

345, 349, 355, 359 Ridout Street & 45 King Street, London, Ontario

Heritage Impact Assessment

April 17, 2017



Prepared for:



City of London
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1 EXECUTIVE SUMMARY

The purpose of this Heritage Impact Assessment (HIA) is to provide historical research and analysis of the properties at 345, 349, 355, 359 Ridout Street and 45 King Street in London, Ontario.

The report provides a description of the current site location, complete with a structure description for each of the buildings in the historic accumulation. Included in this report are the Principles, Goals & Objectives that are aligned with those of the Downtown Heritage Conservation District Plan. The history of the buildings in the accumulation is described using information gathered from the Insurance Plans and Aerial photography from the University of Western Archives, Photographs from Museum London and The London Room at the Central Library. This history traces the uses and represents the changing uses of the buildings as the economy of the city evolved. This proves to be a precedent for the current day economy and the changing use of the buildings.

Included in the report is photographic documentation of the current conditions of the various buildings as shown in Section 5 of the report.

This report describes the *Proposed Undertaking* of the extensive adaptive re-use by Info-Tech Research Group and the positive *Impacts* of the proposal as well as the negative implications of removing 3 buildings in the historical accumulation and how this relates to the Goals and Objectives of the Downtown Heritage Conservation District Plan. In addition, the report also describes the potential *Mitigation* solutions to minimize the negative impacts described.

In the Conclusion, the report describes the potential positive attributes to the Downtown Heritage Conservation District, the individual buildings and the city as a whole.

2 INTRODUCTION

2.1 Scope of the Report

With respect to the heritage evaluation of the properties at 345, 349, 355, 359 Ridout Street and 45 King Street in London, Ontario, the Info-Tech Research Group has retained Nicholson Sheffield Architects Inc. to prepare an assessment of the collection of buildings.

Nicholson Sheffield Architects Inc. has prepared this Heritage Impact Assessment (HIA) in accordance with the Ministry of Tourism, Culture, and Sport's Standards and Guidelines HIA Guidelines.

The purpose of this HIA is to evaluate the heritage buildings at 345, 349, 355, 359 Ridout Street and 45 King Street which are contributing properties in the Downtown Heritage Conservation District and document their heritage attributes.

The collection of properties bound by King Street on the north and Ridout Street on the East has a long history of "natural evolution, redevelopment and transformation over time."¹ The plaque on 45 King Street states this as the original site of London's first residence built by Peter McGregor in 1826 which evolved to the site of a three storey brick Hotel noted on the 1881 Rev. 1888 Insurance Plan of the City of London noted at 363 Ridout Street. The remainder of the street front on Ridout consisted of mainly two storey houses which included another hotel at 347 and 345 Ridout and a blacksmith shop at 343 Ridout. These properties evolved over time to a commercial industrial block as it stands today. The collection of properties that was once the Richmond Hosiery was acquired by Sterling Marketing Products in 1965. Sterling grew over time and expanded into the neighboring Jenkins Seed and Garden.

We will document the evolution over time to the current proposed adaptive re-use for an information technology home office for London based Info-Tech Research Group, which represents uses and a natural evolution of the block following lock and step with London's own evolving economy with the rapidly growing digital creative and technology sector.

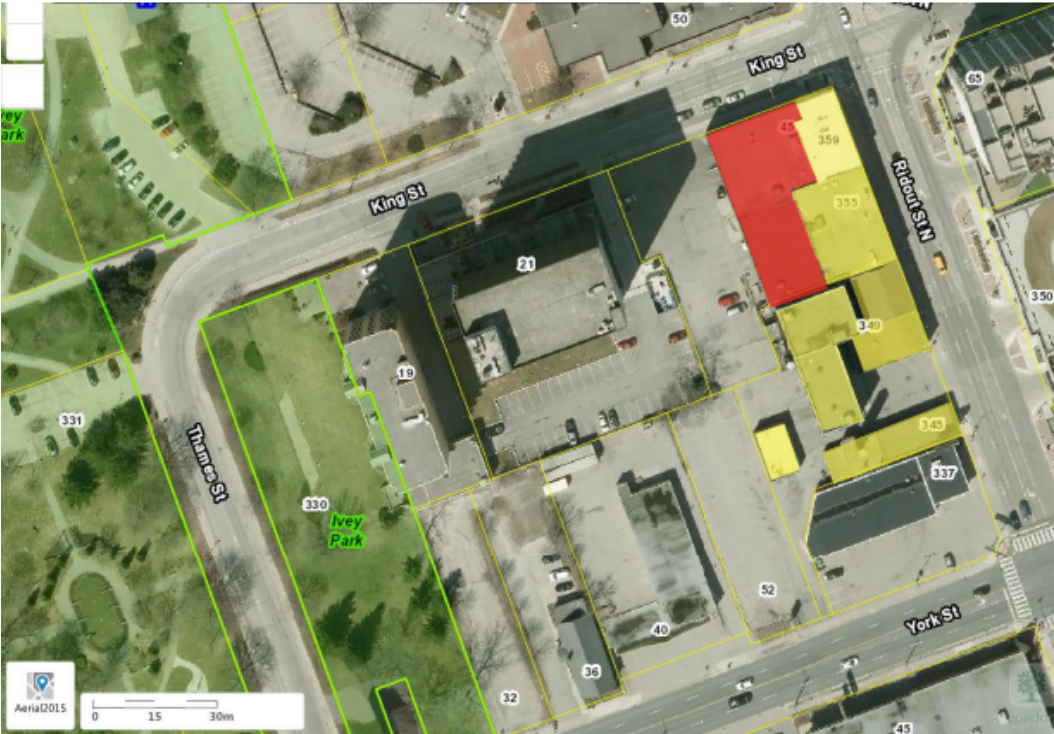
With this evolution and adaptive re-use, rehabilitation and restoration of the assembly of buildings, 3 buildings in the collection have been deemed no longer viable to suit new modern office uses. These addresses are 341 Ridout Street (former Richmond Hosiery c. 1907), 345 Ridout Street (former Dye House c. 1915), 347 Ridout Street (former hotel c. 1880) and 351-353 Ridout Street (former dwelling c. 1880). These buildings have undergone extensive interior alterations and are no longer economically viable to alter or attempt to re-purpose for a modern use. With the removal of these three structures we will expose the "jewel in the crown" to the street.

¹ Downtown London Heritage Conservation District Plan.

3 DESCRIPTION OF PROPERTY

3.1 Site Location and Description

The subject site is located on the southwest corner of Ridout Street and King Street. 345, 349, 355, 359 Ridout Street consists of commercial buildings. 45 King Street consists of commercial buildings.



Subject site (345, 349, 355 and 359 Ridout Street shaded in yellow, 45 King Street shaded in red)(Source: CoL WebMap, Annotated by Nicholson Sheffield Architects Inc.)



Subject site (345, 349, 355 and 359 Ridout Street, 45 King Street)(Source: Google WebMap, Annotated by Nicholson Sheffield Architects Inc.)

3.2 Structure Description

345 Ridout Street

A one storey block building with stucco rendering, most recently known as Haygarth Printing. The structure is a concrete slab on grade with no basement or crawl space with load bearing masonry with stucco exterior finish, wood roof joists and wood deck. This building first appears on the 1912 Rev. 1922 Insurance Plan of the City of London noted as 341 Ridout Street replacing both two storey wood frame residences noted on the 1881 Rev. 1888 Insurance Plan of the City of London noted on that map as municipal address 341 & 339 Ridout Street. This structure is noted as Teasdale Knitting Mills Limited Dye house with a 50' brick chimney on the 1912 Rev. 1922 Insurance Map. Therefore we estimate that the date the dye house was constructed to be between 1915 and 1922. The chimney was reduced in height and capped with concrete in 1983 due to structural disrepair.



345 Ridout Street . Photo Credit (Source: Nicholson Sheffield Architects Inc.)

Heritage Conservation District Property Description

"Dye House, blacksmith - B Rated – Haygarth Printing; once served as the dye house for the plant with the power house located behind; the chimney is intact as well; the dye house is a c. 1880s building originally used as a blacksmith shop."

349 Ridout Street

As defined in the Downtown London Heritage Conservation District Appendix III. Quadrant and Property Matrix consists of 3 separate buildings, including the rug brick building noted as the Richmond Hosiery Building, which was constructed in 3 phases (magenta colour).



Subject Address 349 Street each building is shaded a separate colour)(Source: CoL WebMap, Annotated by Nicholson Sheffield Architects Inc.)

349 Ridout Street

The building, which is shaded orange was formerly noted as 347 & 349 Ridout Street, is a two storey wood frame building with brick veneer, a hipped roof at the front section with a low sloped wood framed roof at the rear. The building sits on a brick foundation wall with a basement (6'-0" ceiling height). The brick has been painted and the windows have been replaced in what appear to be the original openings, with the exception of a glass block infill over the door.



349 Ridout Street shaded orange in map formally noted as 347 & 349 Ridout Street. Photo Credit: Nicholson Sheffield Architects Inc.

349 Ridout Street (formally 351 Ridout)

The building which is shaded yellow was formerly noted at 351, 353 Ridout Street, is a two storey wood frame building with brick veneer and a hipped roof. The building sits on a brick foundation wall with a basement (6'-0" ceiling height). The brick has been painted and the windows have been replaced in what appear to be the original openings, there are no architectural features.



349 Ridout Street shaded yellow in map formerly 351 & 353 Ridout St.. Photo Credit: Nicholson Sheffield Architects Inc.

349 Ridout Street (formally 341 Ridout – Richmond Hosiery Building)

The building which is shaded magenta is originally noted as the Teasdale Hosiery. The original structure was a two storey wood post and beam warehouse with exterior load bearing masonry and large multi-paned windows. The building has pre-cast concrete details at the location that was once the original roof line. These details were replicated when the third floor was added to the original structure. The new third floor has a clear span accomplished with steel beams. A third addition of three storeys and a basement was added to the north of the existing building, constructed of load bearing clay tiles with a clay brick veneer, steel beams and wood purlins to support the wood floor joists. This addition includes the freight elevator and exit stairway.



349 Ridout Street shaded magenta in map, formally 341 Ridout – Richmond Hosiery Building. Photo Credit: Nicholson Sheffield Architects Inc.

Heritage Conservation District Property Description

“Office and hosiery mill – A/B Rated – At the south end of the complex facing Ridout is a small hipped roof structure dating to c. 1880 which was also used in that decade as a hotel; to the north is another c. 1880 building no features – replacement windows in the original openings; to rear: Richmond Hosiery Building, c. 1925 largely intact with original rug brick exterior and large multi-paned windows.”

355 Ridout Street

The red brick two storey wood post and beam structure with load bearing masonry exterior and a basement. The basement foundation walls consist of cast-in place concrete walls below grade. The windows are replacement windows in the original arched openings. The basement has windows at 5'-0" above the finished floor at the street level on the exterior. An exit door has been added at the southern end of the east elevation, thus altering the original window opening.



355 Ridout Street formally 355 ½, 355, 357 & 359 Ridout St. Photo Credit: Nicholson Sheffield Architects Inc.

Heritage Conservation District Property Description

"Jenkins warehouse – A Rated – Unpainted three-storey red brick; replacement windows in original openings; extruded tile cornice cap;"

359 Ridout Street

A three storey wood framed building with load bearing masonry, and a yellow brick exterior. Complete with original window openings at the second and third floors, the first floor interior has been greatly altered to accommodate several restaurants over the years, most recently "Tru". This has led to altered openings at the ground floor along King and Ridout Streets.



359 Ridout Street formally 363 Ridout St. Photo Credit: Nicholson Sheffield Architects Inc.

Heritage Conservation District Property Description

"Hotel, c.1870 – A Rated – McFarlane Hotel c. 1875; original window openings on the second and third floors; the ground floor display windows at the corner of the building were installed c. 1910;"

45 King Street

A three storey brick building, with wood post and beam structure and exterior load bearing masonry. The King Street elevation is red brick and the original openings are intact at was once the third floor, however, the second floor openings have been infilled and the floor lowered at the first structural bay to accommodate at grade access to Jenkins Garden Supplies prior to the space being converted to a commercial kitchen for the various restaurants. This has led to altered openings at the ground plane, and internal stairs to access the revised floor levels. The west elevation is comprised of yellow brick and the original openings of this infill building are still intact with newer vinyl replacement windows.



