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K. Gonyou

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITON 4342 MCDUGALL CLOSE RYAN MCDOGUALL PUBLIC PARTICIPATION MEETING SEPTEMBER 21, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 4342 McDougall Close, the following report **BE RECEIVED** and that the following actions **BE TAKEN**:

- A. That the Chief Building Official be advised that Municipal Council does not intend to issue a notice of its intent to designate the property under Section 29 of the *Ontario Heritage Act*, and
- B. That 4342 McDougall Close be removed from *Inventory of Heritage Resources*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would permit the demolition a property listed on the *Inventory of Heritage Resources*, pursuant to section 27(3) of the *Ontario Heritage Act*.

BACKGROUND

The property at 4342 McDougall Close is located at the east end of McDougall Close, off of Scotland Drive (Appendix A). The property is listed on the *Inventory of Heritage Resources*, adopted as the City of London's Register pursuant to section 27 of the *Ontario Heritage Act*, as a Priority 3 resource. A request for the demolition of a heritage listed property must be resolved by Municipal Council within a 60 day period and provide for a public participation meeting and consultation with the London Advisory Committee on Heritage (LACH). The request for demolition was received on August 17, 2015.

The Property

4342 McDougall Close is located on Lots 21-22, Concession V (now Scotland Drive) of the former Westminster Township, Middlesex County. The property is an active farm. This area was included in the 1993 annexation of the former Westminster Township.

4342 McDougall Close is located nearby the Highway 401/Scotland Drive Underpass (no interchange). Unlike the Queen Elizabeth Expressway, which was built along a historic road allowance, Macdonald-Cartier Freeway (Highway 401) was an entirely new roadway (Appendix B). The alignment sought the most expeditious route along the Windsor-Quebec corridor. As a result of its construction, many historic lot and development patterns were substantially altered

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K. Gonyou

in the 1960s.

Historically, Scotland Drive was a concession road which ran east-west through the former Westminster Township. To facilitate safe access across Highway 401, Scotland Drive was realigned. The Scotland Drive Underpass, a four-span pre-stressed concrete girder structure, was constructed in 1967. This realignment resulted in the need for a new road to provide access to 4342 McDougall Close and 4348 McDougall Close. McDougall Close was named for the McDougall family who are the long-time and present owners of 4342 McDougall Close.

The residential building at 4342 McDougall Close was constructed in circa 1870 in the Ontario Farmhouse vernacular form (Appendix C). It is built of the characteristic London buff brick, as are many of the rural farmhouses, on a field stone foundation. Buff brick detailing includes the drip course, segmented arch voussoirs on the ground floor and a rounded arch voussoir in the gable window. Two additions are located at the rear (north) of the original dwelling. Some windows have been replaced and others are covered with aluminium storm windows. A deck is located off the rear addition on the east side of the dwelling, which also provides access via a walkway to the driveway and detached garage.

A row of tall pine trees is located to the south and east of the dwelling. It does not appear that a driveway was aligned with this lane, as the driveway is located further to the east (see Appendix B). A garage outbuilding is located to northeast of the dwelling. A concentration of willow trees is located to the further south within the manicured lawn. A hedge row is located to the west of the dwelling. Agricultural fields are located beyond.

PLANNING HISTORY

Section 2.6.1 of the *Provincial Policy Statement (2014)* directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement (2014)* as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.” The objectives of Chapter 13 (Heritage) of the City of London’s *Official Plan* comply with these policies.

Therefore, an evaluation to determine the cultural heritage value or interest of 4342 McDougall Close is required to ascertain the property’s eligibility for designation under the *Ontario Heritage Act* and requirements for conservation.

ANALYSIS

All heritage designated properties are included on the *Inventory of Heritage Resources*. In addition, Municipal Council may include properties on the Register that it “believes to be of cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest. 4342 McDougall Close is considered to have potential cultural heritage value or interest as a heritage listed property.

Priority levels were assigned to properties included in the Register as an indication of their potential cultural heritage value. Priority 3 properties are:

“Buildings may merit designation as part of a group of buildings designated under Part IV of the *Ontario Heritage Act* or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority” (*Inventory of Heritage Resource, 2005*).

The *Inventory of Heritage Resources* clearly states further research is required to determine the

Agenda Item #	Page #

K. Gonyou

cultural heritage value or interest of heritage listed properties. As such, 4342 McDougall Close was evaluated using the mandated criteria of *Ontario Heritage Act* Regulation 9/06. Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

- i. Physical or design value;
- ii. Historical or associative value; and/or,
- iii. Contextual value.

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

Basic research was undertaken to complete the evaluation of 4342 McDougall Close. The property was observed on August 21, 2015 at the invitation of the property owner.

A summary of the evaluation of 4342 McDougall Close is provided below:

Physical or Design Value

The farmhouse at 4342 McDougall Close was built prior to 1878. It is a common form built of a characteristic, but common, material. It is not rare, unique, representative, or an early example of a style, type, expression, material, or construction method.

It does not demonstrate a high degree of craftsmanship or artistic merit.

It does not demonstrate a high degree of technical or scientific merit.

