

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design

Subject: Demolition Request for the Heritage Listed Property at 520 South Street, Ward 13

Date: June 5, 2024

Recommendation

Consent to the demolition of the house on the heritage-listed property at 520 South Street is being recommended, in response to a request received by the City. Removal of the property at 520 South Street from the Register of Cultural Heritage Resources is being recommended.

Executive Summary

The property at 520 South Street is listed on the Register of Cultural Heritage Resources. The property is currently vacant, and subject to an Unsafe Building – Order to Make Safe.

A Heritage Impact Assessment for the property determined that the property does not meet the minimum criteria for designation based on an evaluation of the property according to Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

As a result of years of neglect, the integrity of the building has been severely compromised and the architectural details of the building have deteriorated. Staff recommend that the property be removed from the Register of Cultural Heritage Resources, which will allow the demolition to proceed.

Analysis

1.0 Background Information

1.1 Property Location

The property at 520 South Street is located on the north side of South Street between Maitland Street and William Street (Appendix A).

1.2 Cultural Heritage Status

The property at 520 South Street is a heritage listed property. The property was first included on Local Architectural Conservation Advisory Committee (LACAC) *Inventory of Buildings of Interest* in 1987 and was a part of the City's *Inventory of Heritage Resources* (the *Inventory*). The *Inventory* was adopted as the *Register of Cultural Heritage Resources* pursuant to Section 27 of the Ontario Heritage Act, on March 26, 2007.

1.3 Description

The house on the property at 520 South Street is a one-storey wood frame Ontario Cottage with a hipped roof, a central gable peak with Gothic window located above the entryway, and a window opening to each side of the central doorway (Appendix B). The exterior of the building is clad in horizontal wood siding with end boards.

The house previously had raised front porch that included wood railings and turned balusters, as well as a porch roofline that was articulated with detailed arched wood spandrels, with cut or pierced details. A Gothic pointed window was located in the gable

peak, and the bargeboard included a thin, cut-wood looping design. The gable peak previously included a finial and pendant.

Recently, the house has not been maintained and has deteriorated resulting in the loss of many of the building's architectural details.

Further details related to the house can be found in the Heritage Impact Assessment attached in Appendix C of this report.

1.4 History

The house on the property at 520 South Street was constructed around 1872 for the Winnett family. The house first appears in City Directory records in 1872 as one of only two houses on the north side of South Street between Adelaide Street North and the London & Port Stanley Railway (now the Canadian National Railway) line.

Based on a review of the City Directories from 1872-2012, the property was home to Richard Winnett, a boilermaker who was a partner in H. Winnett and Sons. Richard Winnett lived in the home until he passed away in 1933. From the late 1930s to the 1970s it was home to Adella Lewis (nee Winnett), and later Cecilia Kingsmill, a daughter of Adella Lewis.

The property was later owned by the Caranci family and was evidently subject to a restoration project in the late 1980s (see Image 2).

In recent years the house has deteriorated as a result of a lack of maintenance.

Further details related to the history of the property can be found in the Heritage Impact Assessment attached in Appendix C of this report.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*.

2.1.1 Provincial Policy Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

2.1.2 Ontario Heritage Act

Section 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all property that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add property that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed property is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that

the Community Advisory Committee on Planning (CACP) is consulted, and a public participation meeting is held at the Planning & Environment Committee. A Cultural Heritage Evaluation Report (CHER) and/or Heritage Impact Assessment (HIA) is required for a demolition request for a building or structure on a heritage listed property.

Section 29, *Ontario Heritage Act* enables municipalities to designate property to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual property. These criteria are consistent with Policy 573_ of *The London Plan*. These criteria are:

1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

A property is required to meet two or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual property under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual property will be evaluated.

2.1.4 Register of Cultural Heritage Resources

Municipal Council may include property on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." The property is not designated but is considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed property. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The property at 520 South Street is included on the Register of Cultural Heritage Resources as a heritage listed property.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

The property is currently vacant and subject to an Unsafe Building – Order to Make Safe was issued for the property in February 2024.

