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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 5221 COOK ROAD PUBLIC PARTICIPATION MEETING ON JUNE 20, 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 5221 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 5221 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.

May 30, 2016: Report to the PEC: Request for Demolition for 5067 Cook Road.

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

5221 Cook Road is located on the west side of Cook Road, between Highway 402/Westminster Drive and Decker Drive (Appendix A). The property is located at the southern boundary of the City of London. The property is located on Part Lot 11, Gore Concession of the former Westminster Township. A house and farm complex is located on the property (Appendix B).

The house located at 5221 Cook Road is a one-and-a-half-storey vernacular farmhouse (believed to have been constructed prior to 1878). It is rectangular in plan, with a wing at the rear (built 1978). The building has a typical farmhouse appearance, with a central doorway flanked by windows and a gable dormer above in the attic storey. The doors and windows on the building have been replaced, with some windows featuring “snap-in” mullions. A Gothic pointed arch window (vinyl) is located above the front door in the attic storey. The building is

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K. Gonyou

clad in horizontal aluminum siding. The gable roof is clad in steel. A drop finial accents the gable dormer peak.

The farm complex located at 5221 Cook Road includes the remains of a barn, barnyard, a silo (built in 1987), a drive shed, and two smaller sheds (see Appendix B). A pond is located adjacent to the barnyard.

The *Illustrated Historical Atlas of Middlesex County* (1878) identifies M. Moylen [sic.] as the property owner of Lot 11 in the Gore Concession. Several members of the Moylan family are identified in the 1871 and 1881 census as residing in the former Biddulph Township, Middlesex County; however none are noted as residing the former Westminster Township.

Records suggest that 5221 Cook Road was known as “MacFarlane House” [sic.], associated with the family name of the previous owners. The property was acquired by the City of London circa 2002. Limited historical information was available on 5221 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. 5221 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, 5221 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,
- iii. Contextual value.

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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 5221 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 summary of the evaluation of 5221 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, 5221 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 LACH was consulted on the demolition request for 5221 Cook Road at its meeting held on June 8, 2016. The LACH supported the staff recommendation to consent to the demolition and to remove 5221 Cook Road from the *Inventory of Heritage Resources* (Register).

CONCLUSION

5221 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 5221 Cook Road under the *Ontario Heritage Act* is not recommended. Municipal Council should consent to the demolition of this property. The property should be removed from the *Inventory of Heritage Resources* (Register).

Agenda Item # Page #

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K. Gonyou

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	

2016-06-09
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Attach:
 Appendix A: Property Location
 Appendix B: Property Photographs

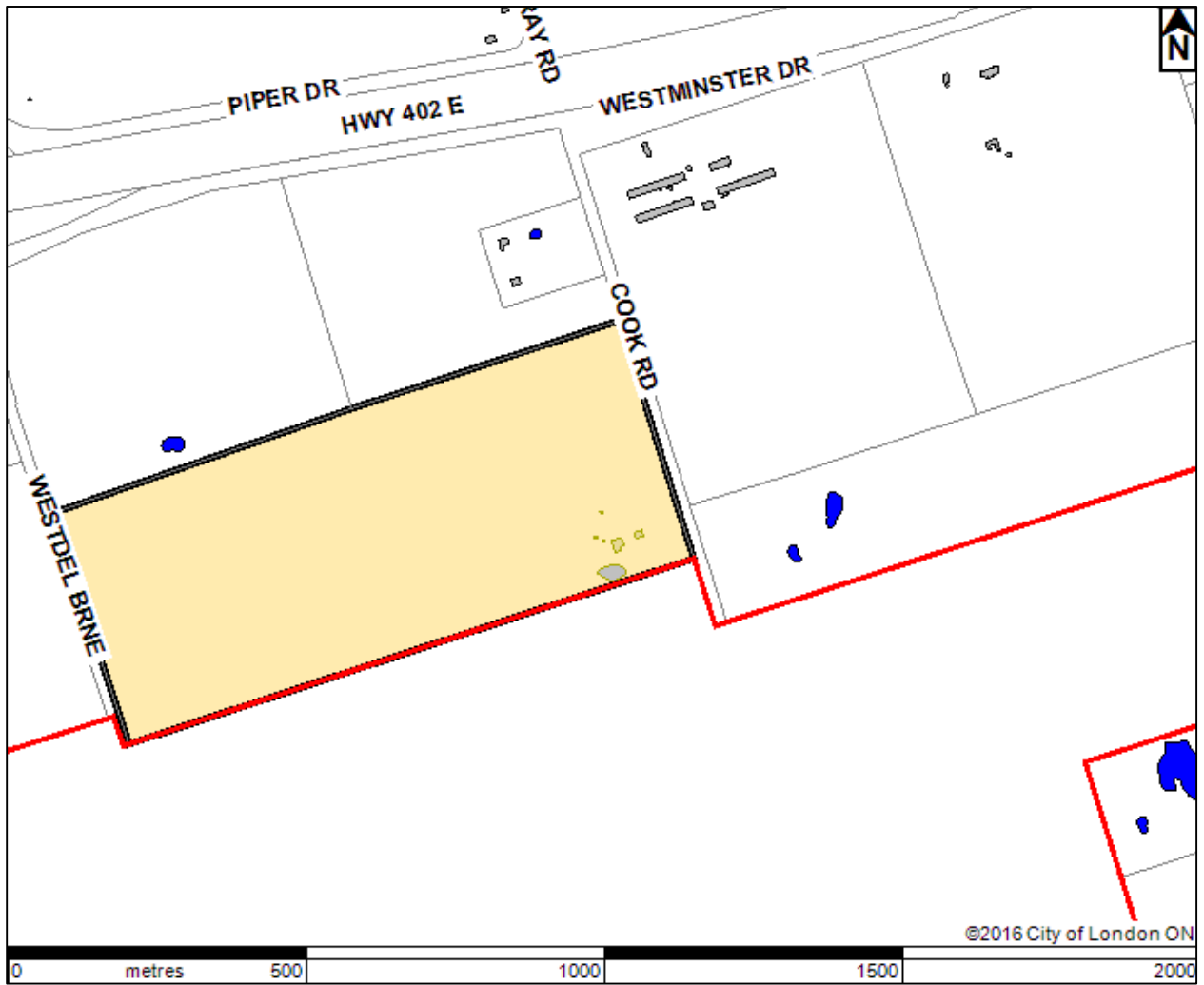
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Agenda Item # Page #

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APPENDIX A: Property Location – 5221 Cook Road



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APPENDIX B: Property Photographs – 5221 Cook Road



Image 1: The front (east) façade of the house located at 5221 Cook Road.



Image 2: South façade of the house located at 5221 Cook Road.



Image 3: Rear (west) façade of the house located at 5221 Cook Road.



Image 4: North façade of the house located at 5221 Cook Road.



Image 5: Drive shed located at 5221 Cook Road.



Image 6: Former barn with standing silo at 5221 Cook Road.