45 King Street. Photo Credit: Nicholson Sheffield Architects Inc.

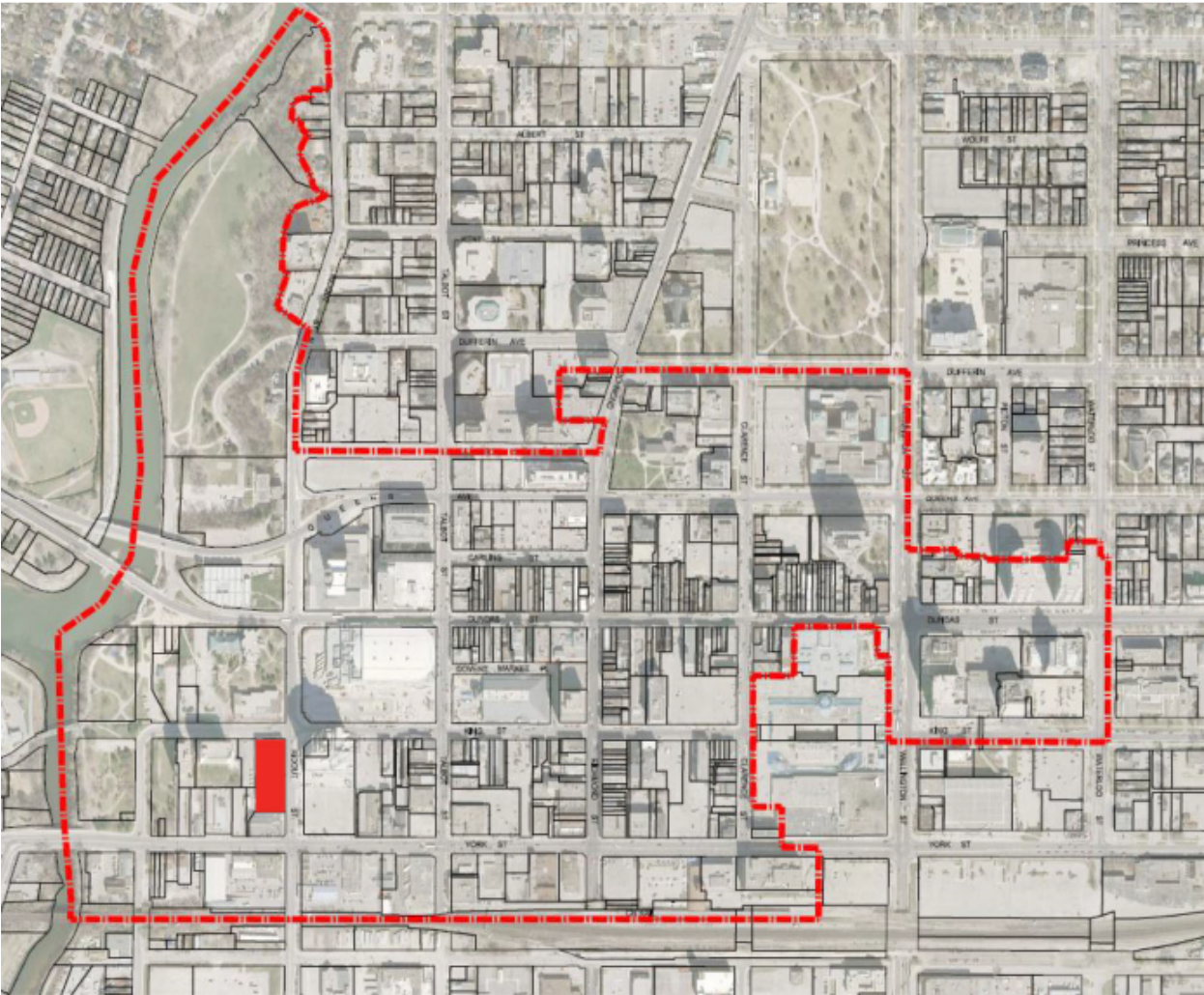
Heritage Conservation District Property Description

"Addition to Jenkins's seed and stock supplies c. 1910 – B Rated – Unpainted three-storey red brick; replacement windows in original openings; extruded tile cornice cap;"

See Section 5 for photo documentation of the Subject Site.

3.3 Downtown Heritage Conservation District

345, 349, 355, 359 Ridout Street and 45 King Street are located within the Downtown Heritage Conservation District. The district was adopted by the City of London in April 2012 designated under Part V of the *Ontario Heritage Act* in June 2013. The District consists of approximately 400 properties spanning five different eras of development. The district plan notes, "Today the structures comprising the Downtown Heritage Conservation District are a good representation of the buildings that contained a variety of services, industries and commercial and financial enterprises that brought London to prominence across the country."



2. Downtown Heritage Conservation District Boundary (345, 349, 355 and 349 Ridout Street and, 45 King Street shaded in red) (Source: City of London, Annotated by Nicholson Sheffield Architects Inc.)

3.4 Principles, Goals & Objectives

The district plan contains a number of Principles, Goals & Objectives for the district, which include:

Principles,

- Preserve the Historic Context;
- Maintain and Repair;
- Find a Viable Social or Economic Use;
- Preserve Traditional Setting;
- Preserve Original Decorations and Fittings;
- Restore to Authentic Limits;
- Employ Traditional Repair Methods;
- Respect Historic Accumulations;
- Make New Replacements Distinguishable *and Reversible*.

Goals & Objectives

- Retain, Conserve and Adapt existing building elements;
- Rehabilitate and restore building elements in a sensitive manner to the existing building elements;
- Any new construction be complimentary to the existing character of the building and the streetscape;

We will employing these principles, in the decision making processes in order to attain our Goals & Objectives which align with the Downtown London Heritage Conservation District Plan.

4 HISTORICAL RESEARCH

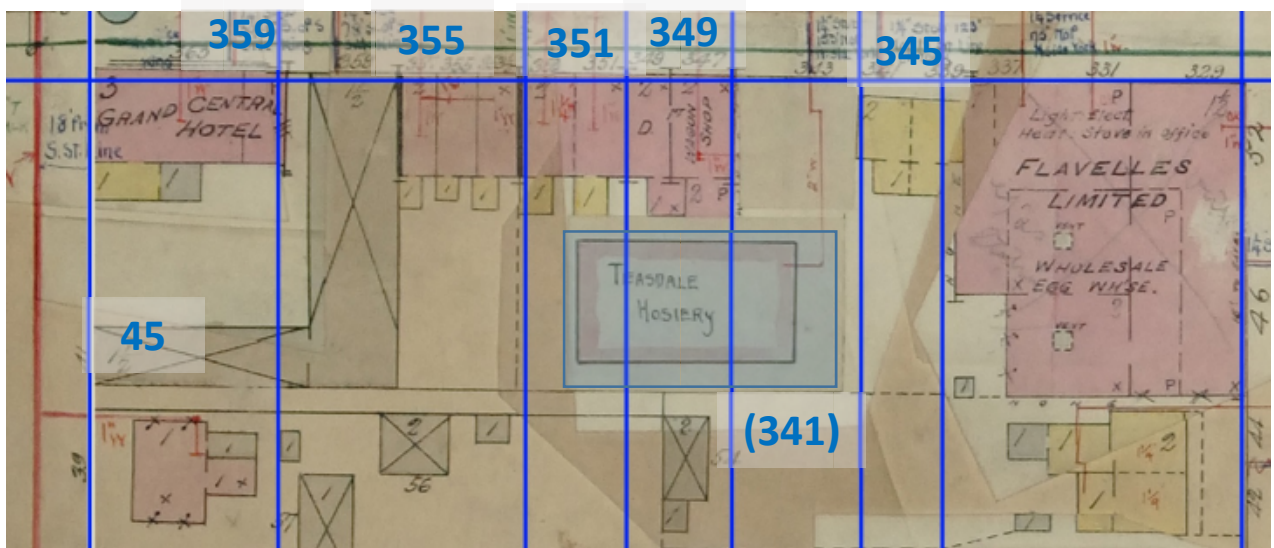
4.1 History of the Site

341 Ridout Street former Richmond Hosiery Building

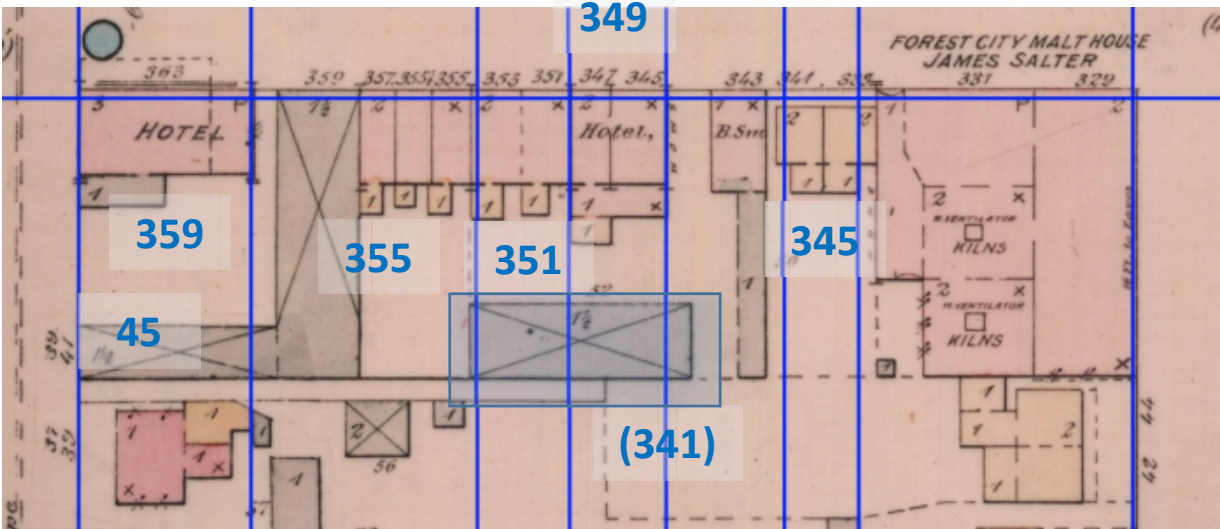
This building first appears on the 1892 Rev. 1907 Insurance Plan of the City of London noted as 343 Ridout Street replacing the one storey black smith shop noted on the 1881 Rev. 1888 Insurance Plan of the City of London noted at 343 Ridout Street as Teasdale Hosiery. The building does not appear on the fire insurance maps again until the 1958 revision of the map noted as the two storey sorting and knitting section of the Richmond Hosiery. However, the neighboring and associated Dye House appears on the 1922 map; therefore, we can extrapolate that the first two storeys of the current building were in place c. 1907.

Heritage Conservation District Property Description

"Hosiery Mill – A Rated – Richmond Hosiery Building, c. 1925 largely intact with original rug brick exterior and large multi-paned windows."

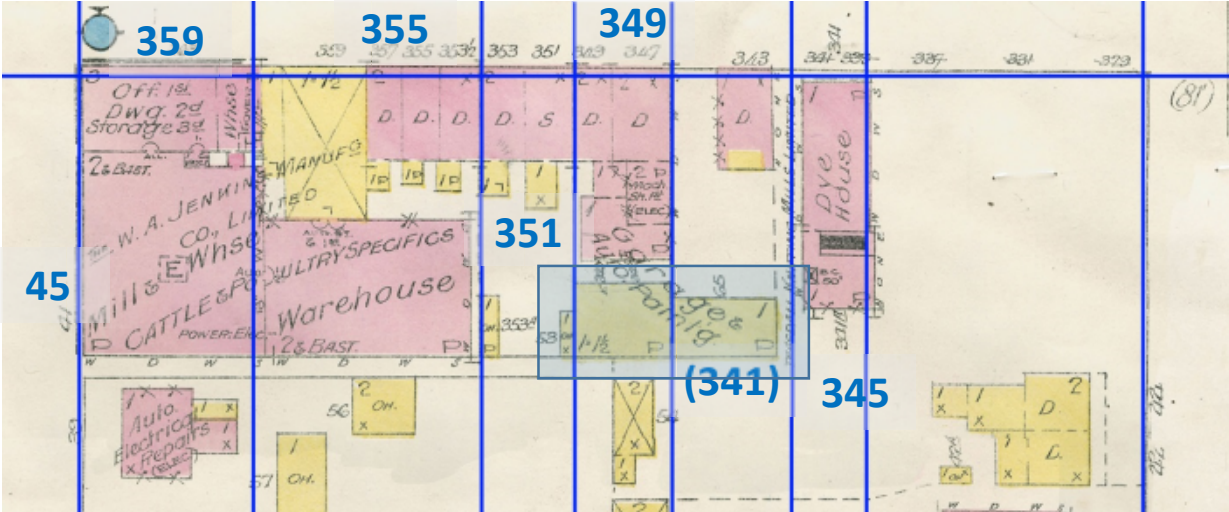


1892 Rev. 1907 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

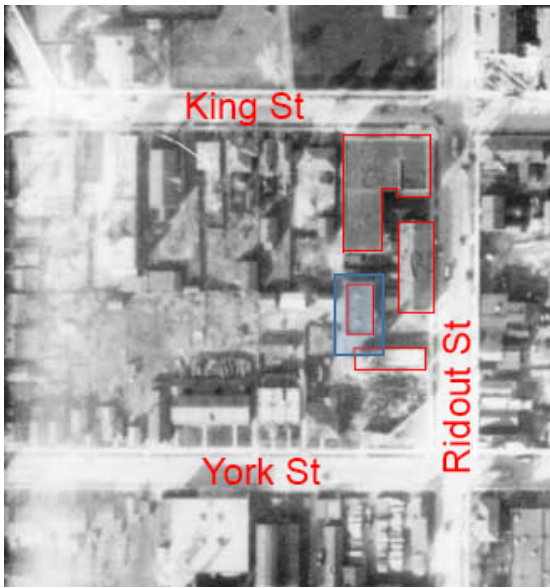


1881 Rev. 1888 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

This map shows the blacksmith shop as 343 Ridout, which would be the address to the north of 345, which would now be the empty space between buildings, and shows the replacement of two wood frame dwelling units as the Dye House in the 1912 Rev. 1922 Insurance Plan of the City of London.