4.1 Demolition Request

Written notice of intent to demolish the house on the property at 520 South Street, along with a Heritage Impact Assessment (HIA), was received as a complete application by the City on May 2, 2024.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage-listed property within 60 days, or the request is deemed permitted. During this 60-day period, the Community Advisory Committee on Planning (CACP) is consulted, and pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 520 South Street will expire on July 1, 2024.

4.2 Heritage Impact Assessment

A Heritage Impact Assessment (aLiNK Architecture Inc., dated September 25, 2023) was submitted as a part of the demolition request for the heritage listed property at 520 South Street. The HIA included historic research, site photographs, a property description, and an evaluation of the property according to Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest). The HIA included as assessment of the potential impacts of a proposed redevelopment of the property; however, for the purposes of this demolition request, staff's analysis is focused on the evaluation of the property's potential cultural heritage value or interest completed within the HIA.

The evaluation of the property included within the HIA determined that the property at 520 South Street did not meet the minimum criteria for designation under the *Ontario Heritage Act* (Table 1).

Criteria	Evaluation
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of	No

an architect, artist, builder, designer, or theorist who is significant to a community.	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No
9. The property has contextual value because it is a landmark.	No

Based on the evaluation included within the Heritage Impact Assessment none of the criteria have been met.

Staff agree that the property does not meet the minimum criteria required for designation under the *Ontario Heritage Act*. However, staff note that the property has historical associations with the Winnett family, a prominent family in the SoHo neighbourhood. The Winnett family is also associated with other extant properties located within SoHo, including but not limited to 406 Grey Street which may better demonstrate the family's historic association with the area.

4.3 Integrity

Condition is not a criterion for heritage designation. The integrity of a resource is often considered when evaluating the potential cultural heritage value of a resource. Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (MTC, 2006).

The property at 520 South Street has experienced deterioration as a result of years of deferred maintenance and neglect. The architectural details of the property that may have once been considered heritage attributes are no longer extant and the heritage integrity of the property has been severely compromised.

4.4 Consultation

As per Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property, as well as community groups and interested parties including the Architectural Conservancy Ontario – London Region Branch, and the London & Middlesex Historical Society. Notice was also published in *The Londoner*.

In accordance with Section 27(4) and Section 27(9), *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACP, the City's municipal heritage committee) is required.

A Public Participation Meeting (PPM) will be held at the Planning and Environment Committee (PEC) at their meeting to be held on June 11, 2024.

Conclusion

A written request to demolish the house on the heritage listed property at 520 South Street was received by the City. As a part of the Heritage Impact Assessment, the property was evaluated according to the criteria of Ontario Regulation 9/06 and was determined to not meet the criteria for designation under Part IV of the *Ontario Heritage Act*.

As a result of years of neglect, the integrity of the building has been severely compromised and the architectural details of the building have deteriorated. Staff recommend that the property be removed from the Register of Cultural Heritage

Resources, which will allow the demolition to proceed.

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Appendices

Appendix A Property Location

Appendix B Images

Appendix C Heritage Impact Assessment (aLiNK, September 25, 2023)

Sources

aLiNK Architecture Inc., *Heritage Impact Assessment and Cultural Heritage Evaluation*, 520 South Street, September 25, 2023.

City Directories, 1870-2012

MTC, *Ontario Heritage Toolkit*, 2006

University Women's Club. *London Journal 1967 Centennial Memento of the City of London*. 1966.

