the garage area) (note: a second brass sliding pole formerly connected the dorms to the garage area but has been blocked off); and,
- Captain’s wooden office door.

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APPENDIX D1 — Figure of Heritage Attributes

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|---|---|---|---|
|  <p>1 Corner location</p> |  <p>2 Form, scale, massing</p> |  <p>3 Wooden porch</p> |  <p>4 Slender brick tower</p> |
|  <p>5 Two-storey floor plan</p> |  <p>6 Local buff clay bricks</p> |  <p>7 Eaves and modillions</p> |  <p>8 Flat roofline</p> |
|  <p>9 Dentil moulding</p> |  <p>10 Diamond-shaped accent</p> |  <p>11 Tall, narrow windows</p> |  <p>12 Fenestration</p> |
|  <p>13 Side porch door</p> |  <p>14 Embossed signage</p> |  <p>15 Vehicle doors</p> |  <p>16 Gooseneck lights</p> |
|  | | |  <p>17 Driveway</p> |
| | | |  <p>18 Interior Hose-dry tower, including original access ladder and initial of firefighters carved into the brick on the interior</p> |
| | | |  <p>19 Interior Original brass sliding pole and chute in its original location</p> |
| | | |  <p>20 Interior Capitan's wooden office door</p> |