1912 Rev. 1922 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



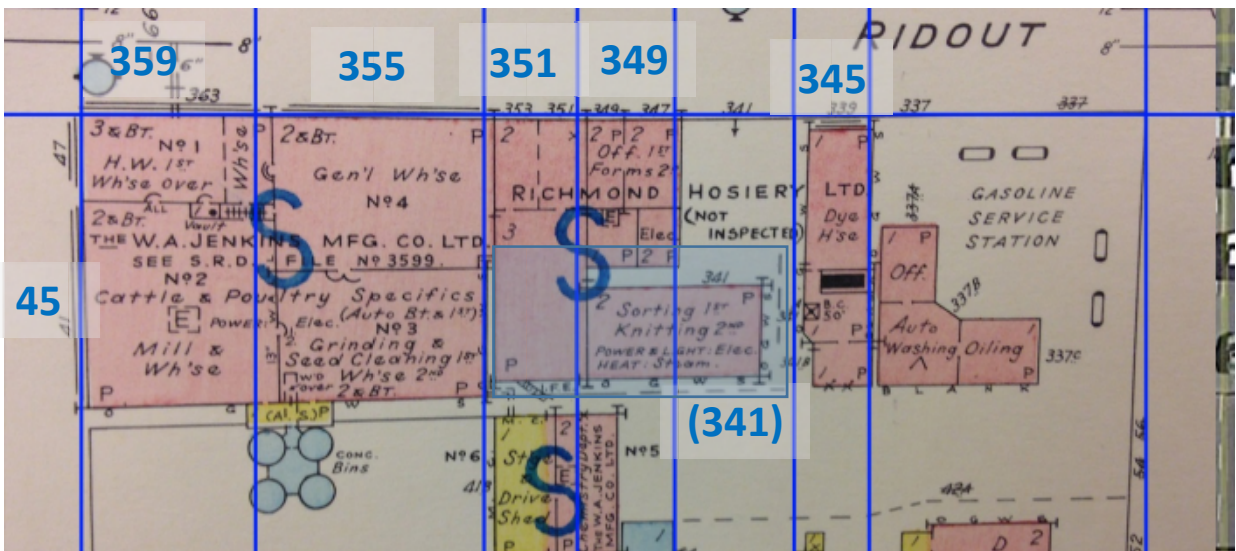
1922 Aerial Photograph. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



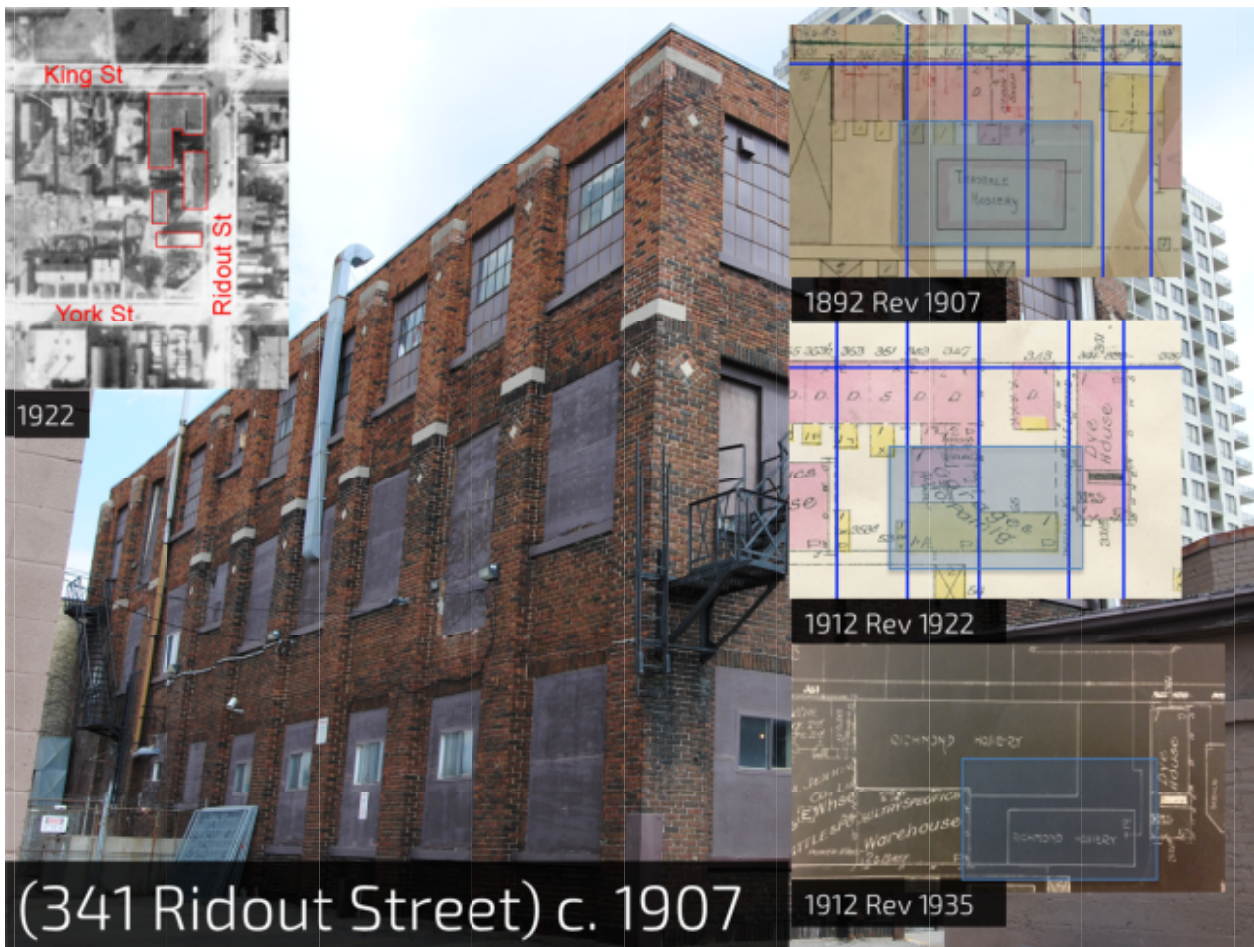
North-east corner of Ridout and York Streets, c 1946, therefore the current form of the site is represented as it is today. (Source: Downtown London Layers of Time.)



City of London Map Records, City Gas Co. of London (1912-1935). (Source: Western University.)



1958 Rev. 1970 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



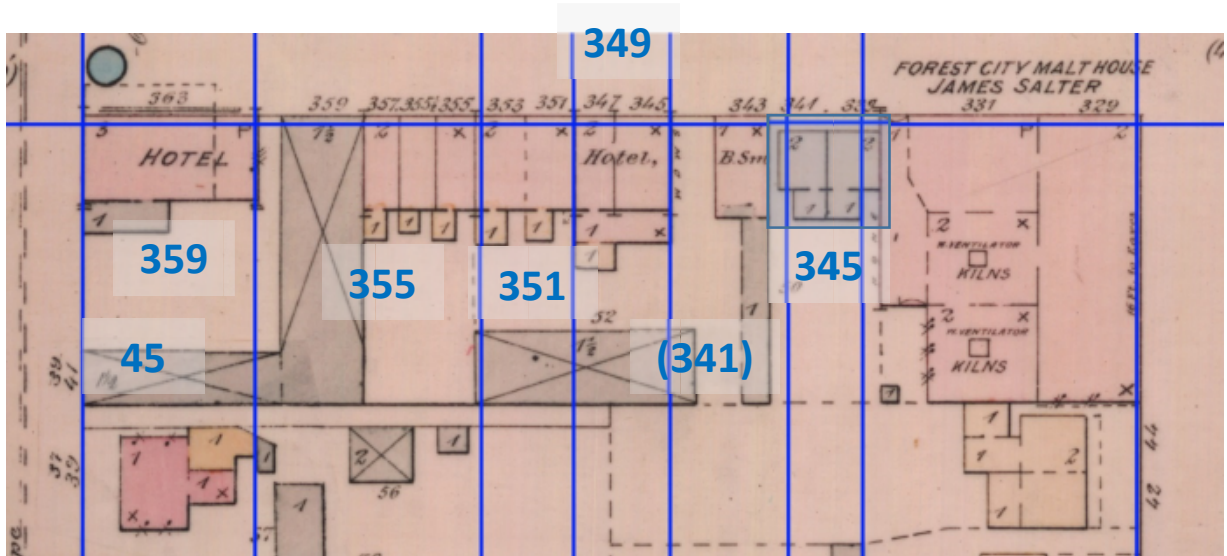
341 Ridout St. compilation image. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

345 Ridout Street

This building first appears on the 1912 Rev. 1922 Insurance Plan of the City of London noted as 341 Ridout Street replacing both two storey wood frame residences noted on the 1881 Rev. 1888 Insurance Plan of the City of London noted at 341 & 339 Ridout Street. This structure is noted as Teasdale Knitting Mills Limited Dye house with a 50' brick chimney. Therefore we estimate that the date the dye house was constructed to be between 1915 and 1922.

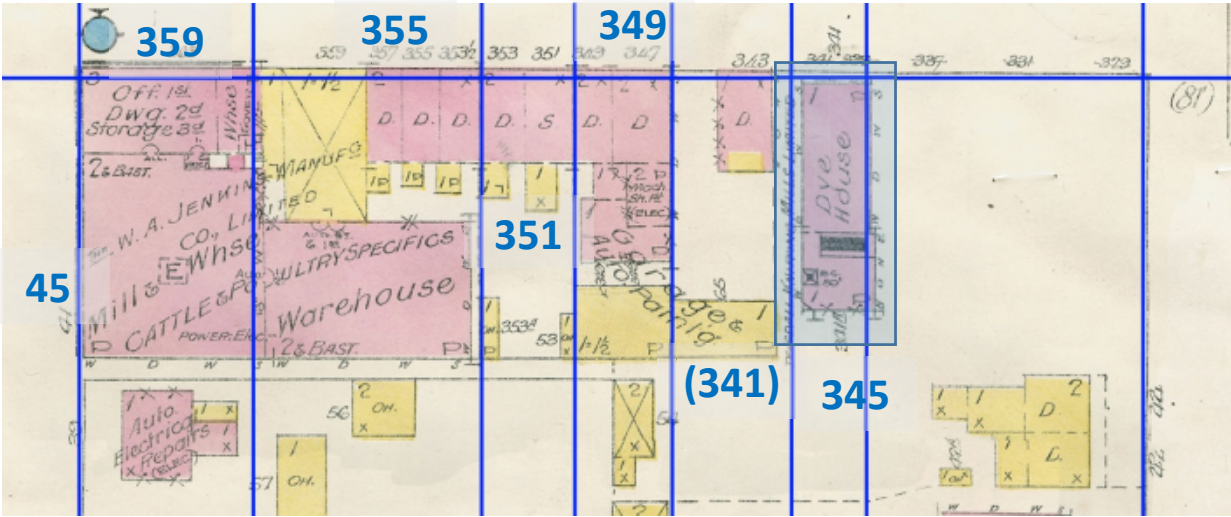
Heritage Conservation District Property Description

"Dye House, blacksmith - B Rated – Haygarth Printing; once served as the dye house for the plant with the power house located behind; the chimney is intact as well; the dye house is a c. 1880s building originally used as a blacksmith shop."

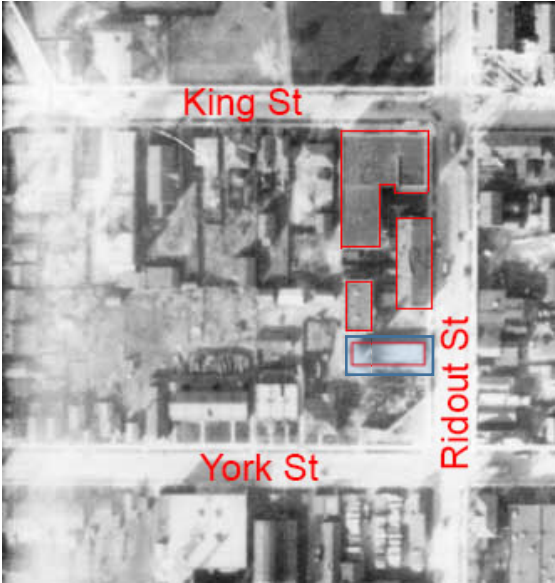


1881 Rev. 1888 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

This map shows the blacksmith shop as 343 Ridout, which would be the address to the north of 345, which would now be the empty space between buildings, and shows the replacement of two wood frame dwelling units as the Dye House in the 1912 Rev. 1922 Insurance Plan of the City of London.



