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TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY APRIL 13, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION BY HYDE PARK INVESTMENTS 2015 INC., 1656 HYDE PARK ROAD

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 1656 Hyde Park Road, the following report **BE RECEIVED** and that the following actions **BE TAKEN**:

- A. That notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property at 1656 Hyde Park Road to be of cultural heritage value or interest for the reasons outlined in Appendix C of this report; and,
- B. That the Chief Building Official **BE ADVISED** of Municipal Council's intention in this matter.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would designate the property pursuant to Section 29 of the *Ontario Heritage Act*.

BACKGROUND

The property at 1656 Hyde Park Road is located at the southwest corner of Hyde Park Road and North Routledge Park (Appendix A). The property is listed on the Register (the *Inventory of Heritage Resources*) as a Priority 1 resource.

The building located at 1656 Hyde Park Road is a two storey, brick building built in the vernacular Italianate style circa 1880. Historically, the property is associated with the Routledge family, the founding family of Hyde Park. It was a residential dwelling that has more recently been converted to office space. Contextually, the property maintains physical and historical links to the rural village past of Hyde Park.

The *Hyde Park Community Plan* (1999) included a review of archaeological and built heritage resources. 1656 Hyde Park Road was reviewed in the *Hyde Park Community Plan Archaeological Assessment* (June 1999) and noted as a "good example of the types of building characteristic of the area (e.g. farmhouses)." It was recommended that built heritage assessments should be submitted prior to any development application, substantial efforts should be made to preserve buildings with a priority 1 ranking, and that these structures be designated under the *Ontario Heritage Act*. Policies of the *Hyde Park Community Plan* support the retention and conservation

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of built heritage resources, as well as consideration for adjacent development.

ANALYSIS

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. The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of “Building a Sustainable City.”

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. 1656 Hyde Park Road is considered to have potential cultural heritage value or interest as a heritage listed property.

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* as an indication of their potential cultural heritage value. Priority 1 properties are:

“Buildings are London’s most important heritage structures and all merit designation under Part IV of the *Ontario Heritage Act*. They are worthy of protection through whatever incentives may be provided in terms of zoning, bonusing, or financial advantages and may be designated without owner’s consent. This group includes not only landmark buildings and buildings in pristine condition, but also lesser well-known structures with major architectural and/or historical significance and important structures that have been obscured by alterations which are reversible” (*Inventory of Heritage Resource*, 2005).

The *Inventory of Heritage Resources* states that further research is required to determine the cultural heritage value or interest of heritage listed properties. As such, 1656 Hyde Park Road 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 merit protection under Section 29 of the *Ontario Heritage Act*. Therefore, an evaluation to determine the cultural heritage value or interest of 1656 Hyde Park Road is required to ascertain the property’s eligibility for designation. Should the property not meet the criteria for designation, the demolition request should be granted.

A brief summary of the evaluation of 1656 Hyde Park Road is provided below:

Criteria for Determining Cultural Heritage Value or Interest		
	Criteria	Evaluation
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	<ul style="list-style-type: none"> • Representative example of Italianate vernacular style farmhouse • Style and form is increasingly rare in Hyde Park and the City
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> • Not known
	Demonstrates a high degree of	<ul style="list-style-type: none"> • Not known

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	technical or scientific achievement	
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<ul style="list-style-type: none"> • Direct associations with the Routledge family – founding family of Hyde Park • Talbot Settlers (1818)
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> • Not known
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<ul style="list-style-type: none"> • Not known
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	<ul style="list-style-type: none"> • Important in maintaining the village character of Hyde Park as a historic, rural settlement area
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> • Historically linked to the history and development of Hyde Park
	Is a landmark	<ul style="list-style-type: none"> • Not known

Therefore, 1656 Hyde Park Road is a significant built heritage resource that merits conservation and protection under Section 29 of the *Ontario Heritage Act*. The recommended Statement of Cultural Heritage Value of Interest for 1656 Hyde Park Road can be found in Appendix C.

The Stewardship Sub-Committee of the LACH recommended designation of 1656 Hyde Park Road at its meeting held on March 31, 2016.

Other Matters

A “Building Condition Assessment at 1656 Hyde Park Road” (Strik, Baldinelli, Moniz Ltd., November 5, 2015) was submitted as part of the request for demolition by the applicant. The Building Condition Assessment was forwarded to the Building Division for review and comment. The following comment was received:

“The building appears to be in a poor state of repair as noted in the report and will require a large investment to repair completely. There appears to be no immediate danger in terms of the structure failing so that is not a concern.”

Condition is not a criterion for designation under the *Ontario Heritage Act*.

CONCLUSION

1656 Hyde Park Road is a significant cultural heritage resource in the City of London and should be protected under Section 29 of the *Ontario Heritage Act*.

