

Heritage Impact Assessment Demolition Request

93 – 95 Dufferin Avenue (100 Fullarton Street)

Old Oak Properties



January 11, 2021



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CURRICULUM VITAE

- 1 Heather Garrett, Zelinka Priamo Ltd.

SECTION 1 - INTRODUCTION

1.1 Purpose of Heritage Impact Assessment

The lands located at 100 Fullarton Street are designated under part IV of the Ontario Heritage Act and are adjacent to the Downtown Heritage Conservation District.

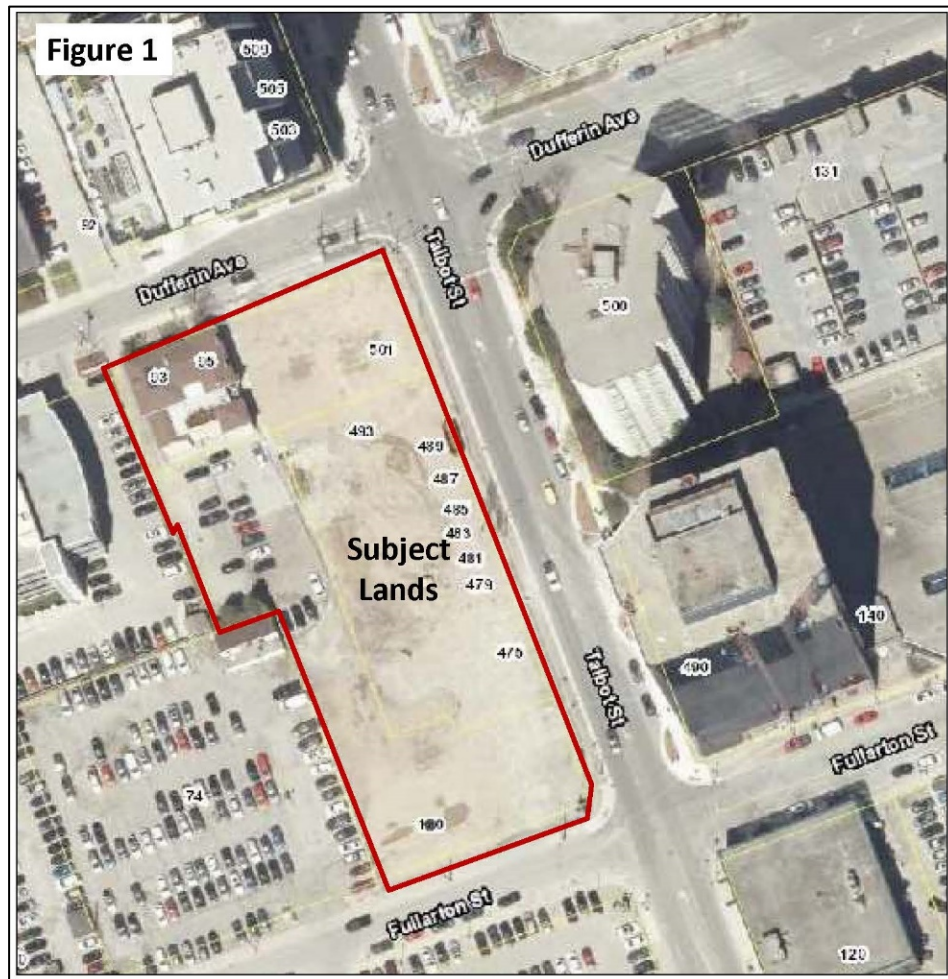
A Heritage Impact Assessment is required for the proposed demolition request.

SECTION 2 – SUBJECT LANDS

2.1 Subject Lands

The lands that are the subject of the proposed applications (the “subject lands”) are located on the west side of Talbot Street between Dufferin Avenue and Fullarton Street in London.

The subject lands are currently vacant and partially under construction except for the 19th century double house (Figure 1).



The subject lands were subject to a Zoning By-law Amendment in 2016 to allow for the development of a mixed-use building which included the conservation of 93-95 Dufferin Avenue and the commemoration of 479-489 Talbot Street (Camden Terrace).

The property was designated under Part IV of the Ontario Heritage Act on December 12, 2017 for the double house located at the former 93-95 Dufferin Avenue address (Figure 2). A copy of the designating By-law is in Appendix 1.

The Heritage Places 2.0: A Description of Potential Heritage Conservation Areas in the City of London also identifies the subject lands within a potential heritage conservation district.

The “North Talbot” area includes properties on Talbot Street between Fullarton Street and Oxford Street. Richmond Street is the east boundary, and the Thames River is the west.

A district plan study has not been completed for this area and it is unknown when one will be completed.