Historical or Associative Value

4342 McDougall Close has been owned by the McDougall family for many years. This historical association with the property is recognized through the naming of "McDougall Close" which provides road access to the property.

Beyond this association, the property does not have any known direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

It is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.

The property is not believed to be the work of an architect, artist, builder, designer, or theorist who is significant to a community.

Contextual Value

4342 McDougall Close, like its neighbouring properties, are primarily agricultural in use. Therefore, 4342 McDougall Close can be seen as supporting the agricultural character of the area, however this is not sufficiently significant to merit designation under the *Ontario Heritage Act*.

Furthermore, the development of Highway 401 has isolated 4342 McDougall Close and eliminated the historic lot and development pattern of. It is not physically, functionally, visually, or historically linked to its surroundings in a manner which merits designation under the *Ontario Heritage Act*.

4342 McDougall Close is not recognized as a landmark.

Therefore, 4342 McDougall Close does not demonstrate sufficient cultural heritage value or interest to merit protection under Section 29 of the *Ontario Heritage Act*. Designation of this property is not recommended.

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K. Gonyou

At its meeting on September 9, 2015 the LACH supported the staff recommendation on this matter.

CONCLUSION

4343 McDougall Close is included on the *Inventory of Heritage Resources*, the City of London's Register pursuant to Section 27 of the *Ontario Heritage Act*, as a priority 3 property. A basic evaluation of the potential cultural heritage value or interest of 4342 McDougall Close was completed. This evaluation determined that the property does not demonstrate sufficient cultural heritage value or interest to merit designation under the *Ontario Heritage Act*. Municipal Council should not issue notice of intent to designate the property under Section 29 of the *Ontario Heritage Act* and the property should be removed from the *Inventory of Heritage Resources*.

PREPARED BY:	SUBMITTED BY:
KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

September 14, 2015
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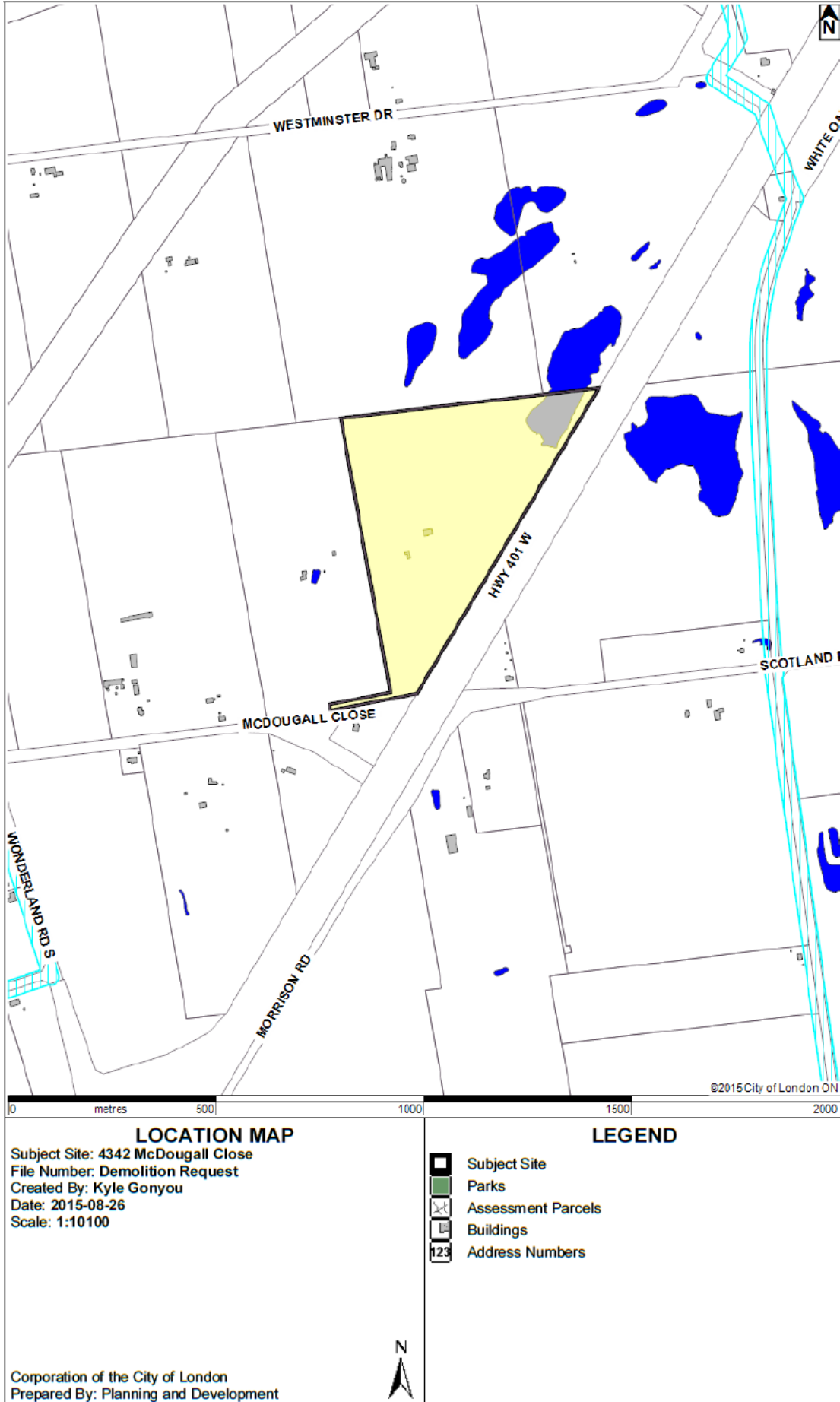
- Attach:
- Appendix A: Property Location
 - Appendix B: Historic Mapping
 - Appendix C: Property Photographs