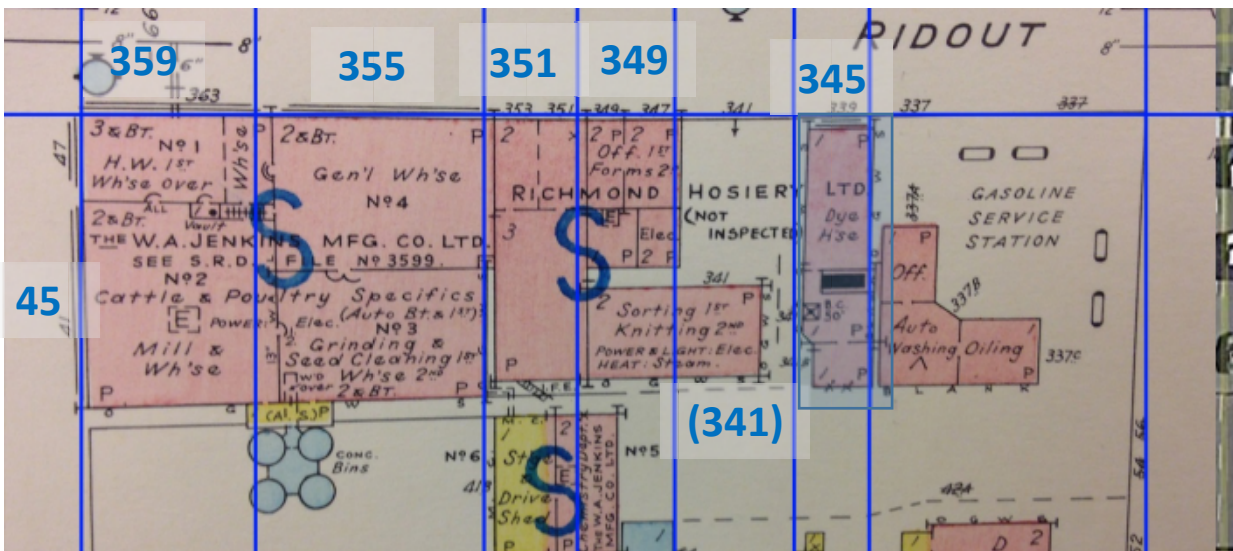
1912 Rev. 1922 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



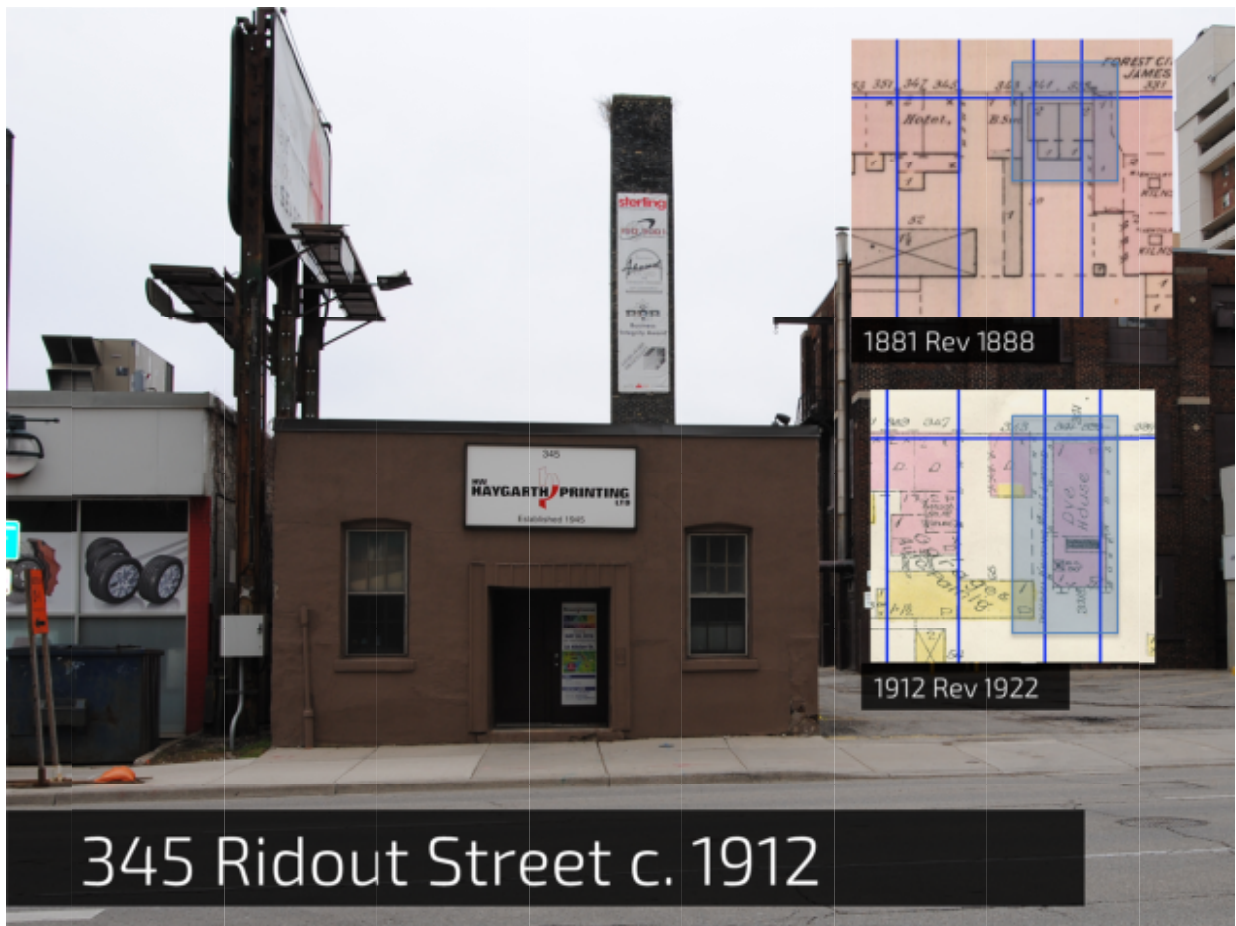
1922 Aerial Photograph. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



City of London Map Records, City Gas Co. of London (1912-1935). (Source: Western University.)



1958 Rev. 1970 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



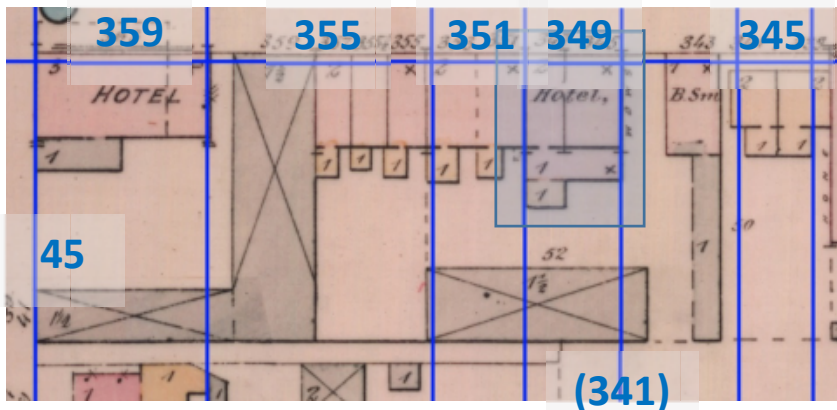
345 Ridout St. compilation image. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

347 & 349 Ridout Street

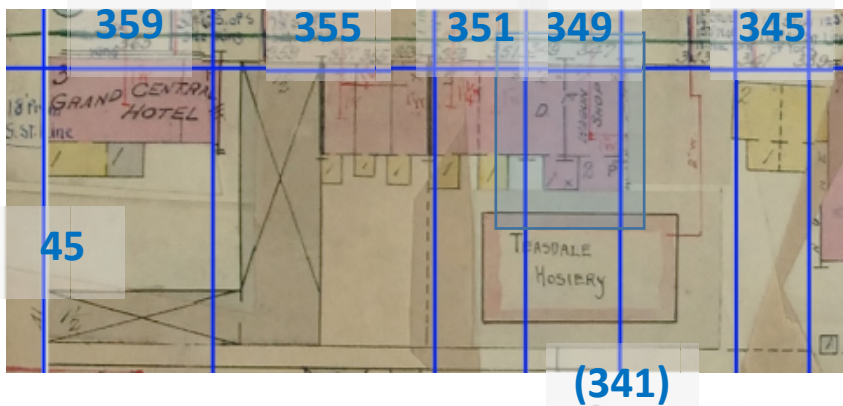
The building which is noted as 345 & 347 Ridout Street first appears on the 1881 Rev. 1888 Insurance Plan of the City of London, noted as a hotel with openings noted on the south elevation as "WDWS"; this designation on the south elevation remains in all but the 1958 map and would follow a similar pattern to what is currently present on the south elevation. The use of these two structures changed over the years; the northern address also changed from 347 to 349 and is noted as a dwelling. The southern address changed to 347 on the 1907 and 1915 maps and is noted as a "wagon shop". The designation of the building reverts back to a dwelling for the front portion of the building in the 1922 map, but the addition added to the rear of the building is noted as a "Garage & Auto Painting". The building is noted on the 1958 plan as the offices of Richmond Hosiery Ltd. These buildings have remained unchanged as office space since 1958. Therefore, this building would be dated prior to 1881.

Heritage Conservation District Property Description

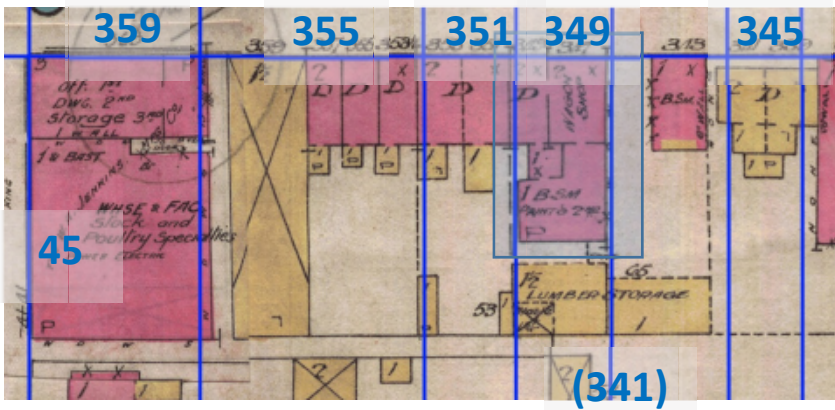
"Office - B Rated – At the south end of the complex facing Ridout is a small hipped roof structure dating to c. 1880 which was also used in that decade as a hotel.



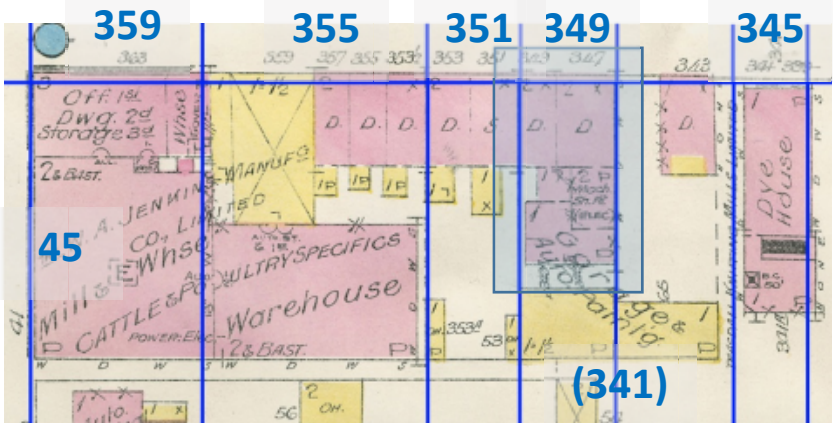
1881 Rev. 1888 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



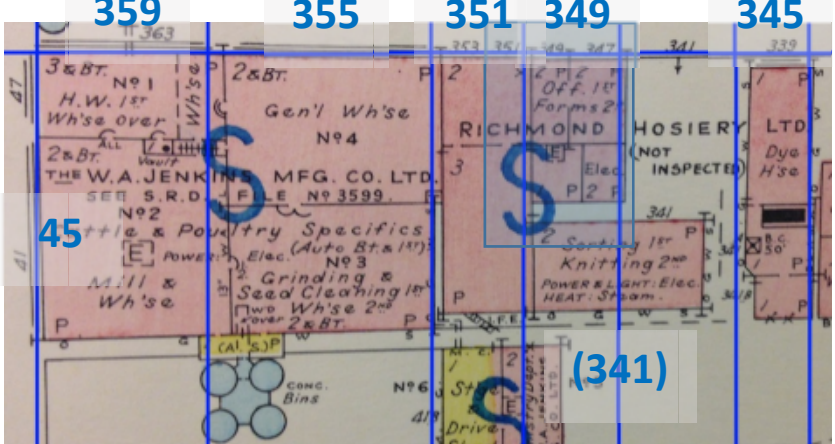
1892 Rev. 1907 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



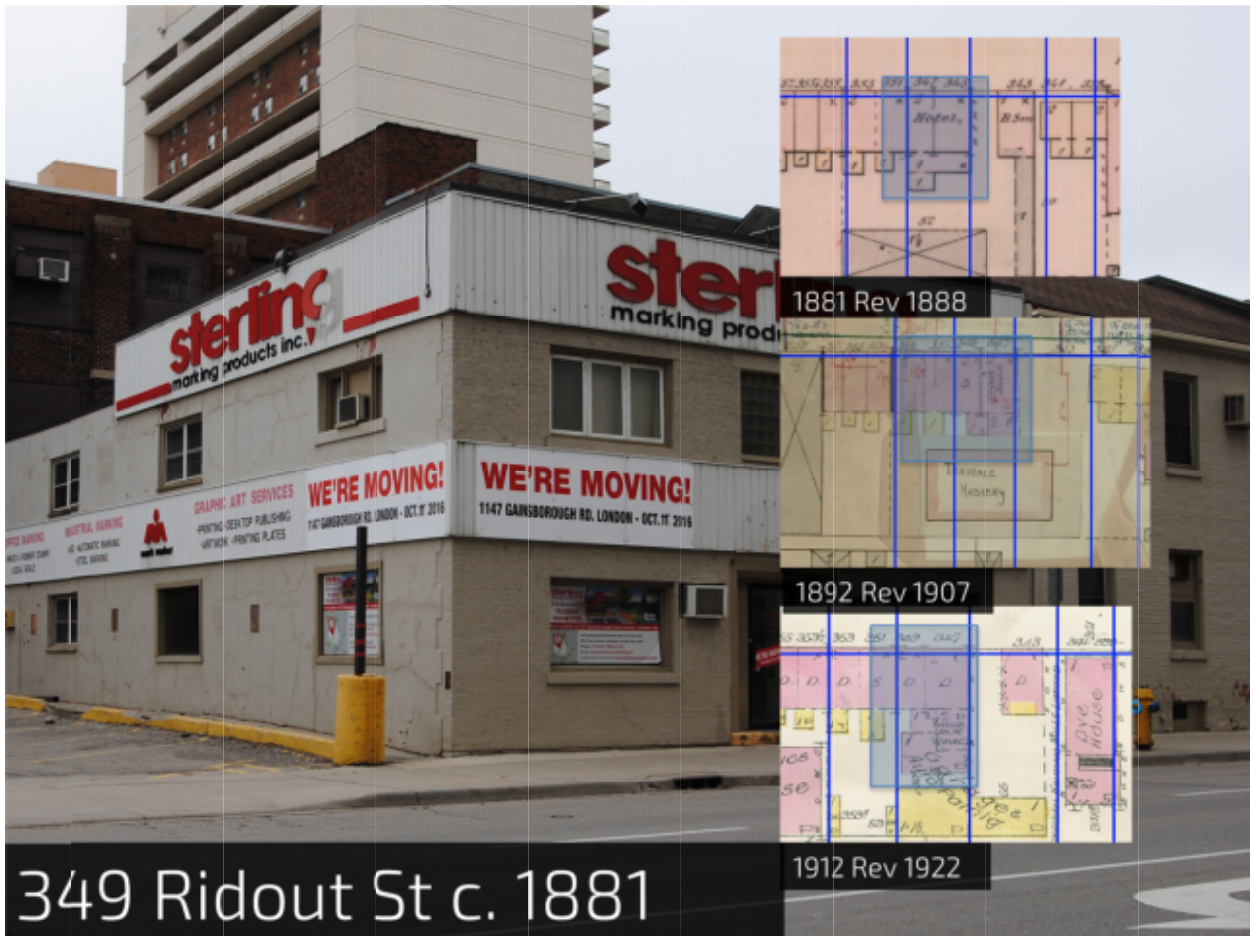
1912 Rev. 1915 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



