

The Story

Built as an addition to the Green-Swift Block between 1916 and 1922, the building housed two boilers and included a chimney, coal hopper, and boiler feed pumps. **None of these remain.**

Originally home to Cities Heating Company Limited (CHC) and used as a plant building until 1952 when offices were created.

Sold in 1989 to Trigen who continued to use the boilers to distribute heat in the downtown core. In 1995, the company moved to Bathurst and Colbourne Streets. **The building has been vacant since.**

JAM purchased the property this past winter.

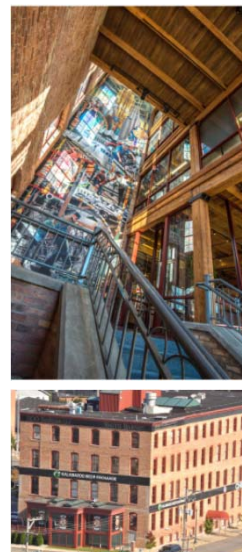
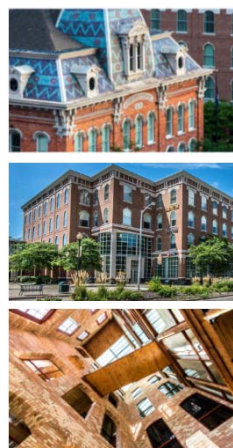
JAM Properties

- Property owners committed to working within a heritage framework in London
 - The Factory (Kellogg's)
 - The Powerhouse
 - Covent Market Lane



JAM Properties (con't)

- Experienced owners of historic buildings across the province and internationally
 - The Factory
 - The Powerhouse (nominated by London Heritage Award in 2019 for Conservation and Reuse)
 - Covent Market Lane



The Vision

If the building could be rehabilitated, it would be – we know how to do this and have done it before.

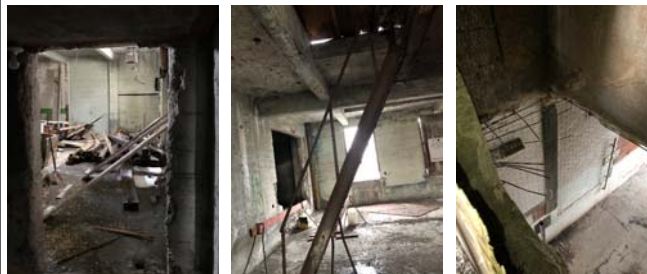
This building is unsafe and has not been possible to secure against continual break-ins.

We want to incorporate whatever we can into the new site while providing an opportunity for the public to better understand its own history.



The Approach

History, planning, context – we looked at it all. All impacts associated with adjacent buildings can be mitigated. What cannot be mitigated is the effect on the streetscape. This can only be addressed through proposing a new building be constructed. We're not there yet.



To lessen the effect, JAM is committed to **documenting** the structure, **salvaging** any and all materials possible, and **commemorating** the history of the place in future developments.

What we're asking



Consider the context – this is not a pristine streetscape (mostly parking lots and has been for decades) and is not in keeping with the larger HCD

Consider the opportunity – making way for good and informed development in the Downtown HCD is essential for good City building and exposing the original wall of the Greene Block could build momentum



Consider the public – this building is dangerous and is the ongoing subject of complaints (from the City, neighbours, and the public while none of the 47 property owners in the area expressed concern at removal)

Essentially, we're asking for an exception. We want to record and salvage what we can before the building cannot be safely entered. We want time to come up with a great plan for the site and don't want to see someone injured while we work.