Should Municipal Council issue Notice of Intention to Designate 1656 Hyde Park Road under Part IV of the *Ontario Heritage Act* the designation of the property may be appealed within thirty days of notice being served. If an appeal is received, the Conservation Review Board will review the designation and the appeal, and make a recommendation to Municipal Council. Ultimately, Municipal Council makes the decision regarding the designation of any property under the *Ontario Heritage Act*.

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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	

2016-04-04

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Attach:

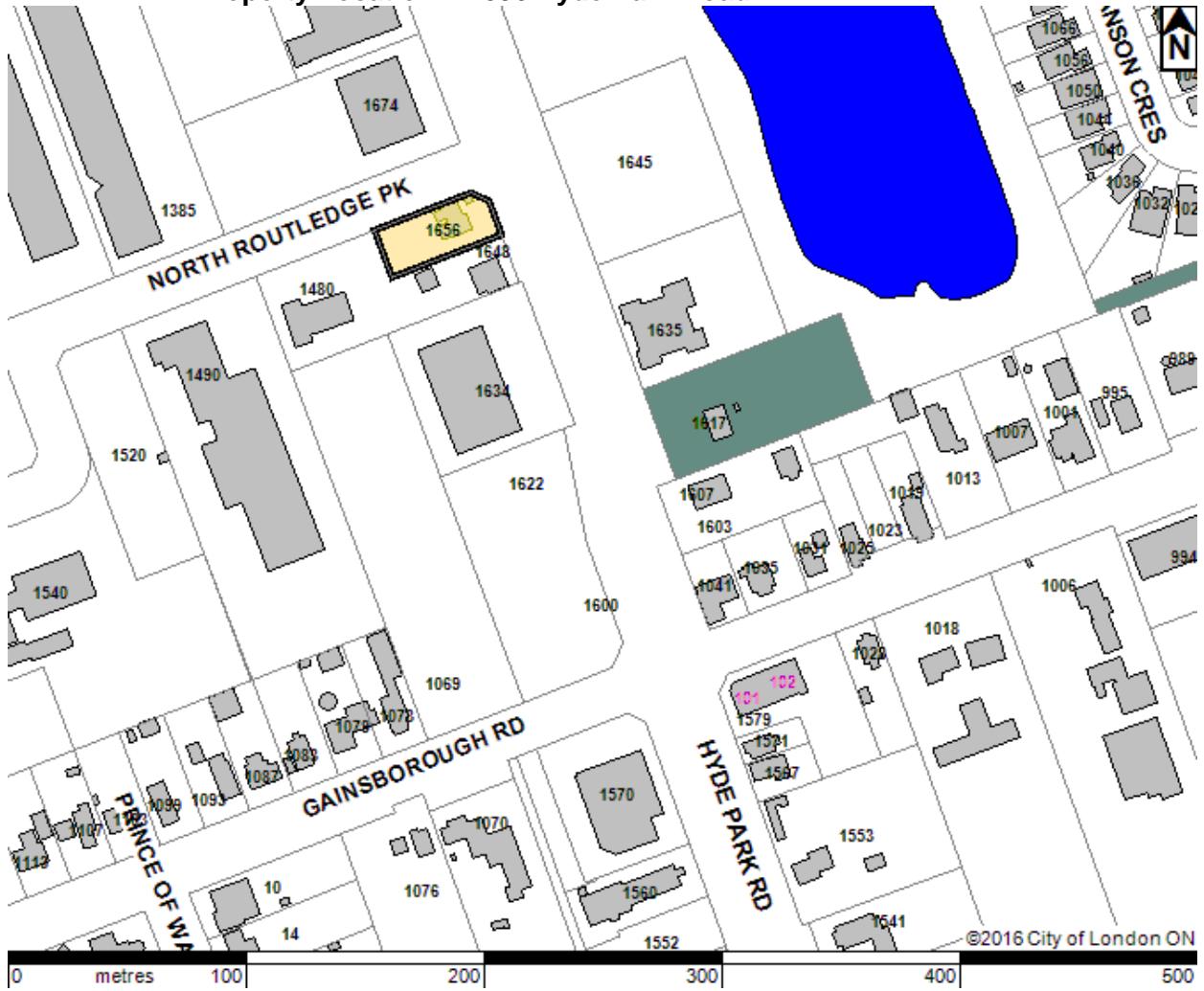
- Appendix A: Property Location
- Appendix B: Property Photographs
- Appendix C: Statement of Cultural Heritage Value or Interest

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APPENDIX A: Property Location – 1656 Hyde Park Road



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APPENDIX B: Property Photographs – 1656 Hyde Park Road



Image 1: Front façade, east, of the building located at 1656 Hyde Park Road.



