



**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*

February 24, 2021

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
London, ON  
N6A 4L9

Attention: Ms. Heather Lysynski, Committee Secretary

Dear Ms. Lysynski

RE: Demolition Request for 93 -95 Dufferin Avenue and Zoning By-law Amendment (9250)  
100 Fullarton Street (Centro)  
Our File: OOP/LON/19-01

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Zelinka Priamo Ltd., on behalf of Old Oak Properties, submitted a Demolition Request and Zoning By-law Amendment for the above noted lands on August 4, 2020.

The proposed demolition request seeks to carefully disassemble the structure at 93-95 Dufferin Avenue which relates to the proposed Zoning By-law Amendment. While this request is authorized through the demolition permit process, Old Oak is not seeking to "demolish" the building; but rather, carefully deconstruct it with the intent to re-establish the two (north and west) facades currently assigned for preservation. The amendment to Section 3 of the site-specific zone currently permits the majority removal of the 93-95 Dufferin Avenue.

In addition, the ZBA is requesting an amendment to Section 4 of the site-specific zoning that relates to the commemoration monument for Camden Terrace.

Appendix 1 shows the images for both along with the text for the site-specific zoning.

#### **93-95 Dufferin Avenue Complete Removal Request**

The proposed amendment to Section 3 of the By-law is seeking to permit the Commemoration of 93-95 Dufferin Avenue rather than the Conservation of 93-95 Dufferin Avenue.

A Demolition Request for 93-95 Dufferin Avenue was submitted on August 4, 2020 for the demolition of the entire structure at 93 -95 Dufferin Avenue, rather than just those sections authorized for demolition by the current zoning.

After acquiring the property and after the 2016 re-zoning was complete, Old Oak Properties retained consultants to review the heritage conservation methodology for incorporating the retention concept into their construction plans.

The study revealed that the proposed concept to demolish most of the building while retaining the north and west façade was not fully examined. Some factors were identified which pose a serious challenge to the partial retention of the facades of the Dufferin building that would have a negative impact on its long-term sustainability.

A Building Masonry Assessment completed in February 2020 by EXP Services Inc., concludes "the proposed method of retention has high potential for failure".

Due to aging and deterioration of the existing masonry walls, attempts to brace the walls are likely to cause additional damage and if it were successful, the walls would be comprised with deteriorated material and would have to eventually be rebuilt.

Please see Appendix 2 for the full report.

Based on the results of the Building Masonry Assessment it has been determined the demolition permit approval process for the Dufferin structure is a reasonable alternative that would allow for the careful dismantling of the portions of the façade slated for preservation. Mitigative measures are proposed in the form of a commemorative monument that would utilize salvaged material such as existing brick and masonry work.

The attached Commemorative Plan and Conservation Strategy prepared by Stantec Consulting Ltd., describes in detail the process of dismantling and how the monument would interpret a range of significant heritage attributes of the Dufferin building including its form, scale, and style of the northerly and westerly facades.

#### **Alteration to Camden Terrace Commemoration**

The proposed amendment to Section 4 of the By-law is seeking to recognize a minor change to the location and design of the Camden Terrace commemorative monument.

Due to structural features within the interior, locating the Camden Terrace commemorative monument within the lobby results in a less than ideal outcome given the goals and objectives of the commemoration efforts.

The proposed move to the exterior of the Talbot Street façade would be in the same location and of the same high-quality design, except now it would have an active pedestrian role with the streetscape. The exterior commemorative monument has several streetscape-oriented features such as street-related commercial uses on the ground floor, and entrances on the facades that have an active connection to internal commercial and common spaces.

It is understood there is an overall concern regarding the design change to 8 bays vs 6 bays which has been suggested as moving away from the intent of the zoning.

The zoning states "commemoration monument which interprets a range of the significant heritage attributes." The design of the monument is not intended to be a re-creation or re-construction and, in our opinion, the proposed ZBA elevation is an appropriate and desirable interpretation of the original

Camden Terrace (Appendix 3). Furthermore, it allows for a more symmetrical building face with a complete streetscape. Utilizing six units requires a section of modern glazing to complete the targeted building face.

When you look at the proposed commemoration monument against the original façade, the most notable difference is the roof. The addition of the roof and dormers in the latest rendering is a much better historical reflection especially when compared to previous concepts (see Appendix 4).

As per the zoning, it "generally" includes more of the heritage features of the original building, just not the exact row house proportions.

Camden Terrace did not have a flat roof and moving the monument to the street allowed that to be changed. It also allows for a much more identifiable interpretation of the original and we feel it meets the general intent of the zoning.

### **Conclusion**

The changes proposed by this application results in a similar, if not improved, outcome over the existing "in force" approval.