Agenda Item # Page #

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K. Gonyou

APPENDIX A: Property Location – 4342 McDougall Close



Agenda Item # Page #

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K. Gonyou

APPENDIX B: Historic Mapping – 4342 McDougall Close



Figure 1: Illustrated Historical Atlas of Middlesex County (1878)

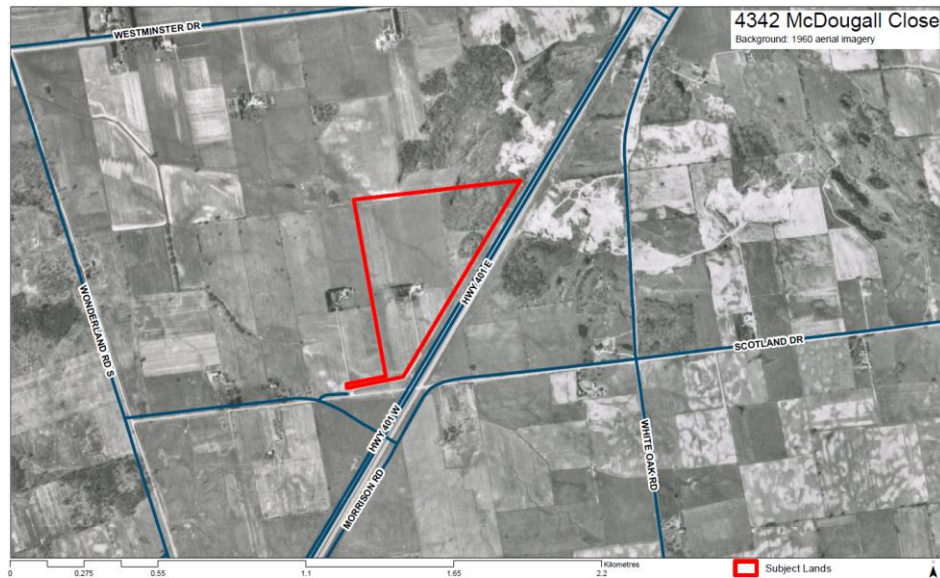


Figure 2: Aerial photograph (1960; 1:30,000). Image courtesy of Western University.

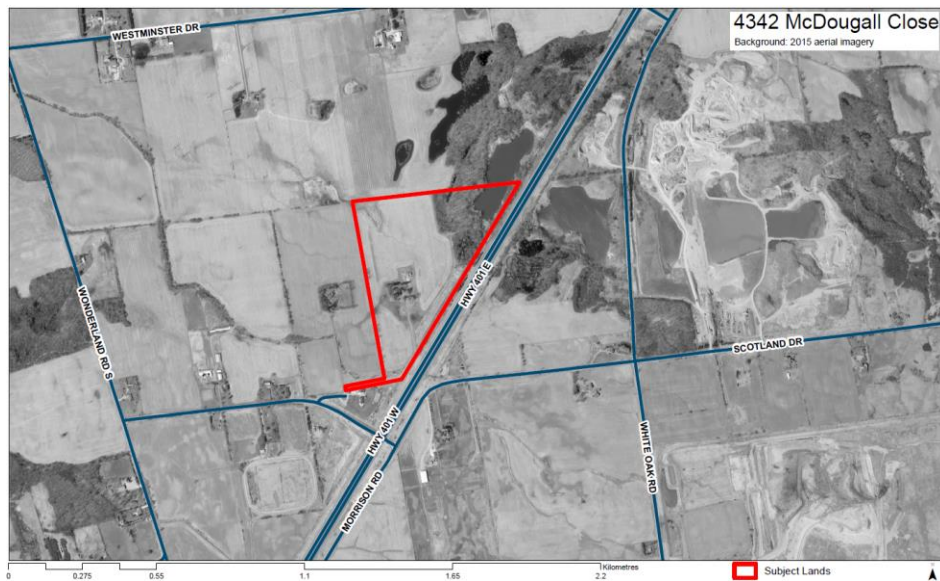


Figure 3: Satellite image (2014).

Agenda Item # Page #

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K. Gonyou

APPENDIX C: Property Photographs – 4342 McDougall Close (August 21, 2015)



Image 1: View of 4342 McDougall Close from the Scotland Road Underpass



Image 2: Residential building at 4342 McDougall Close



Image 3: Façade (south) of the residential building located at 4342 McDougall Close



Image 4: Detail of the dormer (façade)



Image 5: Detail of the main entry



Image 6: West façade



Image 7: North (rear) façade



Image 8: East façade