

1ST REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on December 14, 2016, commencing at 5:30 PM, in Committee Rooms #1 and 2, Second Floor, London City Hall.

PRESENT: D. Dudek (Chair), S. Adamsson, D. Brock, J. Cushing, H. Elmslie, H. Garrett, T. Jenkins, B. Vazquez, K. Waud and M. Whalley and J. Bunn (Secretary).

ABSENT: S. Gibson and J. Manness.

ALSO PRESENT: K. Gonyou.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that the following interests were disclosed:

- a) H. Garrett, in clause 4 of this Report, having to do with the St. George-Grosvenor Heritage Conservation District Steering Committee Report, by indicating that her employer is the agent on file for this project; and,
- b) T. Jenkins, in clause 9 of this Report, having to do with the Request for Designation for the property located at 807 Colborne Street (Fire Hall No. 4), by indicating that she is an author of the Report.

II. ORGANIZATIONAL MATTERS

2. Election of Chair and Vice Chair for the Term Ending November 30, 2017

That it BE NOTED that the London Advisory Committee on Heritage elected D. Dudek and B. Vazquez as the Chair and Vice-Chair, respectively, for the term ending November 30, 2017.

III. SCHEDULED ITEMS

3. Heritage Alteration Permit - 309-311 Wolfe Street

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 remove three of the five chimneys, add a fire escape to the east façade, replace the west porch, and replace the windows of the building located at 309-311 Wolfe Street, within the West Woodfield Heritage Conservation District, BE PERMITTED as submitted, with the following terms and conditions:

- a) the restoration work be completed within one year to Chimney 3 (as identified in the Appendix D included in the staff report dated December 14, 2016) to its full historic height and detailing, using compatible buff brick material and lime-based mortar;
- b) the applicant be encouraged to consider a triplet of sash windows with wooden mullion details for the north gable window replacement;
- c) the addition of the fire escapes be constructed as reversible interventions;
- d) all exposed wood be painted or stained; and,
- e) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage encourages the

owners of the property to use wood windows rather than vinyl windows.

4. St. George-Grosvenor Heritage Conservation District Steering Committee

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the St. George-Grosvenor Heritage Conservation District Study undertaken pursuant to Section 40(1) of the *Ontario Heritage Act* BE RECEIVED and the following actions BE TAKEN:

Recommended Great Talbot Heritage Conservation District

- a) the recommended Great Talbot Heritage Conservation District boundary, as shown on Appendix A (as attached to the staff report dated December 14, 2016) BE ENDORSED;
- b) a Heritage Conservation District Plan BE PREPARED for the Great Talbot area;
- c) all properties listed in Appendix B1 (attached to the above-noted staff report), within the Great Talbot area, BE ADDED to the Register (*Inventory of Heritage Resources*);
- d) civic Administration BE DIRECTED to report back with an evaluation of the relationship between land use planning policy direction in the *Official Plan/The London Plan* and the objectives of the recommended Great Talbot Heritage Conservation District Plan for the area bound by Talbot Street, Oxford Street East, Richmond Street, and Sydenham Street (excluding those not included within the recommended Great Talbot Heritage Conservation District);

Recommended Gibbons Park Heritage Conservation District

- e) the recommended Gibbons Park Heritage Conservation District boundary, as shown on Appendix A (attached to the above-noted staff report) BE ENDORSED;
- f) a Heritage Conservation District Plan BE PREPARED for the Gibbons Park area;
- g) all properties listed in Appendix B2 (attached to the above-noted staff report), within the Gibbons Park area, BE ADDED to the Register (*Inventory of Heritage Resources*);

Individual Properties and Richmond Street (it being noted that recommendations h) through k) will be undertaken after the completion of the Shift Rapid Transit Environmental Assessment)

- h) the Civic Administration BE DIRECTED to undertake the evaluation of properties identified in Appendix B3 and B4 (attached to the above-noted staff report) in pursuit of a designation under Part IV of the *Ontario Heritage Act*;
- i) properties identified in Appendix B4 (attached to the above-noted staff report) BE ADDED to the Register (*Inventory of Heritage Resources*);
- j) the Civic Administration BE DIRECTED to review properties on the east side of Richmond Street, from Oxford Street East to Huron Street, for potential cultural heritage value or interest;
- k) the Civic Administration BE DIRECTED to report back on more

detailed *Official Plan/The London Plan* planning policy/guideline tools that may supplement the conservation of heritage-listed and heritage-designated properties along the Richmond Street corridor between Oxford Street East and Huron Street;