However, with respect to 93-95 Dufferin, the facades as currently approved has a high potential for failure due to the condition of the brick and the stability issues that could arise in the partial removal of the building. The failure of the retention method could result in the collapse of the building and could destroy or damage the identified heritage attributes. We feel it is a more reasonable alternative to carefully dismantle the façades, protect the identified heritage attributes, and create a commemorative monument that would embody and reflect the character of the original structure.

The change to the Camden Terrace commemorative monument is design specific and is consistent with the site-specific zoning and meets the goals and objectives of the commemoration efforts. Moving Camden Terrace will produce an enhanced streetscape experience and with the addition of the roof and dormers it delivers a much better interpretation of the original building.

We trust the enclosed is satisfactory and positively contributes to the review of the proposed amendments. We look forward to discussing this matter with Committee on March 1<sup>st</sup>, 2021.

Yours very truly,

**ZELINKA PRIAMO LTD.**

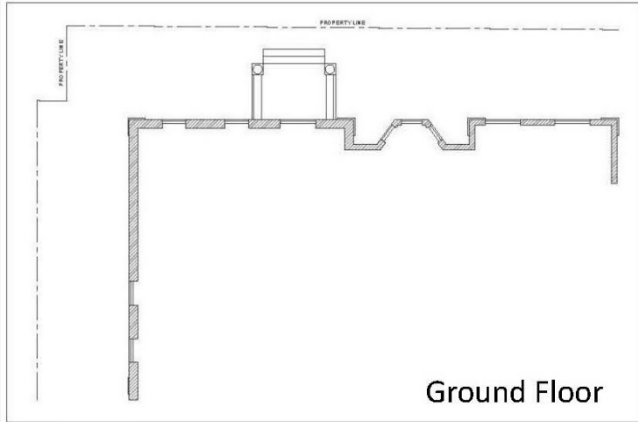


Greg Priamo, BES, MCIP, RPP  
Principal Planner

cc. Old Oak Properties

# Appendix One

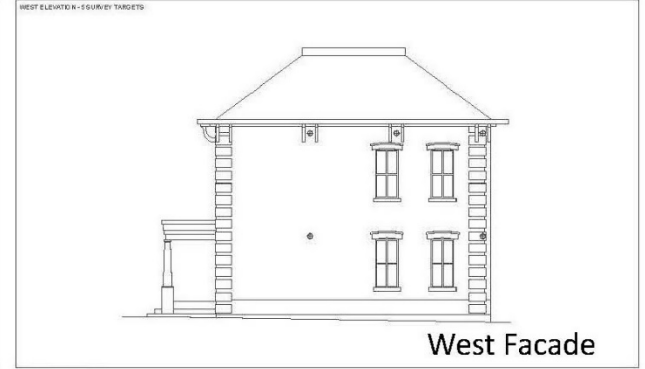
## Retention Portion of 93 -95 Dufferin Avenue - Current Zoning (Z-8617)



Ground Floor



North Facade



West Facade

## Commemoration Monument – Camden Terrace – Current Zoning (Z-8617)



**3. Heritage Conservation (93-95 Dufferin Avenue)**

The significant attributes of the built heritage resource located at 93 and 95 Dufferin Avenue shall be conserved in the following manner:

- a. The designation of heritage attributes (generally associated with the northerly and westerly facades) of the original building under Part IV of the Ontario Heritage Act.
- b. The complete retention, in-situ, of 93-95 Dufferin until such time as partial removal is necessary to facilitate Phase 3 of the proposed redevelopment.
- c. The incorporation of significant heritage attributes of the original building, including the northern and western facades in situ, into the overall design of Phase 3 of the new development as is depicted in attached Schedule "1" to the amending by-law.

**4. Heritage Commemoration - Camden Terrace (479-489 Talbot Street)**

- a. The documentation and appropriate storage of original materials including brick and exterior masonry work to retain their integrity.
- b. The construction of a commemorative monument which interprets a range of the significant heritage attributes of the Camden Terrace front facade in the manner documented in the January 4, 2016 "Heritage Overview Report" prepared by Stantec Consulting Ltd. and further described in the accompanying August 19, 2016 "Commemoration Overview" letter and shown in attached Schedule "1" to the amending by-law, and which generally includes the following features:
  - i. Multi-structure residential row house proportions including six buildings enclosed within three sections, with each containing two terrace residences with mirrored facades;
  - ii. With the individual row house sections containing the same proportion of bay windows, doors and upper-storey windows as the original structures.
  - iii. A uniformed setback from the public sidewalk.
  - iv. A uniformed eaves line.
  - v. The use of original building materials salvaged during the demolition of Camden Terrace including stone lintels and original yellow (London) brick.
  - vi. Other details such as pilasters, drip course, and cornice frieze, high transforms above front entry doors, and half-elliptical lintels on upper storeys.
- c. The provision of plaques, interpretive signage and/or other commemorative items which relate to the heritage attributes of the site and includes the following subject matter: site history with an emphasis on 19th century character of the Talbot Street Corridor; the origins and construction of Camden Terrace; and, details regarding the deconstruction and reconstruction of the commemorative monument (facade replication).
- d. The provision of clear glazing along the length of the Talbot Street building façade which is east of the commemorative monument so as to maintain public views to the monument in perpetuity.



