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D. Menard:

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| TO: | CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE |
| FROM: | JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER |
| SUBJECT: | REQUEST FOR DEMOLITION S. & D. CRINKLAW 646 DINGMAN DRIVE PUBLIC PARTICIPATION MEETING TUESDAY, JULY 22, 2014: NOT BEFORE 5:00 P.M. |
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| RECOMMENDATION |
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That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the Chief Building Officer **BE ADVISED** that Municipal Council does not intend to issue a notice of designation under the Ontario Heritage Act for this property; it should be noted that the London Advisory Committee on Heritage has been consulted on this matter.

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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None.

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| BACKGROUND |
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The property at 646 Dingman Drive is located on the north side of Dingman Drive approximately 1 km. east of Old Victoria Road. (Appendix 1) It is a 200 acre farm property containing a residential, two storey brick structure, built in 1914 in the Four Square style with various associated farm outbuildings also present. The request for demolition relates to the residence and the detached garage only as the owners will continue the farming operation there.

A request for the demolition of the property was received by email on June 04, 2014. As the property is listed on the *Inventory of Heritage Resources*, the request for its demolition must be considered by Municipal Council within a 60 day period or it is assumed that the request has been approved. The London Advisory Committee on Heritage (LACH) has been consulted on this request at its meeting on June 11, 2014. The request for demolition must also allow for a public participation meeting before the Planning and Environment Committee prior to a recommendation to Municipal Council. Council may choose to support the demolition request, support it with conditions or oppose the request. Should it oppose the request, its normal policy is to issue a statement of its intent to designate the property under Section 29 of the *Ontario Heritage Act*.

The Structures

The two storey brick house was built in 1914 in the Four Square style. It appears to be in good condition structurally, although it is apparent that basement moisture is both present and perhaps a long-standing problem as a form of mould is evident on the walls. The owners are concerned about this moisture and its potential impact on health as they plan to relocate to this property from their current residence.

The property retains heritage features. It clearly shows the Four Square style common to this era, although this house also has a much later rear addition. Window openings and lintels are original as is wood trim and flooring on the interior. However, the property also has been altered

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with new vinyl windows, aluminium soffits and a new, steel, roof, in the recent past. Decorative trim around the windows provides a unique character to the house but this trim is the result of paint applied to brick and concrete and is not original.

A detached garage is wood clad, perhaps an early garage in age although architecturally not significant in itself.

Regulation 9/06 with respect to the *Ontario Heritage Act* identifies three broad criteria that must be used to assess a structure's worthiness for designation under the *Act*. Little is known of any historic associations tied to this house or farmstead. While it does possess a degree of architectural integrity, it is not a particularly rare or unique example of this style of building. The property had been identified as a Priority 3 structure on the *Inventory*. Normally, Priority 3 listings are related to context on a streetscape in the urban London setting where the scale, massing, setbacks, etc. complement surrounding heritage structures. Here, the Priority 3 listing perhaps was assigned because it is a typical farm house on a rural road or rural streetscape. While context can be a single criterion to justify designation, in this case, it is not sufficiently strong to merit designation, in the opinion of staff.

At its meeting on June 11, the LACH did not recommend designation under Section 29, nor does staff. Both the LACH and the staff are supportive of the owners' verbal statements to recycle salvageable heritage materials for reuse on the property or elsewhere.

Recommendation

It is recommended that the Chief Building Officer be advised that municipal Council does not intend to issue a notice of its intent to designate this property and that a demolition permit can be issued once the necessary clearances have been received. It is further recommended that salvageable building materials, especially those of a heritage character, be reclaimed for reuse.