1912 Rev. 1922 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



1958 Rev. 1970 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



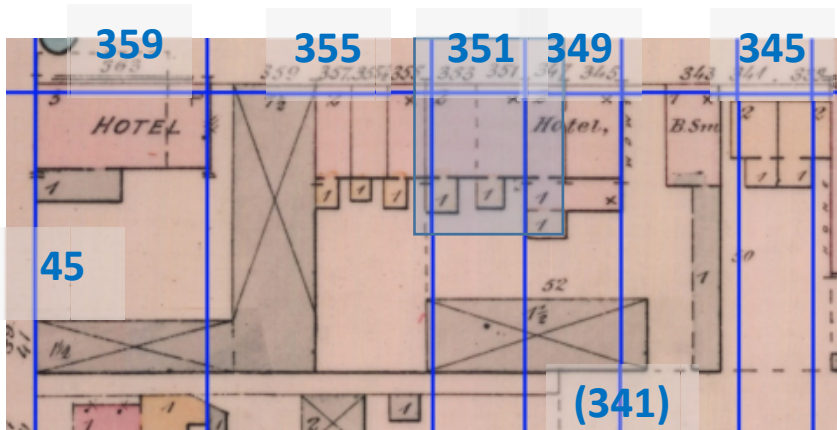
349 Ridout St. compilation image. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

351 Ridout Street (& 353)

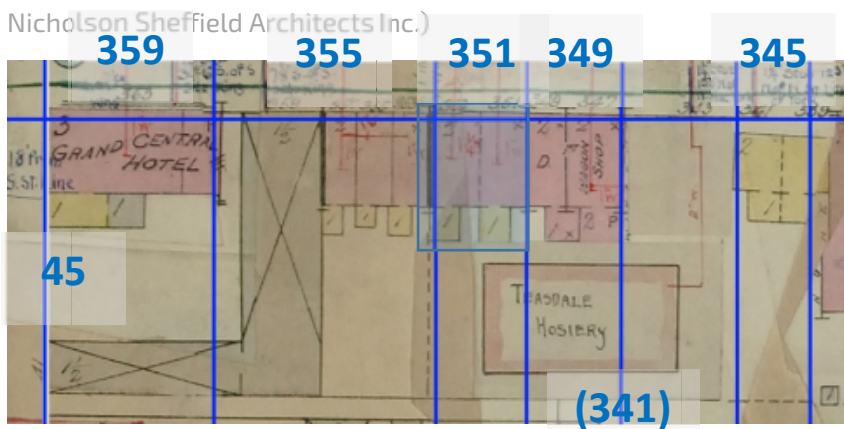
These buildings which are noted as 351 & 353 Ridout Street appear on the 1881 Rev. 1888 Insurance Plan of the City of London, noted as dwellings. The use of these two structures remained unchanged over the years as noted on the 1907, 1915 and 1922 maps. The buildings are then noted on the 1958 plan as the offices of Richmond Hosiery Ltd. These buildings have remained unchanged as office space since 1958.

Heritage Conservation District Property Description

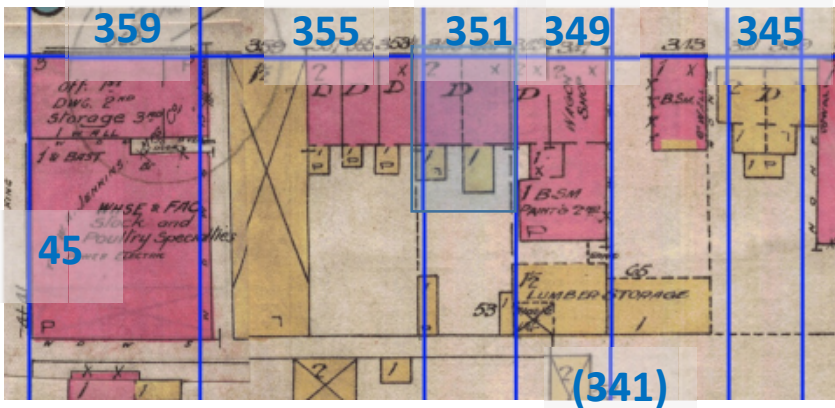
“Office – B Rated – to the north is another c. 1880 building no features – replacement windows in the original openings;



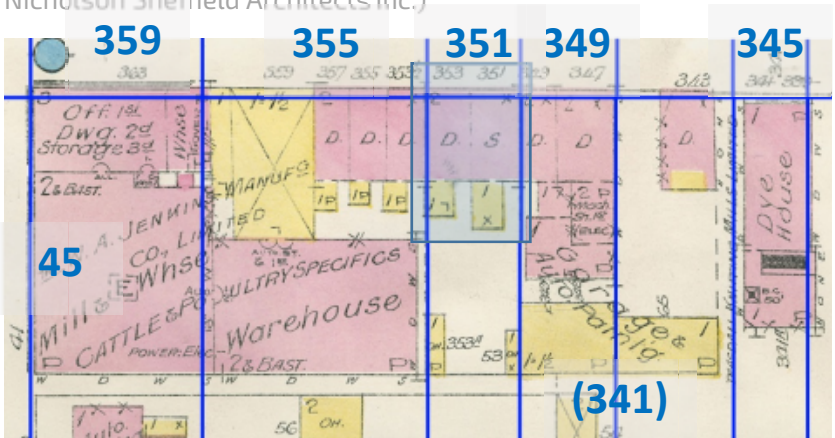
1881 Rev. 1888 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



1892 Rev. 1907 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



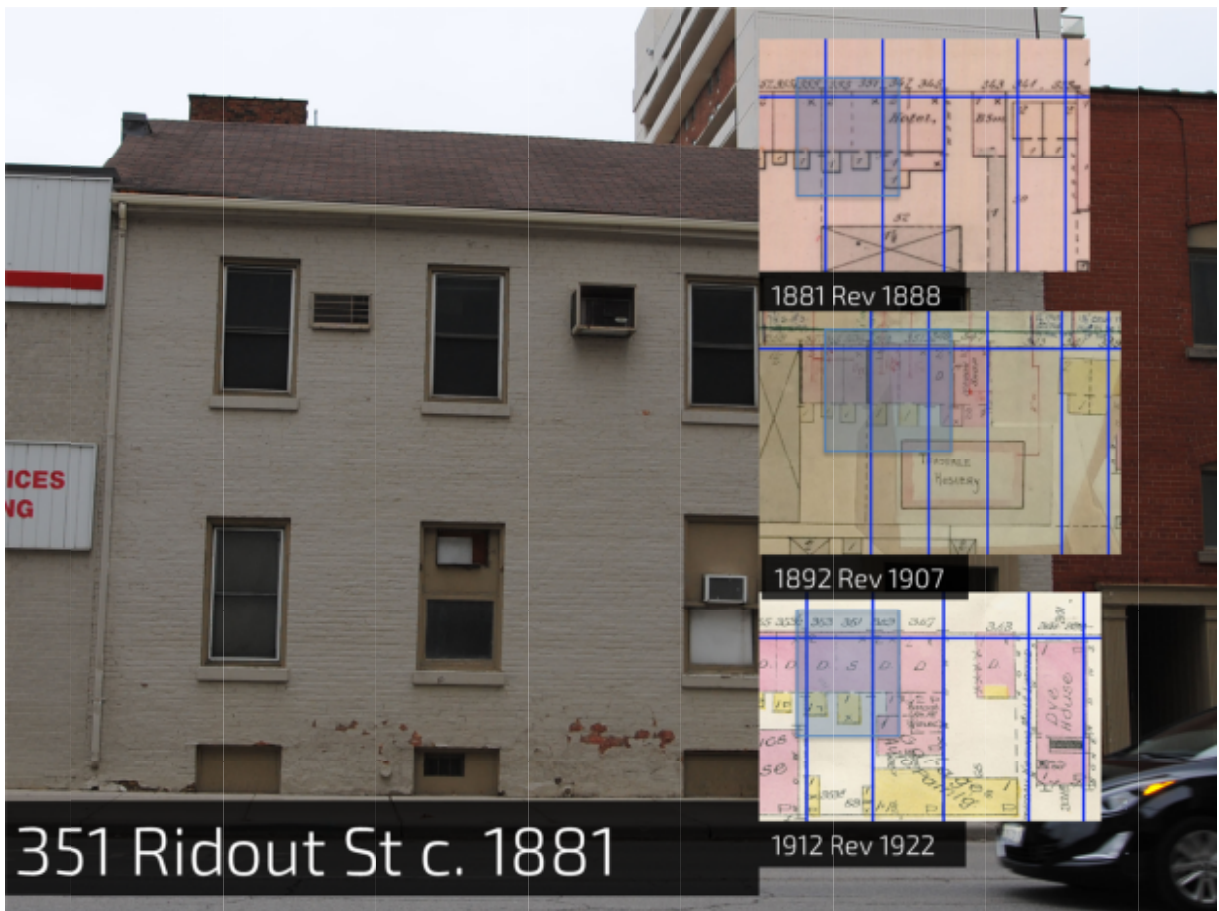
1912 Rev. 1915 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



1912 Rev. 1922 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



1958 Rev. 1970 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



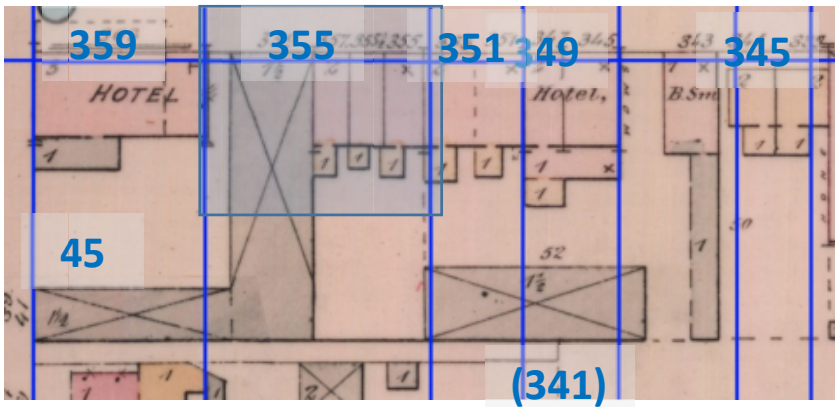
351 Ridout St. compilation image. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

355 Ridout Street (355 ½ & 357)

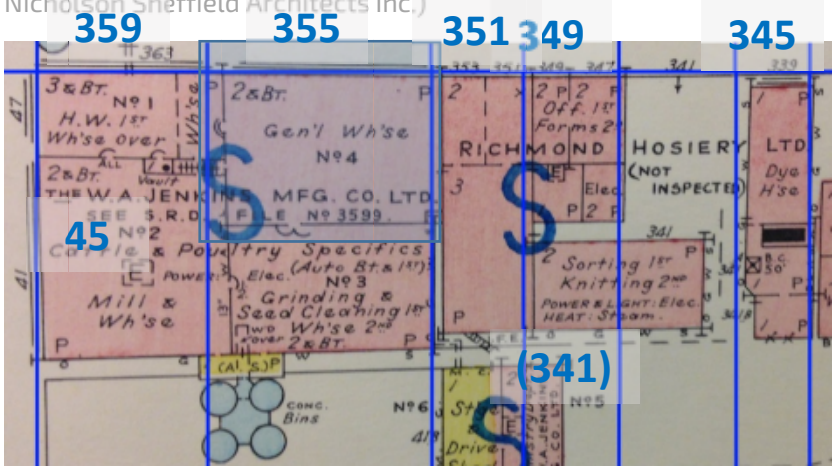
These buildings which are noted as 355, 355 ½ & 357 Ridout Street appear on the 1881 Rev. 1888 Insurance Plan of the City of London are noted as dwellings. The use of these three structures remained unchanged over the years; on the 1907, 1915 and 1922 maps. The buildings are then noted on the 1958 plan as the General warehouse of W.A. Jenkins Manufacturing Co. The space has been used in more recent history by Sterling Marketing Products as office and warehouse space.