**JABLONSKY, AST AND PARTNERS**  
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February 28, 2020

Old Oak Properties  
200 – 150 Dufferin Avenue  
London, ON N6A 5N6

Attn: Mr. Ryan Peel  
Chief Construction Office

Re: 100 Fullarton Street  
Heritage Façade at 93-95 Dufferin Avenue  
Our File No. 19169, 19170

Dear Sir,

We are in receipt of Exp Services Inc. report dated February 12, 2020 on the “Structural Integrity” of building façade which is to be saved and integrated to the new development.

The following is a summary of Exp observations:

1. Exterior masonry is significantly weather with substantial mortar loss.
2. Prior sandblasting will cause rapid deterioration of brick.
3. The foundation of both sides of perimeter bricks is of “brick and rubble” in advance state of deterioration.

In a view of above findings, we will strongly recommend to dismantle the old deteriorated façade and replace it with “new masonry” matching the original architectural appearance.

Trusting that above is of use.

Yours very truly,

JABLONSKY, AST AND PARTNERS  
CONSULTING ENGINEERS

P.F.Ast, P. Eng.

cc: S. Vitiello  
A. Heilbrunn



P.F. Ast, P.ENG D. Tari, P.ENG M. Shiu, P.ENG R. Asman, P.ENG  
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EXP Services Inc.  
15701 Robin's Hill Road  
London, ON N5V 0A5  
Telephone: (519) 963-3000  
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February 12, 2020

LON-00017412-BS

Ryan Peel,  
Chief Construction Officer,  
Old Oak Properties,  
200-150 Dufferin Avenue,  
London, Ontario  
N6A 5N6

**Building Masonry Assessment  
93-95 Dufferin Avenue,  
London, Ontario**

**Introduction**

This letter summarizes the results of an assessment of the structure at 93-95 Dufferin Avenue. The purpose of the assessment was to evaluate the structural integrity of the portion of the building to be retained for historical purposes. It is proposed to demolish the structure and retain the exterior facades for incorporation into the new development. This essentially consists of retaining the exterior structural brick walls on the north and west sides of the building.

The assessment consisted of an examination of the building by a structural engineer familiar with preservation of heritage buildings, and included a test cut through the exterior brick wall.

The assessment was undertaken on February 10, 2020.

**Observations**

**EXTERIOR**

The building is in excess of 150 years old. An original structure comprises the northwest section of the building. Two subsequent additions of different construction comprise the east and southeast sections of the building. In general, the original portion is of more robust construction than the additions.

The exterior masonry is significantly weathered with substantial mortar loss. There are areas where the original masonry has been replaced with different brick and mortar. The repaired areas do not match the original construction. It is suspected that parts of

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the building were sandblasted in the past to improve the exterior appearance. Sandblasting clay brick removes the original exterior fused face of the brick which exposes the softer interior of the unit and contributes to accelerated weathering. In addition, modern mortar is usually much harder than the old soft lime mortars used in the nineteenth century and can cause accelerated deterioration of the older brick through differential seasonal movement of the original and repaired areas of the wall.

## **INTERIOR**

The original building has a brick foundation. The brick was found to be very soft and could be crumbled with hand pressure. In general, clay brick is known to perform poorly below grade and is subject to deterioration from moisture and freeze/thaw cycles. Over time, the brick weakens from weathering and will eventually crumble.

The north foundation wall at the addition has masonry on rubble foundation as well as benched brick. There are areas of missing mortar and cracked or crumbling brick. There are areas of previous repairs which can contribute to accelerated deterioration as discussed previously.

## **TEST CUT**

A section of brick was removed from the east wall near the front of the building. In this area, the wall has two wythes of brick. The exterior brick was found to be very soft during the cutting process. The mortar bond between the bricks was poor and there was essentially no mortar bond between the brick wythes.

The two layers of brick are joined by header bricks in every sixth course, generally spaced two bricks apart.

Over time, the two wythes move differently as the inner layer is subject to relatively consistent moisture and temperature, while the outer layer is subjected to much greater temperature and moisture variation. The differential movement of the two layers of brick weakens the bond between the walls and can break the header bricks, the effect being more pronounced higher up the wall. Walls with three wythes such as the original part of the building, would have the same issue.