2.2 Proposed Demolition Request

The proposed demolition request is required to support the proposed Zoning By-law Amendment that is seeking to amend Sections 3 of By-law No.Z.1-162518 as it relates to the conservation of 93-95 Dufferin Avenue.

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

It is understood the retention and incorporation of the northern and western facades of 93-95 Dufferin Avenue was a response to the demolition of Camden Terrace. The problem that has arisen is that the previous owner and the City committed to a concept that may not be achievable.

When the property was re-zoned in 2016 the proposed concept of the partial retention of the structure at 93-95 Dufferin Avenue was proposed without the benefit of a detailed investigation of structural and exterior features including masonry. Such analysis was completed to inform the heritage conservation efforts and it has become clear that there are a number of factors which pose serious obstacles to the intended effective partial retention, and 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 wall would be comprised with deteriorated material leading to long term sustainability concerns.

Please see Appendix 2 for the full report.

Based on the results of the Building Masonry Assessment it has been determined the demolition of the double house is the safest alternative. Mitigative measures are proposed in the form of a commemorative monument and the salvage of material such as exterior brick and masonry work. The monument would interpret a range of the significant heritage attributes of the double house including its form, scale, and style of the northerly and westerly facades.

SECTION 3 – POLICY REVIEW

3.1 Provincial Policy Statement 2020 (PPS)

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications are required to be consistent with these policies.

Policies in the 2020 PPS relevant to the subject lands are as follows:

“Significant built heritage resources and significant cultural heritage landscape shall be conserved”. Section 2.6.1.

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” Section 2.6.3.

3.2 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council but is subject to several appeals at the Local Planning Appeal Tribunal (LPAT). Notwithstanding, consideration must be given to the following Cultural Heritage policies:

565 "New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes." (Under Appeal)

586 "The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved. (In Effect)

3.3 City of London 1989 Official Plan

Since Policy 565 of the London Plan is subject to an appeal at LPAT and is not in-force, Section 13 of the existing in force Official Plan applies.

Section 13 provides policies regarding the cultural heritage value of properties in London.

The following policy in the Section 13 applies:

Section 13.2.3. – Alteration, Removal or Demolition

"Where heritage buildings are designated under the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken which would adversely affect the reason(s) for designation except in accordance with the Ontario Heritage Act."

3.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Assessments and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 4 – POLICY ANALYSIS

4.1 Provincial Policy Statement 2020 (PPS)

The proposed zoning by-law amendment is not consistent with Section 2.6.1 of the 2020 Provincial Policy Statement.

The proposed ZBL Amendment is not considered conservation as all the cultural heritage value and interest of 93-95 Dufferin Avenue will not be retained in in-situ. Due to the current condition of the double house, the proposed method of incorporating the northern and western facades in-situ into the new building has high potential for failure.

Mitigative measures will be made to salvage some heritage attributes, including the bricks and lintels to be used in a commemorative monument which will interpret the form, scale and style of the double house facades.

As per Section 2.6.6, the adjacent properties located in the Downtown Heritage Conservation District will not be adversely affected as there is no proposed change to the façade on the Fullarton Streetscape. The adjacent lands policy was evaluated and considered during previous application processes.

4.2 The London Plan

The adjacent properties located in the Downtown Heritage Conservation District will not be adversely affected as they are along the Fullarton streetscape and are opposite to where the façade changes are being proposed.

There are no other heritage designated properties or listed properties adjacent to the subject lands.

4.3 City of London 1989 Official Plan

The proposed Zoning By-law amendment would require the complete removal of the double house and would adversely affect the reasons for designation.

Mitigative measures are proposed through commemoration including, a monument which will interpret the form, scale and style of the double house facades.

4.4 Ontario Heritage Tool Kit

An impact assessment as outlined in the Ontario Heritage Tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006) is provided as follows:

Impact	Double House (93-95 Dufferin Avenue)
Destruction of any, or part of any, significant heritage attributes or features.	Anticipated – the proposed ZBA is proposing commemoration which will result in the removal of all heritage attributes associated with heritage resource.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	Anticipated – alteration will require the complete removal of all heritage attributes.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	Not applicable – no natural features or plantings were identified in the designating By-law.
Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.	Not anticipated – all heritage attributes will be removed, and no contextual value or significant relationships were identified in the designating By-law.
Direct or indirect obstruction of significant views or vistas within, from, or built and natural features.	Not anticipated – no significant views or vistas were identified within the designating By-law.
A change in land use where the change in use negates the property's cultural heritage value.	Not applicable – there is no proposed change in land-use.
Land disturbances such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.	Not applicable – complete removal will involve extensive ground disturbance; however, there has already been land disturbances.