Heritage Conservation District Property Description

"Jenkins warehouse – A Rated – Unpainted three-storey red brick; replacement windows in original openings; extruded tile cornice cap;"



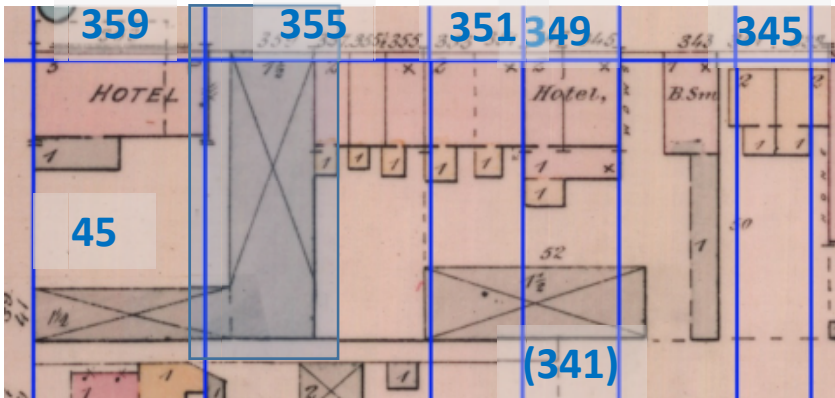
1881 Rev. 1888 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



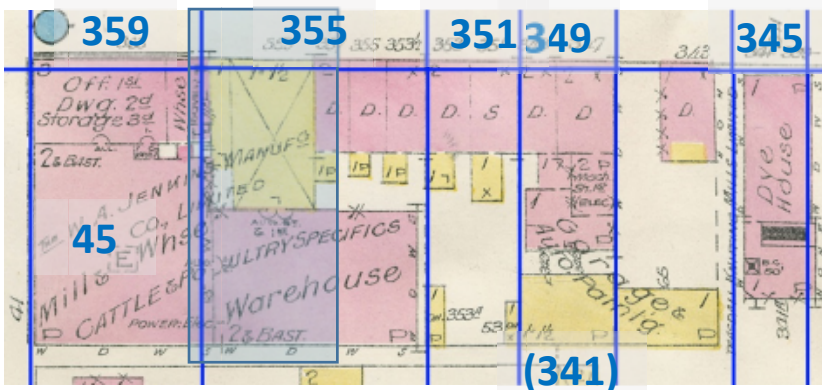
1958 Rev. 1970 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

359 Ridout Street

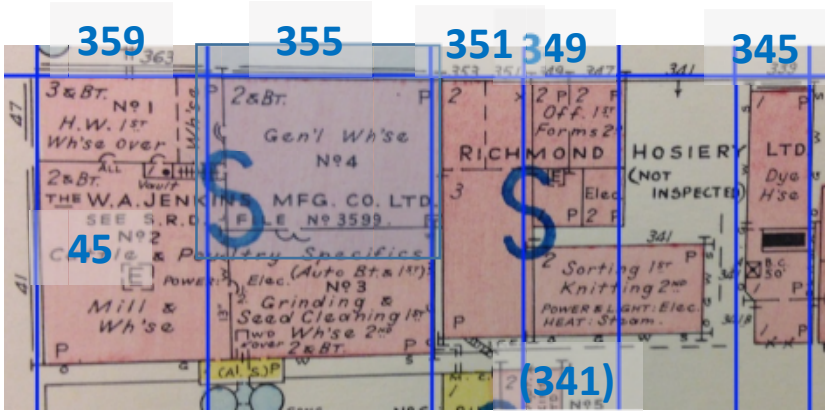
This building is noted on the 1881 Rev. 1888 Insurance Plan of the City of London as a 1 1/2 storey wooden shed/barn. The use of this structure remained unchanged over the years on the 1907 and 1915 maps. The 1922 map shows the depth of the structure was reduced by W.A. Jenkins warehouse addition. The wooden shed/barn is then shown totally replaced and noted on the 1958 plan as the General warehouse of W.A. Jenkins Manufacturing Co. The space has been used in more recent history by Sterling Marketing Products as office and warehouse space.



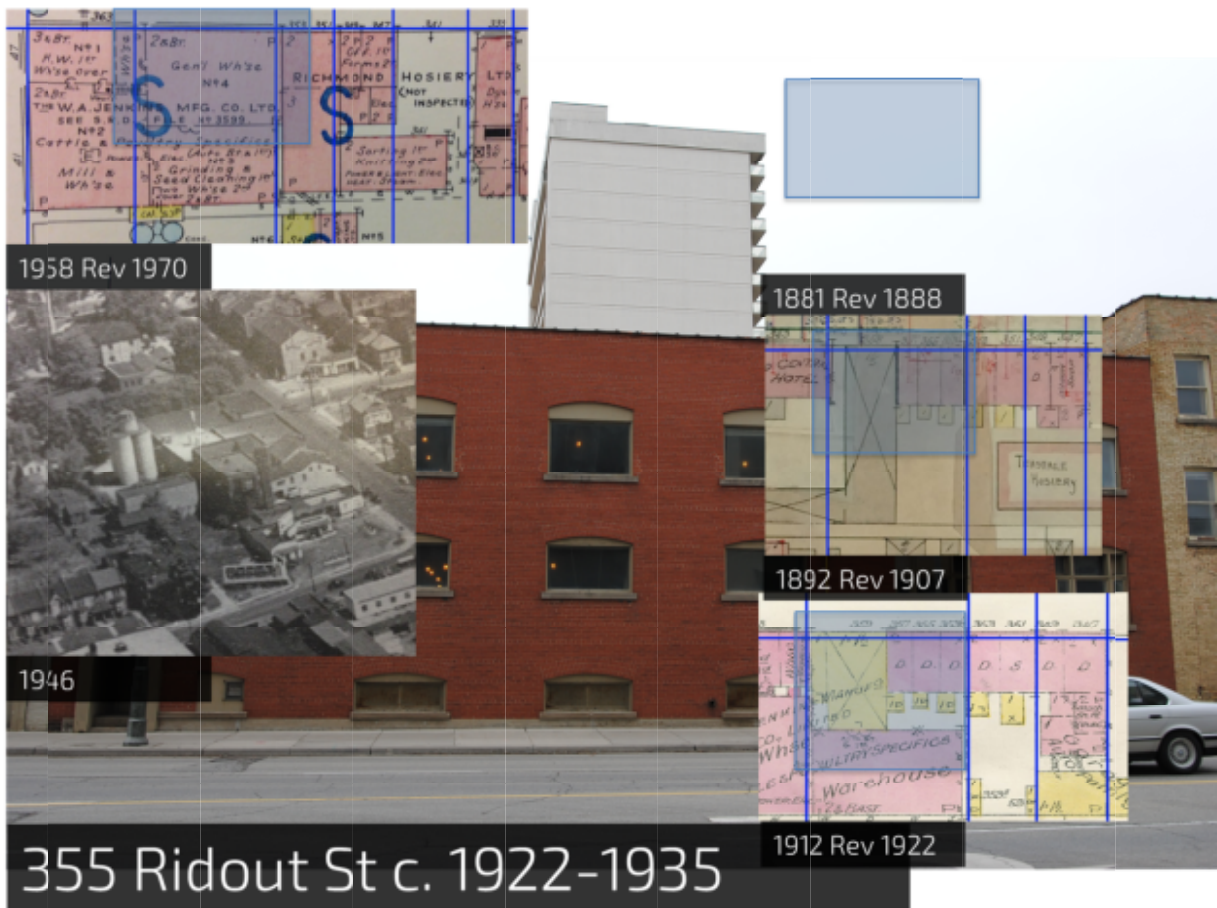
1881 Rev. 1888 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



1912 Rev. 1922 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



1958 Rev. 1970 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



355 Ridout St. compilation image. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

363 Ridout Street

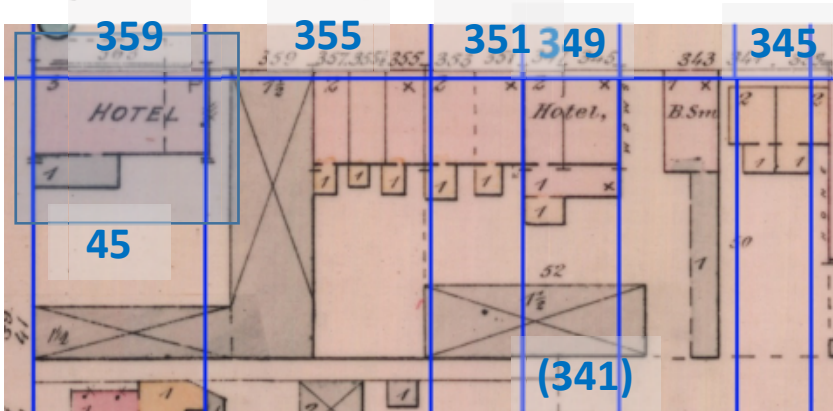
This building is noted on the 1881 Rev. 1888 Insurance Plan of the City of London as a three storey hotel, and is noted in the Heritage Conservation District Property description as the McFarlane Hotel. The use of this structure remained unchanged on the 1907 map; however, the name is noted as the Grand Central Hotel. A photograph given to the owner by a previous owner names the building as The Queens Hotel c. 1907. The 1915 insurance map indicates the building as part of the W.A. Jenkins MFG. CO. with the first floor noted as office, the second floor noted as dwelling and the third floor as storage. This is reflected in the photograph from Museum London dated at 1914, prior to the addition at 45 King Street.

Heritage Conservation District Property Description

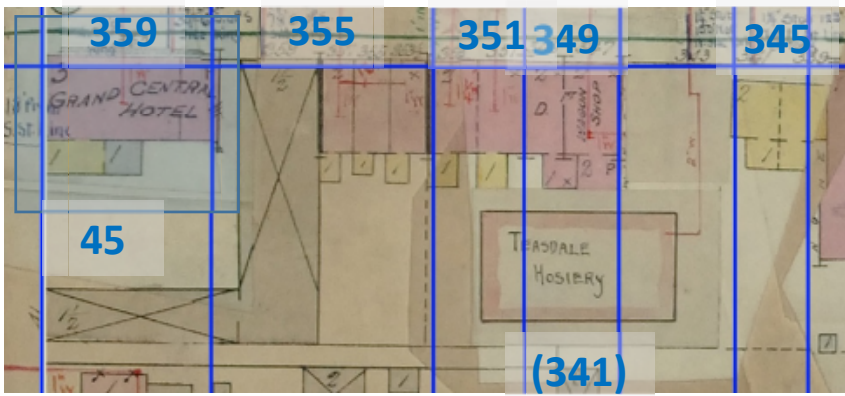
"Hotel, c.1870 – A Rated – McFarlane Hotel c. 1875; original window openings on the second and third floors; the ground floor display windows at the corner of the building were installed c. 1910;"



The Queen's Hotel c. 1907. (Source: Info-Tech Research Group.)



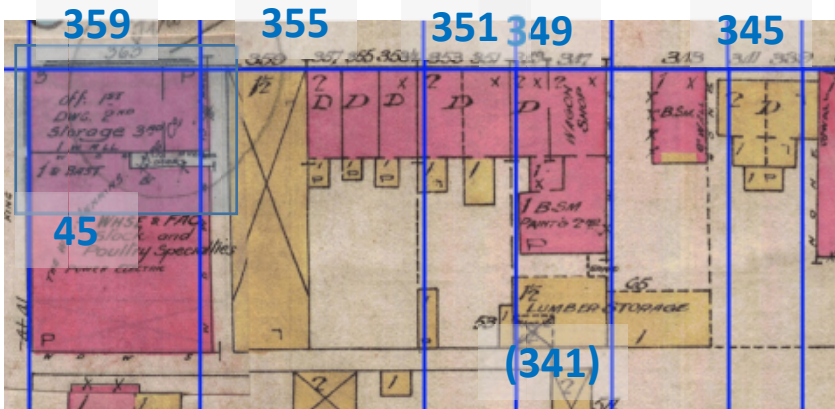
1881 Rev. 1888 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



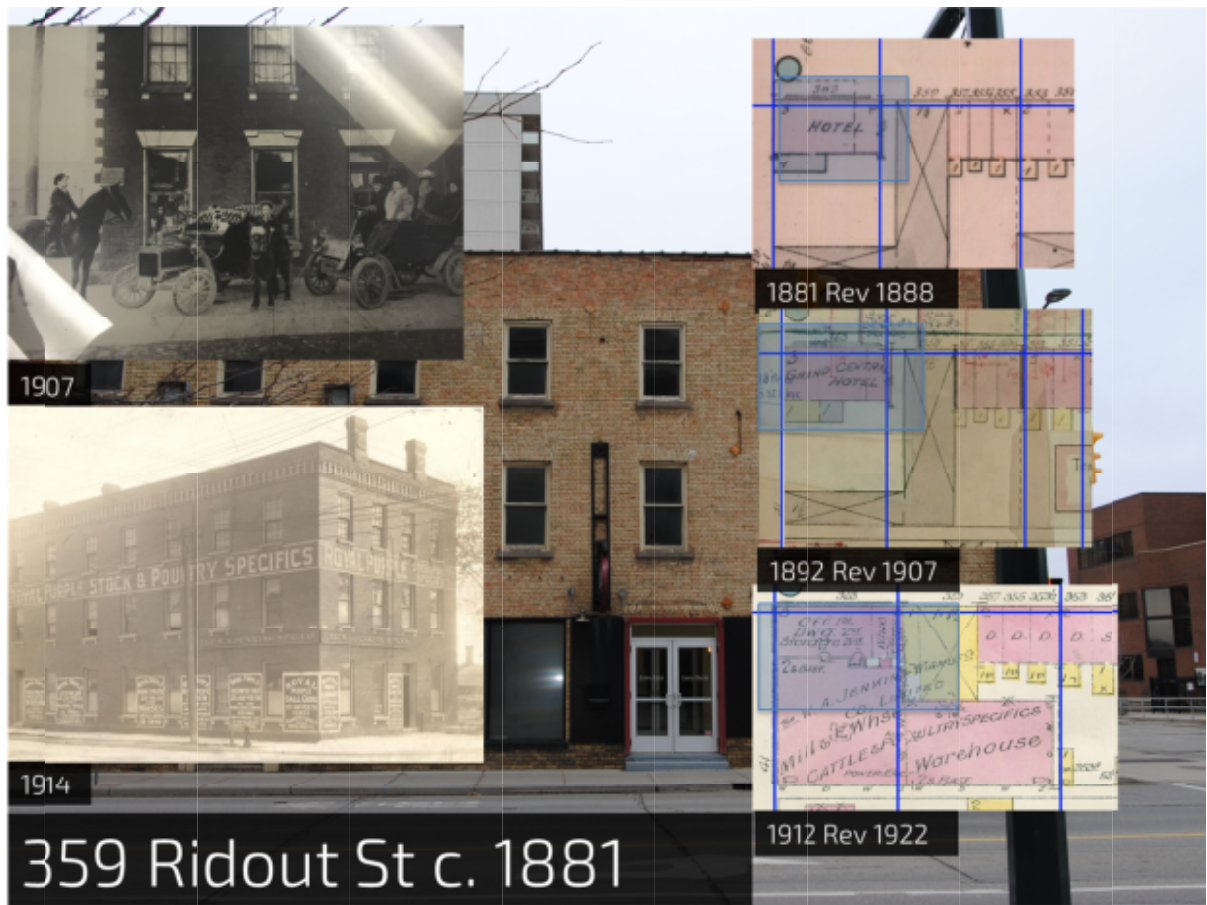
1892 Rev. 1907 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



The W.A. Jenkins MFG. CO. 1914. (Source: Museum London.)