## **Discussion**

The building in its current condition shows signs of aging and deterioration. The existing masonry walls are deteriorated due to age and exposure, as well as original construction techniques and workmanship. The exterior facade has also been altered through repairs. Due to the existing conditions of the foundations and the walls above extensive restoration and structural bracing would be needed if the walls were expected to remain in place during the planned construction at the site. Due to the condition of the brick coupled with the noted poor mortar to brick bond, attempts to brace the wall are likely to cause additional damage to the wall.



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If the wall was successfully braced, and subsequently a major restoration was performed you would still be left with a wall comprised of deteriorated elements that would require ongoing restorative maintenance.

The prospect of successfully bracing these walls is seen as a very expensive exercise with a high potential for failure. A more durable and sustainable solution would be to scan and catalogue the existing structure and to systematically dismantle it for reconstruction. This would result in a structurally sound exterior that can be reconstructed to match the original building reutilizing the best of the original elements, or new architecturally matching materials. The reconstructed walls would be constructed on a proper foundation. The rebuilt structure would aesthetically match the original structure and be more stable and durable into the future.

## **Conclusion**

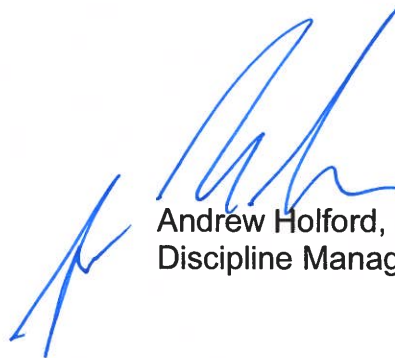
We trust this meets your current requirements. Should you have any questions regarding this report, please feel free to contact this office.

Yours truly,

**EXP Services Inc.**



Barry Webster, P.Eng.  
Senior Project Engineer



Andrew Holford, P.Eng.  
Discipline Manager, Building Science



Interior Face of Masonry Wall



Test Cut showing Mortar between Wythes



Exterior View of East Wall and Test Cut



Test Cut showing Interior Brick Wythe

# Appendix 3

As-built – Original Façade - 2016



Commemorative Monument - Proposed ZBA Amendment 2020



# Appendix 4

## As-built – Original Façade - 2016



## Commemorative Monument - Approved Zoning (No.1-62518)



## Commemorative Monument - Final Site Plan Approval

NOTE: behind glass is final – this is to show monument.



## Commemorative Monument - Proposed ZBA Amendment 2020



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To:	Ryan Peel	From:	Meaghan Rivard
	Old Oak Properties Inc.		Stantec Consulting Ltd.
File:	161413841	Date:	July 21, 2020

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**Reference: Commemoration Plan for 93-95 Dufferin Avenue****INTRODUCTION**

Old Oak Properties Inc. (the Proponent) is preparing a zoning bylaw amendment (ZBA) for the property at 100 Fullarton Street. The development plan proposes a high density residential complex with frontage on Talbot and Fullarton Streets and Dufferin Avenue. The design includes a 40 storey tower and 31 storey tower connected by an 11 storey hyphen along Talbot Street. At the Talbot Street and Fullarton Street frontages, there will be two to three storey podiums.

The application includes the properties at 93-95 Dufferin Avenue, which were designated under Part IV of the *Ontario Heritage Act* in December 2017. Initial plans for development of a high-rise tower at 100 Fullarton included the retention of the north and west façades of 93-95 Dufferin Avenue. In the current ZBA, the Proponent is proposing demolition of the buildings based on the results of a structural assessment recently completed. As a result, the City of London (the City) has required the preparation of a Commemoration Plan to address the recommended commemorative and interpretive strategies for the properties at 93-95 Dufferin Avenue. The preparation of this Commemoration Plan follows a similar plan prepared in 2016 for 479-489 Talbot Street, known as “Camden Terrace”, which also forms part of the 100 Fullarton development application.

The property at 93-95 Dufferin Avenue was designated for its Cultural Heritage Value or Interest (CHVI) because of its stylistic evolution featuring both Italianate and Classical Revival architectural styles. It is believed to have been designed by noted London architect Samuel Peter, who was responsible for surveying the first London map in 1855. The property is also associated with local industrialist, Member of Parliament, and Vice President of Canadian Pacific Railway, Colonel John Walker, who lived at 93 Dufferin Avenue between 1881 and 1889. The property’s contextual value relates to its historical presence in the Talbot Street area that was once one of London’s first suburbs and reflected the social status of the area inhabitants in the later half of the 19<sup>th</sup> century.