Image 2: North façade of the building located at 1656 Hyde Park Road.



Image 3: South-east facades of the building located at 1656 Hyde Park Road.



Image 4: Rear (west) view of the building located at 1656 Hyde Park Road, with wood-clad addition and rear deck.



Image 5: View of the building located at 1656 Hyde Park Road from the northwest corner of Hyde Park Road and North Routledge Park.



Image 6: Detail of the front porch of the building located at 1656 Hyde Park Road.

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Image 7: Detail of the Italianate brackets on the eaves of the building located at 1656 Hyde Park Road.



Image 8: Detail of the two-over-two wood windows with aluminum storm windows in front and wooden louvered shutters on the building located at 1656 Hyde Park Road.

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APPENDIX C: Statement of Cultural Heritage Value or Interest – 1656 Hyde Park Road

Legal Description

Plan 416, Pt Lot 14

Description of Property

1656 Hyde Park Road is located at the southwest corner of Hyde Park Road and North Routledge Park.

Statement of Cultural Heritage Value or Interest

1656 Hyde Park Road is of cultural heritage value or interest because of its physical or design value, its historical or associative values, and its contextual values.

Physical/Design Values

The building located at 1656 Hyde Park Road is a two storey, brick building built in the vernacular Italianate farmhouse style circa 1880. Brick used to construct the building is likely local, as it demonstrates characteristic buff colouring and slight inconsistencies in the firing of the brick suggesting a relatively early origin. Brick is laid in a common bond pattern with radiating voussoirs above the windows. The T-plan of the building has a projecting front bay and a porch across the ground storey of the recessed bay. A shallow, hipped roof with deep eaves in a typical Italianate style covers the building and is architecturally supported by paired brackets with relief scrollwork and pendant finials. The soffit is wood.

The porch is supported by chamfered posts with capitals, which are engaged at the building. The post at the northeast corner of the porch appears to have been replaced. Pierced fret work adorns the spandrels of the porch. The original porch deck appears to have been replaced.

Two-over-two wood windows are located in segmental arched voids on the three façades of the building. Aluminum storm windows have been installed in front of the wood windows. Most of the windows have green louvered shutters, which appear to be functional but fixed. The front entry door appears to have been replaced. A wooden door is located at the south-end of the porch with a wooden screen door.

Historical/Associative Values

The property located at 1656 Hyde Park Road is associated within the Routledge family who are significant to the history and development of Hyde Park. Thomas Routledge (1763-1844) and his family arrived as “Talbot Settlers” in 1818 – the earliest organized colonial settlement in the former London Township. He received the Crown grant for the south parts Lots 25-26, Concession IV in the former London Township on June 20, 1836. His family named the district “Hyde Park.” Thomas Routledge was the first pound keeper of London Township in 1819 and served as Warden of London Township in 1820-1822, a commitment to civic duty he passed on to his children.

Robert Routledge (1824-1904), grandson of Thomas Routledge, appears to have acquired his grandfather’s property at south part Lot 25, Concession IV, in the former London Township by 1875 (perhaps after the death of Thomas Routledge in 1844). Robert Routledge had his property surveyed and subdivided, and registered a Plan of Subdivision on October 23, 1886.

Lot 14 of Registered Plan 416 was one of the lots retained by Robert Routledge, while other lots were sold. Lot 14 contains the building located at 1656 Hyde Park Road and is believed to be associated with the Routledge family. The property appears to have remained in the ownership of Robert Routledge until his death in 1904.

The Routledge family were respected members of the community, and they played a significant role in the early development of Hyde Park. Routledge Street (now North Routledge Park) was named after Hyde Park’s founding family.

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Contextual Values

The property at 1656 Hyde Park Road is of contextual value because of its important role in maintaining the village character of Hyde Park as a historic settlement area. The building located at property at 1656 Hyde Park Road is historically linked to the history and development of Hyde Park. As a former farmhouse, is reflective of the rural village past of Hyde Park and is a physical link to the founding family of Hyde Park.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical associations with the Routledge family, the founding family of Hyde Park, particularly Thomas Routledge and Robert Routledge;
- Form, scale, massing, and plan of the two storey, buff brick building located on the property;
- Demonstration of the vernacular Italianate farmhouse style;
- Shallow, hipped roof with deep eaves, wood soffit, and paired brackets with relief scrollwork and pendant finials;
- Porch with chamfered wooden posts with capitals, fret work in the spandrels of the porch;
- Two-over-two wooden windows in segmental arched voids on the façade with brick voussoirs;
- Wooden louvered shutters with hardware flanking the windows; and,
- Wooden door and wooden screen door on the south entry off the porch.