SECTION 5 – MITIGATION

5.1 Proposed Mitigation

Given the results of the Building Masonry Assessment and the numerous physical and economic challenges, it has been concluded that partial retention of 93-95 Dufferin Avenue is not achievable in the context of the current zoning.

In general, the recommended commemoration strategy involves the construction of a commemorative monument which will be reflective of the heritage elements of the double house. The commemoration could also involve the provision of plaques and/or interpretive signage dealing with the history of double house, its historical associations, and an explanation of the purpose of new monument.

A commemoration strategy approach has been prepared by Stantec Consulting Ltd that outlines possible means of commemorating the cultural heritage value and interest of 93-95 Dufferin Avenue (Appendix 3).

The commemoration strategy approach is proposed to be reflected in the site-specific zoning like how the commemoration of Camden Terrace was done. The following is a rough draft of the proposed wording:

“The construction of a commemorative monument which interprets a range of the significant heritage attributes of 93-95 Dufferin Avenue northern and western facades in the manner documented in the designation By-law and as described in the accompanying “Commemorative Plan for 93-95 Dufferin Avenue” prepared by Stantec Consulting Ltd., July 21, 2020 which generally includes the following attributes:

- *Form and scale of a significant portion of the double house, including the northerly and westerly facades;*
- *The use of original building materials salvaged during the demolition of 93-95 Dufferin Avenue including original yellow (London) brick.*
- *Other details such as quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches to be incorporated.*

The provision of plaques, interpretive signage and/or other commemorative items which relates to the heritage attribute 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 93-95 Dufferin Avenue.”

It is understood methods for dismantling, monitoring, documenting, and reassembling is required but without having certainty that the application will be approved, we request that this item be deferred pending the outcome of the application.

It is requested a detailed Commemoration Strategy be made a condition of the demolition request.

5.2 Documentation and Salvage

In order to mitigate the loss of the heritage attributes identified, it is recommended that documentation and salvage take place for 93-95 Dufferin Avenue. The document should be completed by a heritage professional in good standing with Canadian Association of Heritage Professionals.

It is recommended that the salvage should be completed by a reputable salvage company and completed in consultation with the heritage professional retained to undertake the documentation.

The salvaged material is to be stored at Ferrel Brick and Stone in London.

APPENDIX 1

Bill No.
2018

By-law No. L.S.P.- _____

A by-law to designate 93-95 Dufferin Avenue to be
of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 93-95 Dufferin Avenue has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 93-95 Dufferin Avenue, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 12, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – December 12, 2017
Second Reading – December 12, 2017
Third Reading – December 12, 2017

SCHEDULE "A"
To By-law No. L.S.P.-_____

Legal Description

1STLY: PT LTS 3 & 4 S DUFFERIN AV FORMERLY S MAPLE ST PLAN 61(W), PT 1 33R3977;
2NDLY: PT LT 4 S DUFFERIN AV FORMERLY S MAPLE ST PLAN 61(W), PT 1 33R7012;
EXCEPT PT 1 33R7443; T/W 766407;LT 4 S DUFFERIN AV FORMERLY MAPLE ST PLAN
61(W) EXCEPT 594716, 766407, 832209, 802592, 485019, 662276 & 646116; S/T 832209,
766407, 646116, 802592, 485019 & 662276;PT LTS 4 & 5 S DUFFERIN ST FORMERLY S
MAPLE ST PLAN 61(W) AS IN 646116; T/W 646116;PT LTS 4 & 5S DUFFERIN ST FORMERLY
MAPLE ST PLAN 61(W), PT 1 33R2843; T/W 802592;PT LTS 4 & 5 S DUFFERIN ST
FORMERLY MAPLE ST PLAN 61(W) AS IN 485019; T/W 485019 IF ANY;PT LTS 4 & 5 S
DUFFERIN ST FORMERLY MAPLE ST & PT LTS 4 & 5 N FULLARTON ST PLAN 61(W), PT 1
33R5367; T/W 662276 IF ANY;PT LTS 4 & 5 N FULLARTON ST PLAN 61(W) AS IN 683997 PT
LTS 4 & 5 N FULLARTON ST PLAN 61(W) & PT LT 4 S DUFFERIN AV FORMERLY MAPLE ST
PLAN 61(W), PT 1 33R7443 & AS IN 832209; T/W 832209;"DESCRIPTION IN 832209 MAY NOT
BE ACCEPTABLE IN FUTURE RE: LOCATION OF T/W ROW";PT LTS 4 & 5 N FULLARTON ST
PLAN 61(W) AS IN EC13526; EXCEPT PT 1 33R5367; S/T 662276 & 485019 ;PT LT 3 SOUTH
SIDE OF DUFFERIN AVE., PLAN 61(W) DESIGNATED AS PT 7 PL 33R-15874, (DESCRIPITON
AMENDED TO ADD PLAN 61(W) 2015/01/26 - PKF);; CITY OF LONDON