The heritage attributes of 93-95 Dufferin Avenue described in the Designating By-law are as follows:

- Form and scale of a significant portion of the double house, including the northerly and westerly facades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly facades including quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;
- Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;

**Reference: Commemoration Plan for 93-95 Dufferin Avenue**

- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway; and
- Historical associations with Samuel Peters, Colonel John Walker and Mrs. Laura (Hespler) Walker.

(City of London 2017)

## **COMMEMORATION STRATEGY APPROACH**

### **APPROACH**

When considering an appropriate level of commemoration for a heritage resources it is important to base the decision making process on both the CHVI identified and community interest in the resource. Given this, the level of commemoration completed is highly variable and undertaking some form of commemoration often allows for community involvement and the creation of a record of activities. It facilitates a link between the heritage resource and the new development through interpreting the history of the site in a modern context.

Possible means of commemorating a heritage resource include, but are not limited to:

- Interpretative signage including, but not limited to, plaques, posters, and various forms of creative installations
- Public art project including historical elements
- Incorporation into development design including, but not limited to, the building footprint created on lobby floor, permanent or rotating exhibits, and naming aspects of the development after families associated with the original buildings
- Lecture, book, or historical research series
- Salvaged material reuse or exhibition

Due to community interest and its subsequent designation, original plans called for the retention of 93-95 Dufferin Avenue. Given the results of the structural assessment, the Proponent is proposing instead to commemorate 93-95 Dufferin Avenue in the built form through demolition and reconstruction of the north and west façades of the building as a monument. Demolition will consist of a controlled demolition in which materials from the building will be salvaged in order to retain or represent many of the heritage attributes in the reconstructed monument in a different context. This allows for the structure to be commemorated for the public. While commemoration should be distinguished from conservation in a heritage context, the former does offer a series of opportunities to emphasize the significance of the built form and juxtapose it against a modern backdrop.

### **LOCATION**

The location of reconstructed façades is proposed to be in the same location of the existing building, with frontage on Dufferin Avenue.

July 21, 2020

Ryan Peel

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**Reference:** Commemoration Plan for 93-95 Dufferin Avenue

## **MATERIALS TO BE REUSED**

It is anticipated that the reconstructed façades will be constructed entirely with materials reused from the original structures with the exception of the roof. The bricks will be salvaged during demolition and stored offsite until such a time that reconstruction begins, as described in the Heritage Impact Assessment completed by Zelinka Priamo. The lintels, sills, and decorative elements will be salvaged as well and are anticipated to be in a condition conducive for inclusion in the façades. The roofing materials will not be salvaged, as partial rooflines will be reconstructed with new materials in order to connect it to the building podium.

As depicted in the attached drawings, salvaged materials will be reused in the reconstruction of the façades. These materials are anticipated to include:

### **93 Dufferin Avenue**

- Buff brick
- Paired wooden eave brackets
- Lugsills and lintels with a gentle peak
- Wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim
- Flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, square columns set on masonry plinths
- Plain frieze

### **95 Dufferin Avenue**

- Buff Brick
- Round window with laurel wreath surround
- Scalloped siding and wood dentilled trim from gable pediment
- Oval window with keystone frame
- Paired wooden eave brackets
- Windowsills and lintels with a gentle peak
- Blocks above entry doorway

Following demolition of the building, storage of the materials is to follow the recommendations of the HIA.

## **INTERPRETATION**

In order for the reconstructed monument of 93-95 Dufferin Avenue to be understood by the public, including residents of the proposed new development and the public at large, an interpretation plan will be developed prior to site plan approval. It is anticipated that this will include, at minimum, two interpretive plaques. The Proponent, in consultation with Stantec and Richmond Architects, will work with City staff to develop an interpretation approach that can be integrated into the proposed design in a sensitive and historically minded way. Locations for the plaques will be determined as part of the site plan process but must, at a minimum, be visible to and accessible by residents and interested members of the general public. This may include locations outside of the reconstructed monument, in a nearby atrium or common space, or in landscaped areas outside of the building within close proximity to the monument.

July 21, 2020

Ryan Peel

Page 4 of 5

**Reference:** Commemoration Plan for 93-95 Dufferin Avenue

For 93-95 Dufferin Avenue, the subject matter of these plaques is anticipated to include:

- The origins and construction of 93-95 Dufferin Avenue
- Deconstruction and reconstruction of the commemorative monument
- The “Talbot Area” (this plaque was recommended for the Camden Terrace Commemoration Plan, but has been included in this Commemoration Plan as well for reference).

The following examples are samples of text that may be considered for future interpretive plaques at the 93-95 Dufferin Avenue monument. Sample plaque text has been drawn from the 2017 designating by-law for the property. Any plaque text should be subject to discussion and agreement with City Heritage Planning Staff.

