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L.E. Dent

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION BY: G. MOORE / P.CANE 129 LANGARTH STREET EAST PUBLIC PARTICIPATION MEETING ON JULY 18, 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 129 Langarth Street East, 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 129 Langarth Street East **BE REMOVED** from the *Inventory of Heritage Resources* (Register).

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

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

129 Langarth Street East is a property located on the south side of Langarth Street East, near Cathcart Street in the Old South neighbourhood. (Appendix 1) It has been remodelled on its interior.

A request to demolish the residence at 129 Langarth Street East was submitted by G. Moore on behalf of the owner, P. Crane, on May 24, 2016. It is listed in the Register (*Inventory of Heritage Properties*) as a Priority 3 Ontario Cottage, Side Hall Plan. As a listed property on the Heritage Register, Section 27 of the *Ontario Heritage Act* provides a 60 day period in which municipal Council, following consultation with the London Advisory Committee on Heritage, must indicate whether or not it consents to the request to demolish, or alternatively, to deny the demolition request by issuing a notice of its intent to designate the property under Section 29 of the *Ontario Heritage Act*.

The residential structure at 129 Langarth Street East, for which the request to demolish relates, is a one and one-half storey building with rear additions constructed c. 1891. It is one of three listed properties in this area, with the others located at 127 Langarth Street East (Priority 2) and 128 Langarth Street East (Priority 1) All three are listed as cottages.

Over the years, the residence at 129 Langarth Street East has been altered to some degree.

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There appear to be two later rear additions. These alterations include:

- The addition of a wood porch covering an earlier concrete porch and stairs
- Wood columns clad with metal on the porch
- Addition of fixed, vinyl, shutters
- Cladding with vinyl, perhaps over brick
- Replacement windows on the non-street facing facades
- Installation of an attic dormer and window on the east roof
- Interior alterations including the addition of a second storey staircase, room and bath, ground floors and a remodelled kitchen.

The residence retains early heritage features:

- Brick foundation
- Front gable with decorative wood trim enclosing a double, bracketed, window
- A recessed front entrance with stained glass transom and decorative wood trim
- A pediment gable with wood shingle above the front entrance
- Central front window with transom containing stained glass
- Hip Roof
- Side Hall plan entrance location
- Interior trim and moulding, some doors.

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.

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* as an indication of their potential cultural heritage value. Priority 3 properties are identified as follows:

“Priority 3 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, to be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.”

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 the residence at 129 Langarth Street East 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 129 Langarth Street East 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.

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A brief summary of the evaluation of 129 Langarth Street East 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Property displays a standard degree of craftsmanship or artistic merit. Some alterations, although reversible, have not been sympathetic. Some exterior wood detailing is of interest.
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Property is not known to have any significant historical associations. City Directory research identifies 8 owners between 1905 and 1985, one of which, owned the property between 1915 - 1950. He was a driver for a local industry. The first owner worked at the McClary Manufacturing Company.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> Property is not known to yield, or have the potential to yield, information beyond knowledge related to the development of the area. The property is located in a plan of subdivision registered in 1881 as an addition to "Woodside" in London South.
	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"> 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	<ul style="list-style-type: none"> Property supports the character of the immediate area with respect to two neighbouring listed properties and with respect to scale, massing and setback from the street. It does not define the character of the area.
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> Property is not physically, functionally, visually, or historically linked to its surroundings in any significant way.
	Is a landmark	<ul style="list-style-type: none"> The property is not seen as a landmark in the neighbourhood.

Notwithstanding its limited contextual role in the area and the attractiveness of its detailing with respect to stained glass and wood trim, the property at 129 Langarth Street East is not a significant built heritage resource with respect to the criteria identified in Regulation 9/06 and does not merit conservation or protection under Section 29 of the *Ontario Heritage Act*.

The Stewardship Sub-Committee of the LACH reviewed 129 Langarth Street East at its meeting held on June 22, 2016 and did not recommend designation of the property under the *Ontario Heritage Act*.

The LACH was consulted on the demolition request for 129 Langarth Street East at its meeting held on July 6, 2016. The LACH supported the staff recommendation to consent to the demolition and to remove 129 Langarth Street East from the *Inventory of Heritage Resources* (Register).

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CONCLUSION

129 Langarth Street East has been evaluated using the mandated criteria of *Ontario Heritage Act* Regulation 9/06. The property did not meet the criteria for designation. Designation of 129 Langarth Street East under the *Ontario Heritage Act* is not recommended. Municipal Council should consent to the demolition of this property and advise the Chief Building Official accordingly.

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

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- Attach:
- Appendix 1: Property Location
 - Appendix 2: Property Photographs

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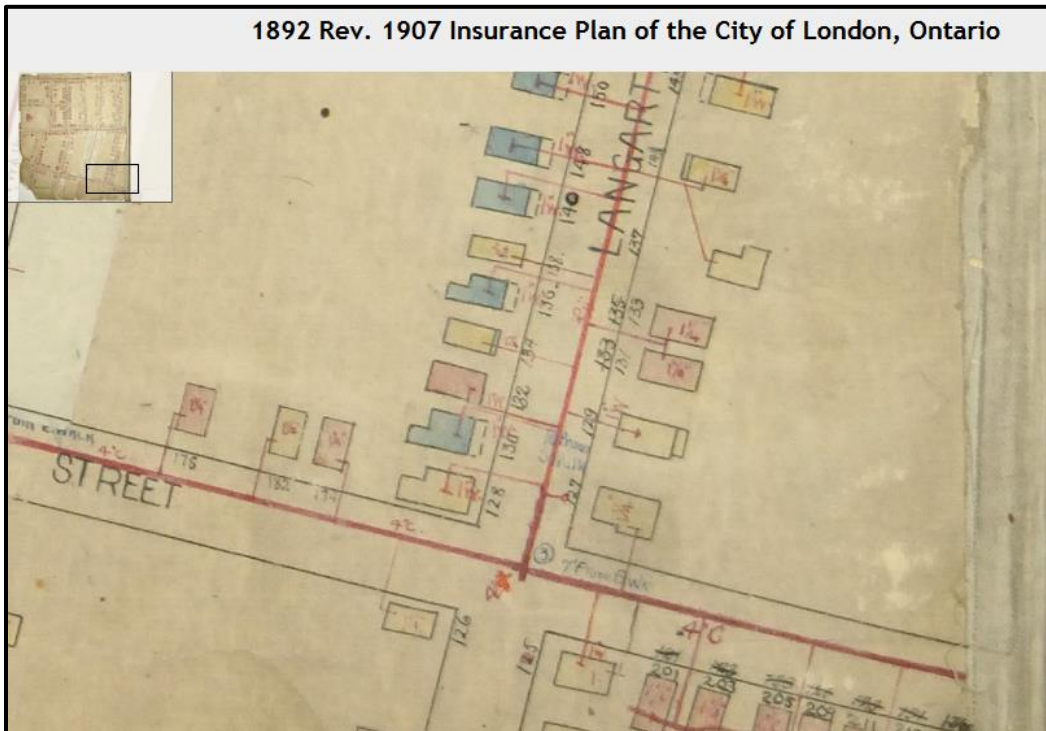
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APPENDIX 1: Property Location – 129 Langarth Street East



1892 Rev. 1907 Insurance Plan of the City of London, Ontario



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Appendix 2: Photos – 129 Langarth Street East (2016)



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Appendix 2 Continued-Photos-129 Langarth Street East



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Appendix 2 Photos: 129 Langarth Street East Interior

