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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 807 COLBORNE STREET (FIRE HALL NO. 4) MEETING ON APRIL 24, 2017</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to designate 807 Colborne Street to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on May 2, 2017; 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>
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January 9, 2017: Report to PEC. Request for Designation of Heritage Listed Property at 807 Colborne Street (Fire Hall No. 4),

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The effect of the recommended action is to pass the by-law to designate the 807 Colborne Street (Fire Hall No. 4) under Section 29 of the *Ontario Heritage Act*.

<b>BACKGROUND</b>
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The cultural heritage value of Fire Hall No. 4 has long been recognized and celebrated by Londoners. 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. 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.

Supported by the London Advisory Committee on Heritage (LACH), Municipal Council resolved to issue its notice of intent to designate 807 Colborne Street (Fire Hall No. 4) under Section 29 of the *Ontario Heritage Act* at its meeting held on January 17, 2017. This notice was served on the Ontario Heritage Trust and the property owner (City of London). The notice was also published in *The Londoner* on February 16, 2017; the thirty day appeal period expired on March 20, 2017. No appeals were received.

The final steps to designate 807 Colborne Street (Fire Hall No. 4) 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>
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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 the *Ontario Heritage Act*.

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

2017-03-22

Attach:

Appendix A: A by-law to designate 807 Colborne Street (Fire Hall No. 4), to be of cultural heritage value or interest.

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**APPENDIX A**

Bill No.  
2017

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

A by-law to designate 807 Colborne Street (Fire Hall No. 4) 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 807 Colborne Street (Fire Hall No. 4) has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 807 Colborne Street (Fire Hall No. 4), 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 May 2, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – May 2, 2017  
Second Reading – May 2, 2017  
Third Reading – May 2, 2017

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

**Legal Description**

PLAN NIL PT LOT 22 S/S ST JAMES

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

**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 20<sup>th</sup> 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 20<sup>th</sup> 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.

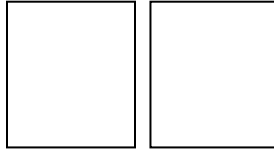
**Historical/Associative Values**

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.

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 19<sup>th</sup> and early 20<sup>th</sup> 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



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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.