### **SAMPLE TEXT FOR COMMEMORATIVE SIGN 1: SITE HISTORY**

The building façade located here was once part of a 19<sup>th</sup> century dwelling known as “Shirrah” (93-95 Dufferin Avenue). The double house was constructed in two phases but maintained cohesion across its two parts. The first, 93 Dufferin Avenue was constructed circa 1864 as the home of Samuel Peters. The second, 95 Dufferin Avenue was added in 1894. Both phases were constructed of the characteristic London buff brick and reflect the social status afforded to individuals who chose to settle in London’s first suburb, the Talbot North Area, in the later-half of the nineteenth century. Two of the significant inhabitants of this property include Samuel Peters, the surveyor, architect, and engineer, and Colonel John Walkers, a Member of Parliament in the 1874, and his wife Laura (Heslper) Walker.

Samuel Peters, the architect of 93-95 Dufferin Avenue and original property owner of the nearby “Camden Terrace”, was a noted local architect having designed or contributed to such buildings as Grosvenor Lodge, the first Covent Garden Market, the 1854 City Hall, Hellmuth Ladies College, and numerous banks, hotels, churches, and private residences.

### **SAMPLE TEXT FOR COMMEMORATIVE SIGN 2: DEMOLITION AND RECONSTRUCTION**

The monument you see before you is a reconstruction of buildings that were designed in a once popular, if increasingly rare, building styles known as Italianate architecture and Classical Revival Architecture that dated back to the mid to late 19<sup>th</sup> century. The physical features of these buildings, including their London buff brick construction, and decorative elements such as brackets, dentils, round windows, and brickwork reflected the affluence of the property owners and the context of the Talbot Area suburb.

In 2020, the residences, in use as office space at the time, were removed as part of the development you see before you. During demolition, bricks, and architectural details were salvaged and stored for use in this monument. The façade was reconstructed in 20##, as a monument to the architecture of the previous building. It is a reconstruction of the Dufferin Avenue façade using the bricks, lintels, sills, brackets, round and oval windows salvaged from the original structure.

Sample text for a plaque outlining the history and character of the “Talbot area” has been proposed in a Commemoration Plan for the former “Camden Terrace” buildings that are also to be reconstructed and integrated into the proposed development. It is provided below for reference.



July 21, 2020

Ryan Peel  
Page 5 of 5

Reference: Commemoration Plan for 93-95 Dufferin Avenue

### SAMPLE TEXT FOR COMMEMORATIVE SIGN 3: TALBOT STREET CHARACTER

This property is located within an area known historically as the “Talbot Area”. At the time of the original district town survey in 1826, the Talbot Area was situated just west of the town boundaries formed by Wellington Street to the east, Queens Avenue and Carling Street to the north, and the Thames River to the south and the west. John Kent, originally from Staffordshire, England, purchased the Talbot Area lands as part of a 200 acre plot in 1824, the year after he arrived in Canada.



As London developed, wealthy merchants sought the opportunity to acquire land for development purposes outside of the town survey limits. Subdivision of the Kent farm began as early as 1830. Subdivision of Kent’s land continued throughout the 19<sup>th</sup> century as London grew and developed into the centre of administrative, commercial, manufacturing, and social activities for Middlesex County. As the core area expanded, more land was needed for businesses and residences.

By the 1880s and 1890s, the Talbot Area was well developed with large and expensive residences along the eastern bank of the Thames River on Ridout Street North, an industrial area along Ann Street, and a business area that developed along Richmond Street. The variety of land uses throughout the Talbot area contributed to the mixed-use nature of the downtown core during this era where residential, industrial, and commercial activity were located within close proximity to one another.

*Photographic Portrait of John Kent (by John Cooper), date unknown.*

### CLOSING

We trust this letter meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this letter.

Regards,

**STANTEC CONSULTING LTD.**

**Meaghan Rivard, MA, CAHP**  
Senior Heritage Consultant  
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Attachment: SPA17-035\_100 Fullarton St Site Plan 2020.07.07.pdf

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To: Ryan Peel, Chief Construction Officer      From: Meaghan Rivard, Senior Heritage Consultant  
Old Oak      Stantec Consulting Ltd.  
File: 161413841      Date: February 5, 2021

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**Reference: Conservation Strategy, 93-95 Dufferin Street**

## INTRODUCTION

The following memo outlines proposed conservation strategies for the property at 93-95 Dufferin Avenue, City of London, associated with the Heritage Impact Assessment (HIA) submitted on January 11, 2021 in support of the Zoning By-Law Amendment (Z-9250 -100 Fullarton Street). The HAP proposes demolition and re-construction of the north and west façades of the building at 93-95 Dufferin Street which is designated under Part IV of the *Ontario Heritage Act*. Conservation strategies provided address the dismantling, monitoring, documenting, and reassembly of the façades, as well as contingency strategies should features of the building be damaged during demolition.

