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K. Gonyou

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION BY: CITY OF LONDON 5067 COOK ROAD PUBLIC PARTICIPATION MEETING ON MONDAY MAY 30, 2016

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 5067 Cook Road, the following report **BE RECEIVED** and that the following actions **BE TAKEN**:

- A. That the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this property; and,
- B. That 5067 Cook Road **BE REMOVED** from the *Inventory of Heritage Resources* (Register).

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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December 11, 2002: 1st Report of the LACH. Re: 5067 and 5221 Cook Road.

July 9, 2007: Report to the LACH: Retention of Threatened Heritage Listed Properties within Agricultural and Rural Settlement Zones.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would remove the property from the *Inventory of Heritage Resources* (the Register pursuant to Section 27 of the *Ontario Heritage Act*) and allow the demolition to proceed.

BACKGROUND

5067 Cook Road is located at the north end of Cook Road, near Highway 402/Westminster Drive (Appendix A). A house and barn are located on the property (Appendix B).

The house located at 5067 Cook Road is a one-and-a-half-storey vernacular farmhouse. It is rectangular in plan, with a wing at the rear. The building is built on a dressed fieldstone foundation, which has been parged. The form of the building takes on a typical farmhouse appearance, with a central doorway flanked by windows and a gable dormer above in the attic storey. The front façade is clad in stucco with quoins applied at the corners; the rest of the building is clad in horizontal aluminum siding. The gable roof is clad in asphalt shingles.

The house form at 5067 Cook Road has been adapted to provide a porch at the front door and a balcony overhead. The concrete porch is accessed via concrete steps, and has stucco-clad columns which support an arcade. The railings on the balcony are wood. It appears that the balcony is accessed via an arched door, which has a square-top screen door. The windows are all vinyl sash windows with capped sills, flanked by decorative fixed shutters. The paneled

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single leaf front entry door is set in a doorway with paneled sidelights and a transom above, with paneled reveals.

The barn located at 5067 Cook Road follows typical barn construction: broad hewn and unhewn timber framing, with a concrete base, and barn board cladding with a simple gable roof above (now clad in sheet metal). A gangway is located to the north side of the barn (away from the residential dwelling), with access to the lower level on the south side of the barn. A concrete block addition is located on the south of the barn. It appears that the barn was previously clad in chipboard.

Historically, the property is associated within Andrew McFarland [sic.], as noted in the *Illustrated Historical Atlas of Middlesex County* (1878). Andrew McFarlane [sic.] was noted in the 1864 *Westminster Assessment Rolls* as a member of the Reserve Militia (Crinklaw 1988, pp.47-53). The adjacent property at 5221 Cook Road is known as the “MacFarlane [sic.] House.”

Records on 5067 Cook Road indicate the property was purchased by David Gordon Brent and Janet Louise Brent in August 1983 who sold the property to the City of London circa 2002. Limited historical information was available on 5067 Cook Road.

The London Advisory Committee on Heritage (LACH) was circulated on an Official Plan Amendment and Zoning By-law Amendment which included the subject property in 2002. The LACH at the time did not object to the Official Plan Amendment or Zoning By-law Amendment, and encouraged the incorporation of the buildings at 5067 Cook Road and 5221 Cook Road into the design of the Southside Pollution Control Plan, which did not proceed.

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.”

Register

Municipal Council may include properties on the Register (*Inventory of Heritage Resources*) 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. 5067 Cook Road was added to the *Inventory of Heritage Resources* (adopted as the Register in 2007) following a major survey of areas included in the 1993 annexation of the City of London.

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* as an indication of their potential cultural heritage value. Priority 2 properties are:

“Buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing, or financial advantages.”

Evaluation

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, 5067 Cook 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,

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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 5067 Cook 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 5067 Cook 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 an early example of a style, type, expression, material, or construction method	• Property is a common form of expression, material, construction method that is not rare, unique, representative, or an early example.
	Displays a high degree of craftsmanship or artistic merit	• Property does not demonstrate a high degree of craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement	• Property does not demonstrate a high degree of technical or scientific merit.
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	• Property is not known to have any significant historical associations.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	• Property is not known to yield, or have the potential to yield, information.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	• Property is not known to demonstrate the work or ideas of an architect, artist, builder, designer, or theorist.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	• Property is not believed to be important in defining, maintaining, or supporting the character of the area.
	Is physically, functionally, visually, or historically linked to its surroundings	• Property is not physically, functionally, visually, or historically linked to its surroundings in any significant way.
	Is a landmark	• Not known.

Therefore, 5067 Cook Road is not a significant built heritage resource and does not merit conservation or protection under Section 29 of the *Ontario Heritage Act*.

The Stewardship Sub-Committee of the LACH reviewed 5067 Cook Road at its meeting held on April 27, 2016 and did not recommend designation of the property under the *Ontario Heritage Act*. The LACH received the recommendation of the Stewardship Sub-Committee at its meeting held on May 11, 2016. The LACH supported the staff recommendation to not issue notice of intent to designate 5067 Cook Road under the *Ontario Heritage Act*.