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| PREPARED BY: | SUBMITTED BY: |
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| DON MENARD HERITAGE PLANNER URBAN REGENERATION | JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION |
| RECOMMENDED BY: | |
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| JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING & CITY PLANNER | |

June 12, 2014

dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos

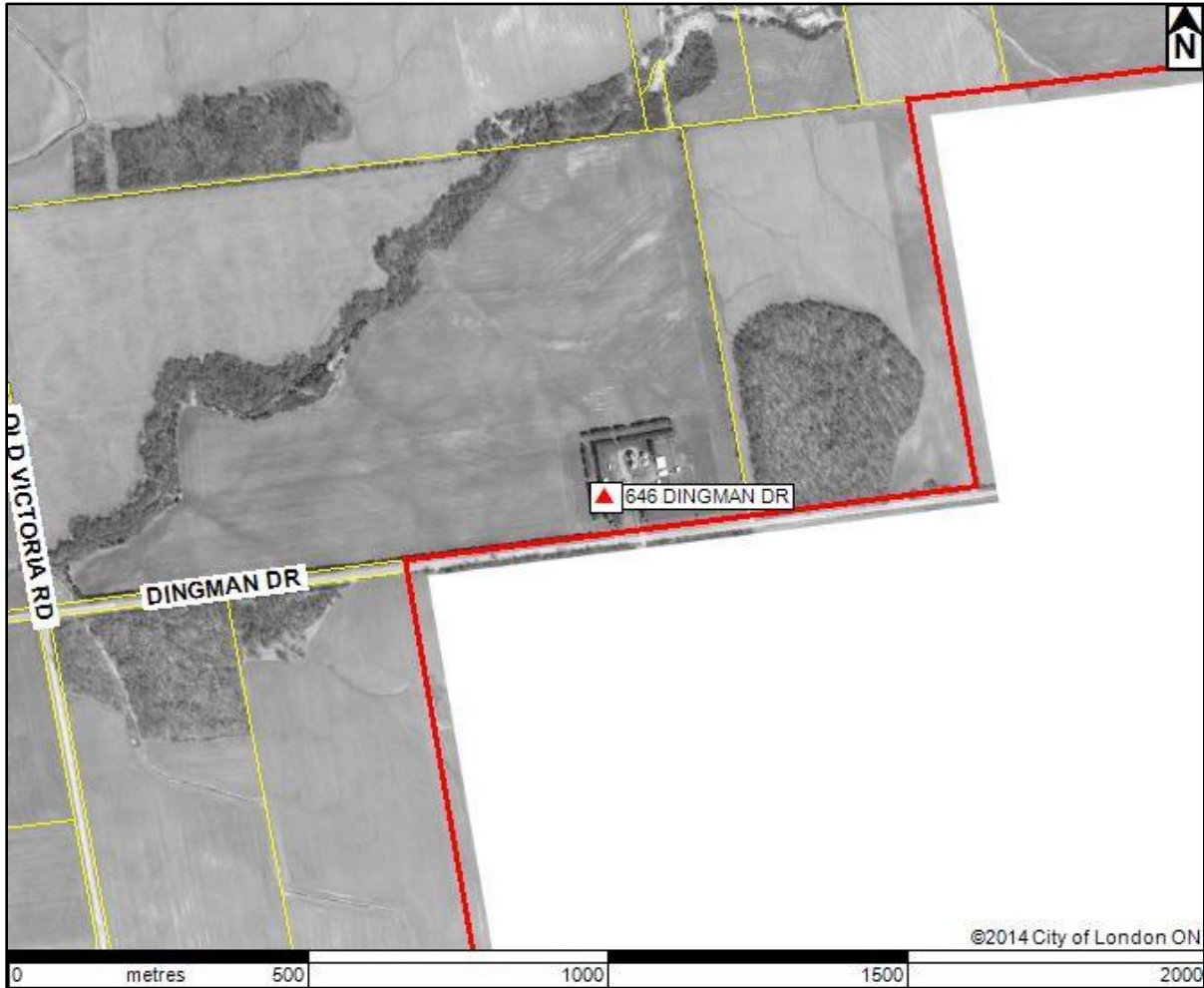
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Appendix 1-Location Map - 646 Dingman Drive



Appendix 2: Photos



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Appendix 2: Photos-646 Dingman Drive