## DOCUMENTATION

Documentation has been completed in the form of to-scale as-built drawings for the north and west façades. The as-built drawings include detailed measurements of the façades, including width and heights, floor heights, window and door openings, typical measurements of lintels and windowsills, spacing between decorating brackets, quoining details, roof pitch, and roof height. Upon review, it has been determined that these drawings will provide sufficient information for re-construction activities.

To supplement the as-built drawings, an inventory of heritage attributes will be compiled to provide an accurate record of the current materials contained within the façades. The as-built drawings and materials list will be provided to the City's satisfaction prior to dismantling.

## DISMANTLING

Controlled demolition, completed manually, will be conducted on the north and west façades to remove each attribute of the façade exterior individually for recording and storage. An inventory will be completed following dismantling of the building to detail that all heritage attributes are accounted for as well as the number of each feature salvaged from the façade (e.g. the number of pallets of buff brick, number of eave brackets, lugsills and lintels, porch features, windows, pediment decorative details, etc.).

Dismantling of the south and east façades will be completed mechanically with manual cutting at the edges of the connection to the north and west façades to provide a clean edge. A representative amount of buff brick in salvageable condition will be retained from the demolished south and east façades. These bricks will be used to supplement salvaged materials from the north and west façades should additional bricks be required to replace damaged or worn bricks that may not be suitable for re-use.

The inventory of salvaged materials will be kept on file with the proponent, the salvage company that conducted the dismantling of the structure, the proponent's heritage consultant, and City Heritage Planning Staff. Materials salvaged will be stored in a secure, climate-controlled environment (such as a private storage locker) so that the salvaged materials are not damaged by exposure to the elements, or subject to potential risks of displacement, theft, or vandalism.

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Monitoring of the heritage attributes should be limited to periodic inspections every six months to verify that the salvaged features remain in storage and that their visual condition has not changed as a result of being stored.

## **REASSEMBLY**

The north and west façades will be re-constructed entirely with materials salvaged from the original structure, including:

93 Dufferin Avenue

- Buff brick
- Paired wooden eave brackets
- Lugsills and lintels with a gentle peak
- Wide, six panel single leaf door with rounded arch fanlight transom and wooden fluted pilasters and trim
- Flat-roofed porch supported by a cornice containing an entablature with modillions and plain frieze, square columns set on masonry plinths
- Plain frieze

95 Dufferin Avenue:

- Buff brick
- Round window with laurel wreath surround
- Scalloped siding and wood dentilled trim from gable pediment
- Oval window with keystone frame
- Paired wooden eave brackets
- Window sills and lintels with a gentle peak
- Blocks above entry doorway

Reconstruction of the north and west façades will be conducted according to the dimensions and arrangement identified in the as-built drawings. As the original roof of the structure is not to be salvaged, reconstruction of a portion of the roof visible from the north and west façade will be completed with contemporary materials to connect the reconstructed façade to the proposed new building podium.

## **CONTINGENCY MEASURES**

To reduce the potential for damage to the façades of 93 and 95 Dufferin Avenue during construction of the proposed development, dismantling and salvage of the façades will take place as soon as possible, prior to construction of the apartment tower. Dismantling and salvage should be monitored by an architect or qualified professional who is a member in good standing with the Canadian Association of Heritage Professionals (CAHP).

If the building façades or any of the identified heritage attributes are accidentally damaged during the demolition and dismantling process, demolition should cease immediately the City will be notified. A qualified heritage professional or building condition specialist will be contacted to conduct an assessment of the damage and determine an appropriate course of action. Damaged attributes should be assessed to determine if repairs can be made. If repairs are possible, the proponent will retain the appropriate professionals to

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conduct repairs (e.g. heritage based tradesperson or contractor with experience in restoring heritage buildings).

If repairs to damaged heritage attributes are not possible, the proponent will replace the heritage attribute in-kind, based on the dimensions contained in the as-built drawings, materials inventory, and comparison with remaining similar attributes, where applicable.

If irreparable damage is done during demolition such that none of the heritage attributes can be salvaged, the proponent will reconstruct the north and west façades with sympathetic materials. This shall include using salvaged buff bricks from other sources and reconstructing windows, lintels, lugsills, brackets, porch, and trim details. Reconstruction will be based on the as-built drawings and materials inventory conducted during documentation.