SCHEDULE "B"
To By-law No. L.S.P.-_____

Roll Number

93-95 Dufferin Avenue: 010030049000000

Description of Property

93-95 Dufferin Avenue is located on the south side of Dufferin Avenue (formerly Maple Street/Hitchcock Street) between Talbot Street and Ridout Street in London, Ontario. The double house located on the property was primarily constructed in two phases, but maintains cohesion across its two parts. The first, 93 Dufferin Avenue, was constructed circa 1864, as the home of Samuel Peters. 95 Dufferin Avenue was added in 1894.

Statement of Cultural Heritage Value or Interest

93-95 Dufferin Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

Physical/Design Values

The physical or design value of 93-95 Dufferin Avenue is derived from the particular stylistic evolution seen across its façade.

Believed to have been designed by Samuel Peters of S. Peters and Sons in circa 1864, 93 Dufferin Avenue demonstrates the Italianate style in its shallow hipped roof, paired eave brackets, and balanced horizontal proportions, as well as robust lugsills and lintels with a gentle peak. Brickwork detailing, including quoining, the plain frieze, and stringcourse, complement the appearance. The wide, single leaf entry door in the east bay of the lower storey features a rounded arch fan light articulated by wooden fluted pilasters and trim detail. A flat roof porch supported by square columns on plinths covers the doorway. A double-storey bay window is located between 93 and 95 Dufferin Avenue, acting as a bridge between the two units.

Added in 1894, 95 Dufferin Avenue replicates many of the architectural details of 93 Dufferin Avenue however it takes a stronger Classical Revival influence, particularly in its temple front form. Additional Classical Revival elements include the oval window with a robust architrave, keystone and blocks located above the entry doorway, as well as the round window set in the pediment that is surrounded by a laurel wreath. Brickwork detailing, window sills and lintels with a gentle peak, as well as paired brackets are maintained from 93 Dufferin Avenue.

Historical/Associative Values

93-95 Dufferin Avenue has several significant historical associations. Firstly, it is believed to have been designed by London architect/surveyor/engineer Samuel Peters (1822-1882). Samuel Peters was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters

and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters decision to settle in Talbot North reflects the status he had achieved in London.

Secondly, Colonel John Walker (1832-1889) lived at 93 Dufferin Avenue, then known as “Shirra.” Colonel Walker was a Scottish-born industrialist and London’s Liberal Member of Parliament in the Canadian House of Commons in 1874. He was also a Vice-President of Canadian Pacific Railway, a director of the Mutual Oil Refining Company, and the Middlesex County Registrar. Mrs Laura (Hespler) Walker, his wife, was the wealthy heiress of Jacob Hespler of Waterloo County. Mrs Laura Walker purchased 93 Dufferin Avenue in 1881 and sold it in 1891.

Contextual Values

The historical and contextual values of 93-95 Dufferin Avenue are rooted in its location in London and the Londoners who chose to live there. 93-95 Dufferin Avenue contributes to the history of the Talbot North area. Residential and industrial uses were mixed throughout the area north of the City of London proper until the mid-1860s when the area began to transition to a primarily residential area. It quickly became London’s first suburb. Many of the buildings that date from this period of early suburban development are constructed of the characteristic London buff brick, including 93-95 Dufferin Avenue. The form and style of 93-95 Dufferin Avenue reflect the social status afforded to individuals who chose to settle in this area in the later-half of the nineteenth century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of 93-95 Dufferin Avenue include:

- 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;
- 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.

APPENDIX 2



JABLONSKY, AST AND PARTNERS
Consulting Engineers

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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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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

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.

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

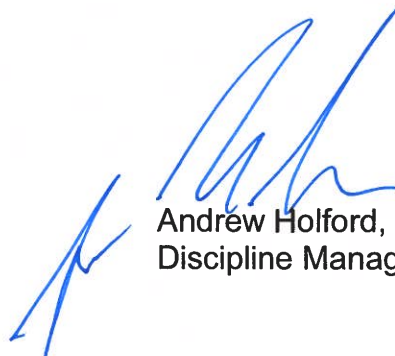
We trust this meets your current requirements. Should you have any questions regarding this report, please feel free to contact this office.

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

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

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 19th 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.

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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.

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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 19th 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 19th 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.

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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 19th 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,

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Attachment: SPA17-035_100 Fullarton St Site Plan 2020.07.07.pdf