Other Potential Heritage Conservation Districts

- l) the area north of the Study Area, approximately between Huron Street, the Thames River, and Richmond Street, BE ADDED to the prioritized list of potential Heritage Conservation Districts;
- m) the area east of the Study Area and north of Bishop Hellmuth Heritage Conservation District, approximately between Richmond Street and Wellington Street ("Old North"), BE ADDED to the prioritized list of potential Heritage Conservation Districts;
- n) the Civic Administration BE DIRECTED to review the prioritized list of potential Heritage Conservation Districts and to recommend an update to *Heritage Places*; it being noted that such a review may impact the Heritage Conservation District deadlines established in Municipal Council's *Strategic Plan*;

Potential Tools for Heritage Conservation

- o) the Terms of Reference BE PREPARED for Heritage Impact Statements; and,
- p) the appropriateness of form-based zoning for the purposes of heritage conservation BE REFERRED to Civic Administration for a report to be brought forward at a future meeting.

IV. CONSENT ITEMS

- 5. 11th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 11th Report of the London Advisory Committee on Heritage from its meeting held on November 9, 2016, was received.

- 6. Ministry of Tourism, Culture and Sport, InfoSheet - The Municipal Register of Heritage Properties - Revised 2016

That it BE NOTED that the Municipal Register of Heritage Properties - Revised 2016 from the Ministry of Tourism, Culture and Sport, was received.

- 7. Notice of Application - DNL Group Inc. on behalf of 2178254 Ontario Inc. - 3425 Emily Carr Lane

That it BE NOTED that the Notice from A. Riley, Senior Planner, dated November 17, 2016, with respect to the application by DNL Group Inc., relating to the property located at 3425 Emily Carr Lane, was received.

V. SUB-COMMITTEES & WORKING GROUPS

- 8. Stewardship Sub-Committee

That the following actions be taken with respect to the LACH Stewardship Sub-Committee Report, from its meeting held on November 29, 2016:

- a) 807 Colborne Street (Fire Hall No. 4) BE DESIGNATED under Part IV of the *Ontario Heritage Act*, and,
- b) it BE NOTED that the above-noted Stewardship Sub-Committee Report was received.

VI. ITEMS FOR DISCUSSION

9. Request for Designation - 807 Colborne Street (Fire Hall No. 4)

That on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, notice of Municipal Council's intention to designate the property located at 807 Colborne Street (Fire Hall No. 4) 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 December 14, 2016 from the Managing Director, Planning and City Planner, with respect to this matter.

10. Bill C-323

That the matter of Bill C-323 BE REFERRED to the Planning and Policy Sub-Committee for review; it being noted that the London Advisory Committee on Heritage reviewed and received the following:

- Bill C-323 – An Act to Amend the Income Tax Act (Rehabilitation of Historic Property)
- Q and A Bill C-323, submitted by P Van Loan; and,
- Home Renovation Tax Credit News Release – A Tax Credit for Restoring Historic Buildings.

11. Dundas Place - Environmental Study Report

That it BE NOTED that the staff report dated December 12, 2016, from the Managing Director of Environmental & Engineering Services and City Engineer, with respect to the Dundas Place Environmental Study Report, was received.

12. Heritage Planners' Report

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

VII. DEFERRED MATTERS/ADDITIONAL BUSINESS

VIII. ADJOURNMENT

NEXT MEETING DATE: January 11, 2017

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K. Gonyou

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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K. Gonyou

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.

Heritage Planners' Report to LACH: December 14, 2016

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 633 Dufferin Avenue (Old East HCD): carport
 - b. 553 Dufferin Avenue (East Woodfield HCD): basement window replacement

Heritage Upcoming Events

- The London Heritage Scholarship, ACO – London Region. \$1,000.
Deadline for application, Friday December 16, 2016
More information at: acolondon.ca/acoLondon/Scholarship.html
- Eldon House
 - Victorian Christmas
Thursday, November 26, 2016 – Sunday, January 1, 2017.
eldonhouse.ca/special-events/
 - Sunday Afternoon Tours
Sunday, December 18, 2016
<http://www.eldonhouse.ca/whats-on/>
 - New Year's Levee
Sunday, January 1, 2017
@ Eldon House and Interpretive Centre
<http://www.eldonhouse.ca/whats-on/>
- Architectural Conservancy Ontario
 - London Region and Heritage London Foundation
10th Annual Heritage Awards Program: Call for Nominations
Deadline for nominations is Friday, December 31, 2016
More information at: <http://acolondon.ca/acoLondon/Awards.html>