## **INTERPRETATION**

In order for the reconstructed facades of 93-95 Dufferin Avenue to be understood by the public, including residents of the proposed new development and the public at large, an interpretation plan will be developed prior to site plan approval. It is anticipated that this will include, at minimum, two interpretive plaques. The Proponent, in consultation with Stantec and Richmond Architects, will work with City staff to develop an interpretation approach that can be integrated into the proposed design in a sensitive and historically minded way. Locations for the plaques will be determined in consultation with City staff but must, at a minimum, be visible to and accessible by residents and interested members of the general public. This may include locations outside of the reconstructed facades, in a nearby atrium or common space, or in landscaped areas outside of the building within close proximity to the monument.

For 93-95 Dufferin Avenue, the subject matter of these plaques is anticipated to include:

- The origins and construction of 93-95 Dufferin Avenue
- Deconstruction and reconstruction of the facades
- The “Talbot Area” (this plaque was recommended for the Camden Terrace Commemoration Plan, but has been included in this Commemoration Plan as well for reference).

The following examples are samples of text that may be considered for future interpretive plaques at the 93-95 Dufferin Avenue monument. Sample plaque text has been drawn from the 2017 designating by-law for the property. Any plaque text should be subject to discussion and agreement with City Staff.

### **SAMPLE TEXT FOR COMMEMORATIVE SIGN 1: SITE HISTORY**

The reconstructed building façade located here was once part of a 19<sup>th</sup> century dwelling known as “Shirrah” (93-95 Dufferin Avenue). The double house was originally constructed in two phases but maintained cohesion across its two parts. The first, 93 Dufferin Avenue was constructed circa 1864 as the home of Samuel Peters. The second, 95 Dufferin Avenue was added in 1894. Both phases were constructed of the characteristic London buff brick and reflect the social status afforded to individuals who chose to settle in London’s first suburb, the Talbot North Area, in the later-half of the nineteenth century. Two of the significant inhabitants of this property include Samuel Peters, the surveyor, architect, and engineer, and Colonel John Walkers, a Member of Parliament in 1874, and his wife Laura (Hesler) Walker.

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Samuel Peters, the architect of 93-95 Dufferin Avenue and original property owner of the nearby “Camden Terrace”, was a noted local architect having designed or contributed to such buildings as Grosvenor Lodge, the first Covent Garden Market, the 1854 City Hall, Hellmuth Ladies College, and numerous banks, hotels, churches, and private residences.

## **SAMPLE TEXT FOR COMMEMORATIVE SIGN 2: DEMOLITION AND RECONSTRUCTION**

This monument is a reconstruction of buildings that were designed in a once popular, if increasingly rare, building styles known as Italianate architecture and Classical Revival Architecture that dated back to the mid to late 19<sup>th</sup> century. The physical features of these buildings, including their London buff brick construction, and decorative elements such as brackets, dentils, round windows, and brickwork, reflected the affluence of the property owners and the context of the Talbot Area suburb.

In 2020, the residences, in use as office space at the time, were removed as part of the development you see before you. During demolition, bricks, and architectural details were salvaged and stored for use in this monument. The façade was reconstructed in 2021, as a monument to the architecture of the previous building. It is a reconstruction of the Dufferin Avenue façade using the bricks, lintels, sills, brackets, round, and oval windows salvaged from the original structure.

Sample text for a plaque outlining the history and character of the “Talbot area” has been proposed in a Commemoration Plan for the former “Camden Terrace” buildings that are also to be reconstructed and integrated into the proposed development. It is provided below for reference.

## **SAMPLE TEXT FOR COMMEMORATIVE SIGN 3: TALBOT STREET CHARACTER**

This property is located within an area known historically as the “Talbot Area”. At the time of the original district town survey in 1826, the Talbot Area was situated just west of the town boundaries formed by Wellington Street to the east, Queens Avenue and Carling Street to the north, and the Thames River to the south and the west. John Kent, originally from Staffordshire, England, purchased the Talbot Area lands as part of a 200 acre plot in 1824, the year after he arrived in Canada.



As London developed, wealthy merchants sought the opportunity to acquire land for development purposes outside of the town survey limits. Subdivision of the Kent farm began as early as 1830. Subdivision of Kent’s land continued throughout the 19<sup>th</sup> century as London grew and developed into the centre of administrative, commercial, manufacturing, and social activities for Middlesex County. As the core area expanded, more land was needed for businesses and residences.

By the 1880s and 1890s, the Talbot Area was well developed with large and expensive residences along the eastern bank of the Thames River on Ridout Street North, an industrial area along Ann Street, and a business area that developed along Richmond Street. The variety of land uses throughout the Talbot area contributed to the mixed-use nature of the downtown core during this era where residential, industrial, and commercial activity were located within close proximity to one another.

*Photographic Portrait of John Kent (by John Cooper), date unknown.*

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**Reference:** Conservation Strategy, 93-95 Dufferin Street

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