CONCLUSION

5067 Cook Road has been evaluated using the mandated criteria of *Ontario Heritage Act* Regulation 9/06. The property did not meet any of the criteria for designation. Designation of 5067 Cook Road under the *Ontario Heritage Act* is not recommended. Municipal Council should consent to the demolition of this property.

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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	

2016-05-12
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Attach:
Appendix A: Property Location
Appendix B: Property Photographs

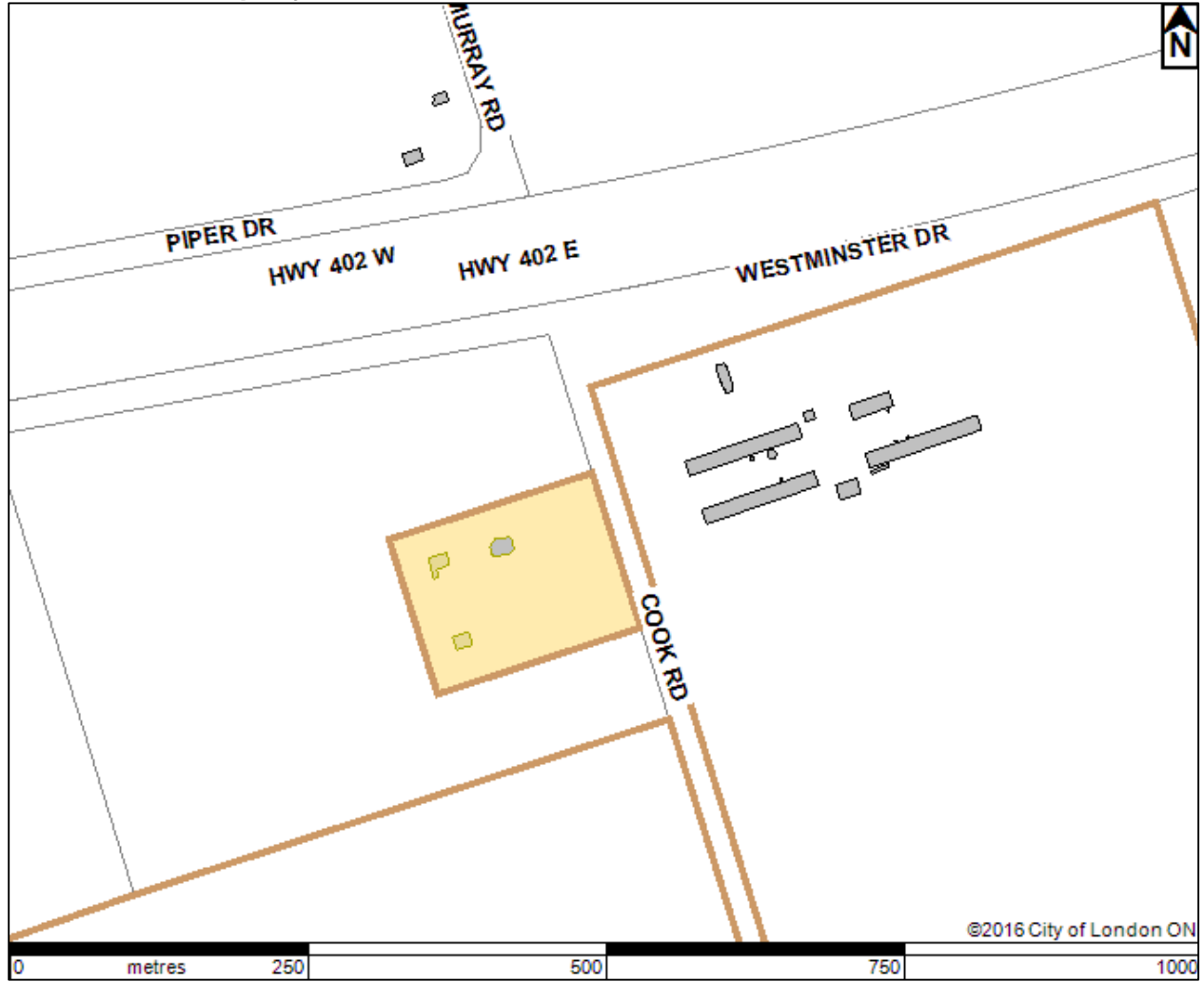
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APPENDIX A: Property Location – 5067 Cook Road



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APPENDIX B: Property Photographs – 5067 Cook Road



Image 1: View of 5067 Cook Road from Cook Road and Westminster Drive.



Image 2: Driveway of 5067 Cook Road.



Image 3: View of the house located at 5067 Cook Road.



Image 4: Front (east) façade of the house located at 5067 Cook Road.



Image 5: Detail of the front entry to the house located at 5067 Cook Road.



Image 6: Barn located at 5067 Cook Road.