Appendix A – Property Location

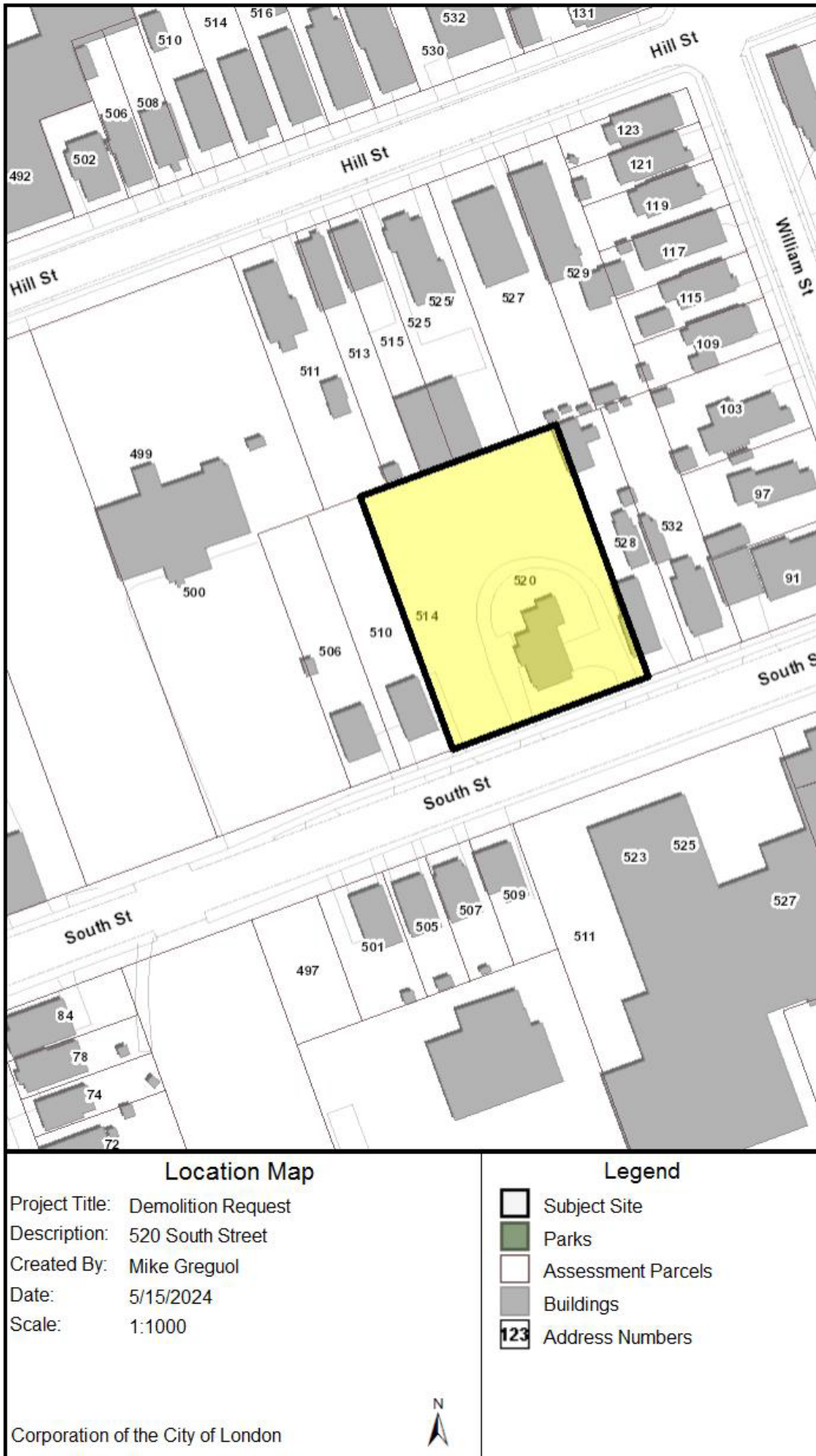


Figure 1: Location Map showing the location of the subject property at 520 South Street.

Appendix B – Images



A Gem on South Street—1873

W. E. Lehman

Delicate treillage across the verandah was made possible by the use of the fret saw which came into common use in the 1850's.

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Image 1: The house at 520 South Street was depicted in the London Journal 1967, a centennial project of the University Women's Club.



Image 2: Photograph showing the house located at 520 South Street, date unknown (circa 1987).



Image 3: Photograph showing the house located on the property at 520 South Street, date unknown (circa 2002).



Image 4: Photograph showing the house located on the property at 520 South Street, 2017.



Image 5: Photograph showing the house located on the property at 520 South Street, 2021.



Image 6: Photograph showing the house located on the property at 520 South Street, 2024



Image 7: Photograph showing the house located on the property at 520 South Street, 2024.



Image 8: Photograph showing the house located on the property at 520 South Street, 2024.

Appendix C – Heritage Impact Assessment

aLiNK Architecture Inc., *Heritage Impact Assessment + Cultural Heritage Evaluation*
(September 25, 2023) [attached separately].