1912 Rev. 1915 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



359 Ridout St. compilation image. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

45 King Street

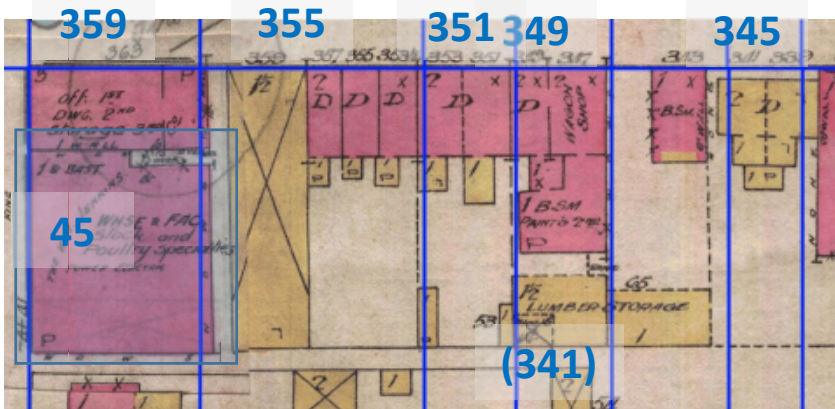
The structure first appears on the 1915 insurance map and is noted as W.A. Jenkins Manufacturing Company warehouse and factory. As noted in previous pictures the west addition was not present in a photograph dated c, 1914. The addition to the west matched the depth of the existing building immediately to the east. The 1922 insurance map, shows the addition to the south as two storeys with a basement. The building rendering on the company's winter bulletin from 1919 shows the addition with elaborate cornice details on both 45 King Street and 363 Ridout Street.

Heritage Conservation District Property Description

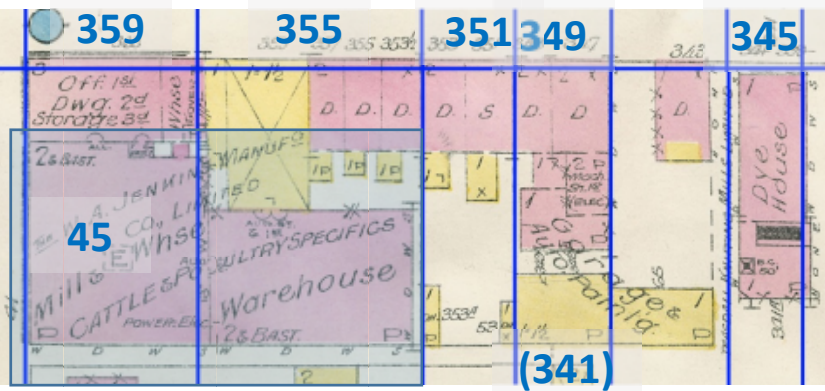
"Addition to Jenkins's seed and stock supplies c. 1910 – B Rated – Unpainted three-storey red brick; replacement windows in original openings; extruded tile cornice cap;"



The W.A. Jenkins MFG. CO. Winter Bulletin, c 1919. . (Source: London Room, Central Library.)



1912 Rev. 1915 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



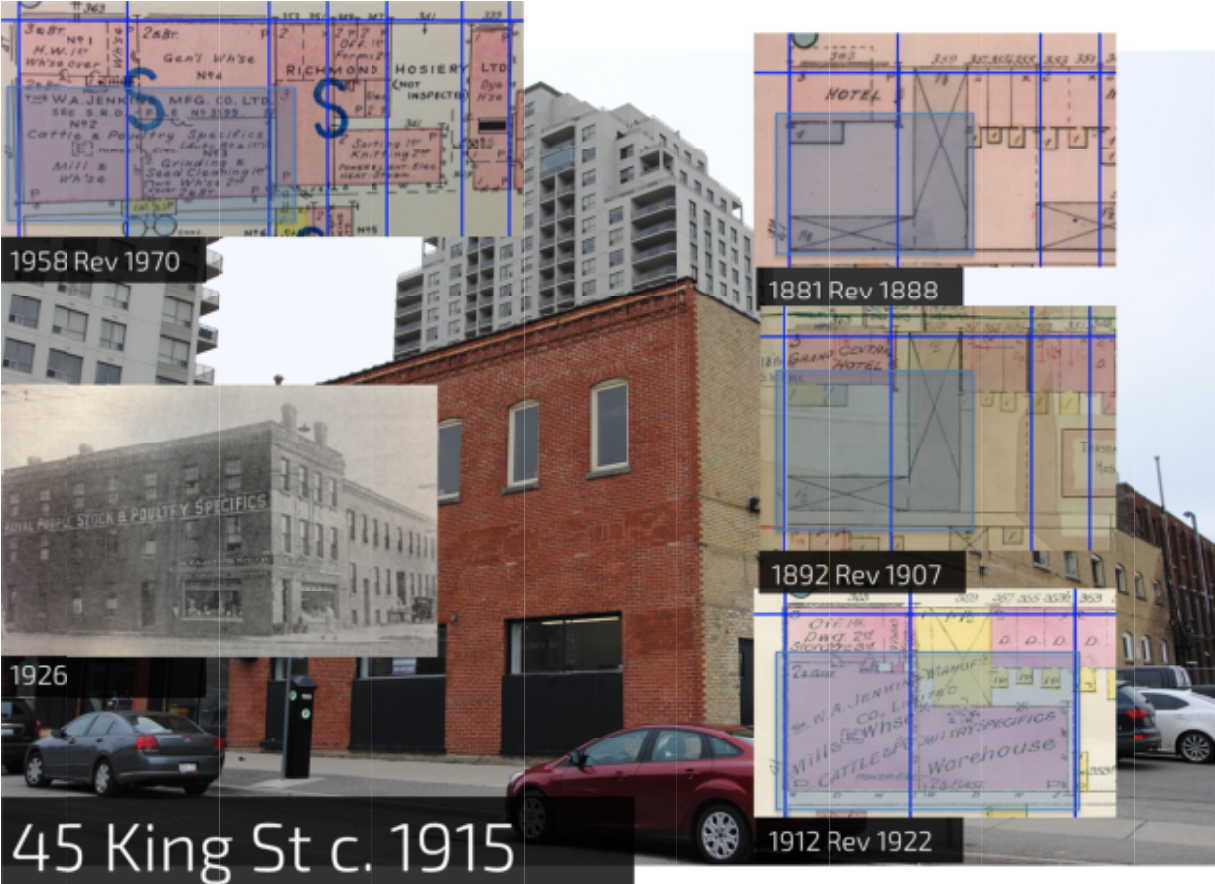
1912 Rev. 1922 Insurance Plan of the City of London. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)



Jenkins stock and poultry food mill and retail store south-west corner of Ridout and King Streets, c 1926. . (Source: Downtown London Layers of Time.)



Jenkins Garden Supplies, 359 Ridout Street, 1994. (Source: Downtown London Layers of Time.)



45 King St. compilation image. (Source: Western University, Annotated by Nicholson Sheffield Architects Inc.)

5 PHOTOGRAPHIC DOCUMENTATION

Nicholson Sheffield Architects conducted various site visits from November 2015 to March of 2017.



45 King 1922 Addition Second Floor Photo Credit Nicholson Sheffield Architects Inc.



45 King 1922 Addition Second Floor Photo Credit Nicholson Sheffield Architects Inc.



351 Ridout Street c. 1880 Basement, Photo Credit Nicholson Sheffield Architects Inc.



347 Ridout Street c. 1880 Basement, Photo Credit Nicholson Sheffield Architects Inc.



355 Ridout Street First Floor, Photo Credit Nicholson Sheffield Architects Inc.



341 Ridout Street West Elevation, Photo Credit Nicholson Sheffield Architects Inc.



341 Ridout Street South Elevation, Photo Credit Nicholson Sheffield Architects Inc.



347 Ridout Street c. 1880 Courtyard, Photo Credit Nicholson Sheffield Architects Inc.



351 Ridout Street c. 1880, Photo Credit Nicholson Sheffield Architects Inc.



355 Ridout Street East Elevation, Photo Credit Nicholson Sheffield Architects Inc.



363 Ridout Street, Photo Credit Nicholson Sheffield Architects Inc.



355 Ridout Street East Elevation, Photo Credit Nicholson Sheffield Architects Inc.



45 King Street, Photo Credit Nicholson Sheffield Architects Inc.



45 King Street, Photo Credit Nicholson Sheffield Architects Inc.



341 Ridout Sky light Detail, Photo Credit Nicholson Sheffield Architects Inc.



341 Ridout Third Floor, Photo Credit Nicholson Sheffield Architects Inc.

6 PROPOSED UNDERTAKING, IMPACTS AND MITIGATION

6.1 Proposed Undertaking

The interrelated history, form and development of the buildings at 345, 349, 355, 359 Ridout Street and 45 King Street contribute to the Downtown Heritage Conservation District. In particular, the facades of the buildings contribute to the character of the area.

The proposed undertaking by Info-Tech Research Group (iTRG) is to restore, renovate and rehabilitate the collection of buildings for an adaptive re-use for an information technology home office for London based iTRG. This represents new uses and replicates a similar pattern of the natural evolution of the block following lock and step with London's own evolving economy with the rapidly growing digital creative and technology sector. Over time, the uses on the block transitioned from residential dwellings to commercial uses as London's economy grew at the turn of the century, creating a need for space for commercial endeavors such as Hosiery factories. This is clearly documented on the insurance maps previously cited. London's digital creative and technology sector is growing rapidly and seeking turn of the century factory spaces to house these new uses. This is the type of development that benefits both to the employer acting as a recruitment and retention tool and the city fabric as a whole. In maintaining the majority of the complex by restoring and rehabilitating the end results will extend the life of the buildings for years to come.

The project is a multi-phased process: iTRG is currently undergoing an extensive interior alteration process, removing interior partitions, paint and floor finishes from interior renovations over the life of the building to restore the interior back to original conditions and finishes as best as possible, in the 3 Storey rug brick building formerly the Richmond Hosiery Building, the red brick post and beam warehouse at 355 Ridout Street and the 1922 rear addition to the W.A. Jenkins MFG. CO. warehouse. This is the first step in order to peel back to the original structure and finishes, to allow for the definition of respectful repair and upgrades of the infra-structure for a new modern use.



Proposed Interior Office by Nicholson Sheffield Architects Inc.

This step is then followed by the interior renovations, which have been designed to minimize the impact to the existing buildings. iTRG will be using a demountable modular wall system for offices and conference areas with the principle founding idea that any interventions made can be removed without damage to the original structure.



Proposed Interior Office & Kitchenette by Nicholson Sheffield Architects Inc.

Several staff amenity spaces are proposed in keeping with modern office facilities, which have been designed with the same principles to limit the impact of the historical interior space. In areas where Structural members are in need of replacement, we will employ similar materials and methods of repair.



Proposed Interior Demonstration Kitchen by Nicholson Sheffield Architects Inc.



Proposed Interior Amenity Space by Nicholson Sheffield Architects Inc.

The third step in the redevelopment process is the submission of a Heritage Alteration Permit for masonry restoration and re-pointing, replacement of the existing windows, introduction of new outdoor amenity space on the roof and cornice on the buildings facing Ridout and King Streets. We are currently requesting bids for this work and once we have these finalized with respect to actual window manufacturer and manufacturer details of the proposed cornice, we will submit a detailed Heritage Alteration Permit.

This work is identified in the following renderings and drawings.



Proposed Exterior Alterations by Nicholson Sheffield Architects Inc.



Proposed Exterior Alterations by Nicholson Sheffield Architects Inc.



Proposed Exterior Alterations by Nicholson Sheffield Architects Inc.



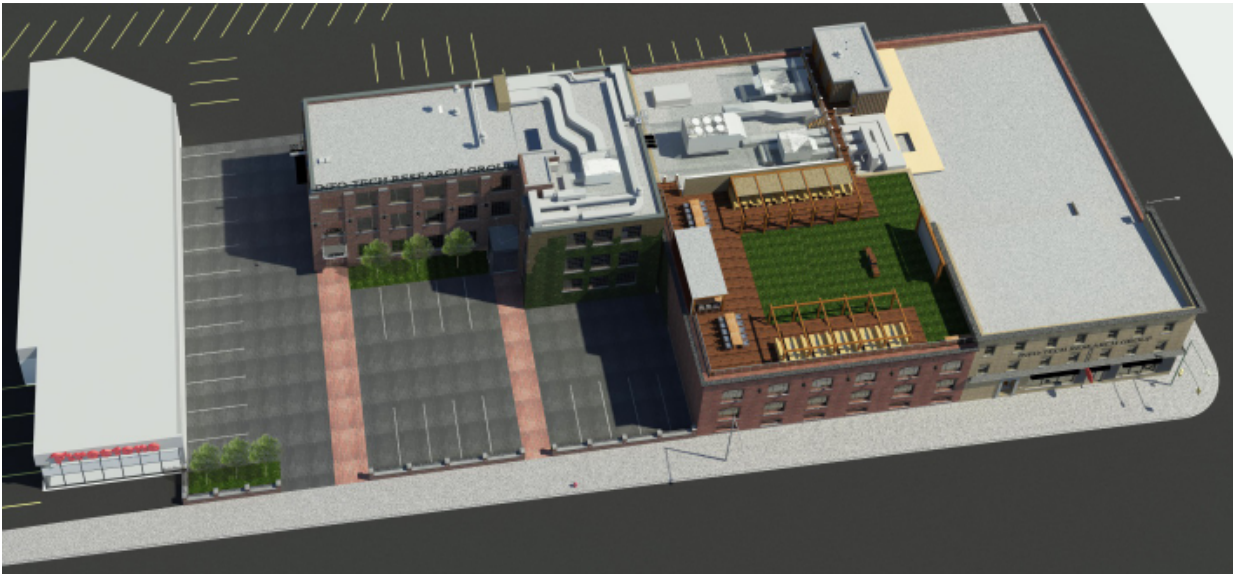
Proposed Exterior Roof Top Amenity Space by Nicholson Sheffield Architects Inc.

The fourth step in the redevelopment process is the removal of the three buildings that are not viable adaptive re-use candidates. Over the year's unsympathetic interior alterations, water damage, structural modifications and the varying floor to floor heights with headroom below current building code requirements has led us to this conclusion. The technical requirements of a modern office space cannot be achieved in these spaces. In addition, the multiple floor levels which do not match any of the remaining buildings and low ceiling heights in both the basements and the second levels limit our ability to combine these spaces with the rest of the historic assembly. The proposal is to remove these structures to enable a clear view of the most handsome building of the collection. The east wall of the 3 storey addition to the rug brick building is currently a courtyard and a horticulturist would be employed to maintain the existing ivy on the east elevation. The resulting south elevation of 355 Ridout Street will be explored to determine the most sympathetic solution. We have explored ideas of representing the natural ghosting of the previous gable end and perhaps restore openings or provide new openings in the façade to match the east elevation. We are currently unable to physically explore this area due to the presence of asbestos. The owner is currently undertaking a remediation, which will allow us to determine the best direction for this elevation. Furthermore, the proposal is to provide a "cobblestone" accessory parking courtyard with tumbled concrete pavers and a brick and wrought iron wall to maintain the street edge at the existing sidewalk. The wall will have details to match the existing details of precast concrete diamond details with surround soldier course of the former Richmond Hosiery Building. The wrought iron railing is indicative of the former use of the Black Smith shop on the site. The new front door for iTRG will be the ground floor of the southernmost corner of the former Richmond Hosiery Building. This entrance will be marked with a galvanized steel channel canopy and a red brick tumbled paver walk to Ridout Street through the accessory courtyard. A second vestibule will need to be built at the entrance for the service elevator; this will be constructed of the same divided light steel doors with structural steel framing members exposed in keeping with the industrial history of the building.

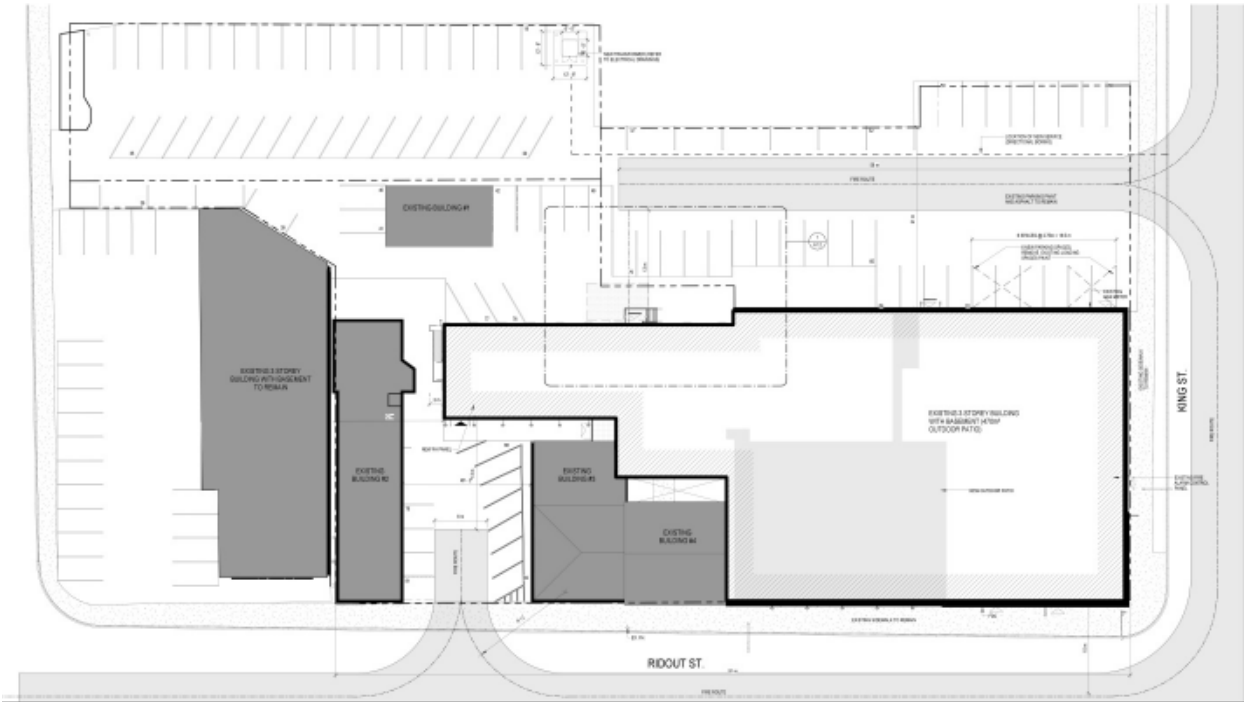
The proposed accessory parking courtyard will be a placeholder for future development on the site. The owner has explored various development options for the site which will be explored further once market assessment studies are completed to determine the best use for the site.



Proposed Exterior Alterations by Nicholson Sheffield Architects Inc.



Proposed Exterior Alterations by Nicholson Sheffield Architects Inc.



Current Site Plan by Nicholson Sheffield Architects Inc.

6.2 Impacts

The interrelated history, form and development of the buildings at 345, 349, 355, 359 Ridout Street and 45 King Street contribute to the Downtown Heritage Conservation District. In particular, the facades of the buildings contribute to the character of the area. The adaptive re-use of these buildings and the maintenance and restoration of the remaining façades will have positive impact to the Downtown Heritage Conservation District.

In bringing approximately 400 digital creative and technology employees to the core, there will be a positive social impact and daytime vibrancy to the area. Adding 45,000SF of newly renovated and highly desirable office space will have positive financial spin-off affects to the surrounding area and a desire for other businesses to co-locate in the area.

The current work being undertaken to restore these buildings, to remove unsympathetic interior alterations, highlight existing fittings and fixtures and return these buildings to almost original condition. The requirements of current building codes are being dealt with in the most sympathetic manner possible. Structural upgrades required are being completed in wood to match the existing structure as a choice rather than using a more cost effective steel option. Increased fire protection is being accomplished with a more elaborate sprinkler system rather than introducing fire rated gypsum board. Windows are being replaced with new insulated units that match the previous window sizes, patterns and openings.

A further positive impact would be with regards to the existing historical plaque at 363 Ridout Street. The owner is proposing to restore the existing historical plaque noting the location of the first dwelling in 1826 at his own cost. With further consultation with the required representatives, the owner is proposing to provide a new plaque for the exterior mounted in a more permanent fashion, and displaying the restored plaque on the building interior.

The negative impact will be the loss of the existing structures and how they contribute to the existing street wall. These building however, have no architectural features on the existing elevations or any interior fixtures or fittings that are candidates for salvage.

6.3 Mitigation

In order to mitigate the loss of the built form creating the street wall, the proposal will include a wall to shield the parking courtyard from the street and to maintain an element as a memory or continuation of the former uses and street wall. The wall will be fabricated with matching vertical scored or ``rug brick`` and have details to match the existing details of precast concrete diamond details with surrounding soldier course of the former Richmond Hosiery Building. The wrought iron railing is indicative of the former use of the Black Smith shop on the site.

This will be a high-quality accessory parking similar to that of the Distillery District in Toronto and have a feel that is in keeping with architectural style of the former Richmond Hosiery Building. The walkways in the pavers will be detailed with a different colour (red) and any parking delineation will be created with an accent colour brick, rather than painted lines. The space will also be used as temporary event space, such as BBQ`s for the neighbours and the tech sector.



Proposed material representation – Parking Courtyard.

7 CONCLUSION

The properties at 345, 349, 355, 359 Ridout Street and 45 King Street have been recognized as contributing to the heritage character of the Downtown Heritage Conservation District. This report has found that the buildings have a historical relationship with one another and proposes a set of significant heritage attributes. These attributes will be enhanced by employing the established *Principles*;

- Preserve the Historic Context;
 - The existing elevations are being maintained, and previous historic openings that have been infilled are being re-opened and windows matching the original pattern and spacing are being employed.
- Maintain and Repair;
 - Repairing and re-pointing existing exterior mortar and bricks that have been deteriorated by road salt and the elements, new roofing and windows are being installed.
- Find a Viable Social or Economic Use;
 - The adaptive re-use of the assembled block has closely followed the economy of the time, changing from residential to manufacturing, and now to digital creative office space.
- Preserve Traditional Setting;
 - We are proposing to provide a new brick wall to re-create the special feeling of the exiting street wall.
- Preserve Original Decorations and Fittings;
 - We are maintaining and restoring interior fittings such as sliding fire doors, column capitals as well as restoring the wood flooring where possible.
- Restore to Authentic Limits;
 - Employing wood members for the required structural upgrades wherever possible rather than using a more cost effective steel option.
- Employ Traditional Repair Methods;
 - We will be restoring deteriorating brick with reclaimed brick from infilled openings.

- Respect Historic Accumulations;
 - The maintaining of the historic assembly of buildings into one office complex, with various existing floor levels and accesses through buildings.

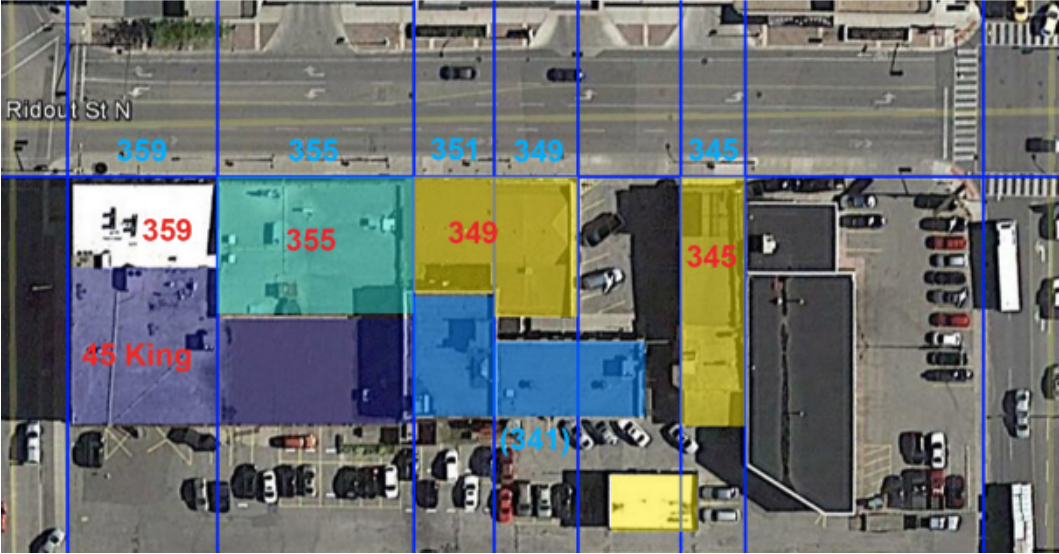
- Make New Replacements Distinguishable *and Reversible*.
 - The new exterior canopies delineating the new entrances will be of galvanized steel, and can be removed with limited effect to the existing masonry.

These *Principals* will help us to obtain our *Goals & Objectives* in creating an exemplary adaptive re-use development which will stand into the next century.

8 Appendix – A



Subject site (345, 349, 355 and 359 Ridout Street, 45 King Street)(Source: CoL WebMap, Annotated by Nicholson Sheffield Architects Inc.)



Subject site (345, 349, 355 and 359 Ridout Street shaded in yellow, 45 King Street current municipal addresses in red, historical reference addresses in blue and proposed structures to be removed shaded in yellow)(Source: CoL WebMap, Annotated by Nicholson Sheffield Architects Inc.)