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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON MONDAY SEPTEMBER 19, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 191 COMMISSIONERS ROAD EAST BY: THE ASHFIELD GROUP INC.

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 191 Commissioners Road East, the following actions **BE TAKEN:**

- a) 191 Commissioners Road East **BE REMOVED** from the Inventory of Heritage Resources (Register); and,
- b) the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this property; and,
- c) the property owner **BE REQUESTED** to salvage those elements identified by the Cultural Heritage Evaluation Report.

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 requested demolition to proceed.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

BACKGROUND

Location

The property at 191 Commissioners Road East is located on the south side of Commissioners Road East, just west of Highland Country Club (Appendix A).

Property

The property was included on the *Inventory of Heritage Resources* since 1997. The *Inventory of Heritage Resources* was adopted as the Register in 2007. It is identified as a Priority 2 resource.

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Description

A winding driveway leads from Commissioners Road East, through stone gate posts, to the house (Appendix B). A garage and outbuilding are detached from the main house. The house is oriented facing Commissioners Road East, and sits atop a slight hill.

The house is a one and a half storey building, clad in red tones of rug brick with a fieldstone foundation and accents. It was built c.1919-1922 for Alfred Dobbyn. The end gable roof is accented by a central gable dormer with flanking, smaller shed dormers to each side. The slope of the gable roof extends over the broad verandah which covers two-thirds of the front (north) façade. A red brick wing with a low sloping roof is located to the east of the primary mass of the house. A wing (pool addition) is located at the rear of the main house and features a Mansard-like roof. The pool addition was built in the 1970s.

The house has been identified as a vernacular English Cottage, with Arts and Crafts as well as Craftsman stylistic influences, in a bungalow form. This combination of styles is demonstrated in both the form and finishes of the house: the fieldstone foundation and chimney suggests Arts and Crafts influences; Craftsman influences can be found in the massing, particularly the dormers and broad verandah; and English Cottage influence in the eyebrow-like detail over the verandah. There are some anachronistic elements of the home, such as the Georgian style window on the east façade (see Appendix B, Image 9).

A large shed is located to the rear of the house. It is a rectangular plan building with a shallow sloping gable roof and arcaded verandah on the north façade. A garage is located to the east of the main house; its parking area forms a courtyard-like area at the side (east) entrance of the house.

Demolition Request

A request for the demolition of the heritage listed property was submitted by the owners on August 11, 2016. A request for the demolition of a heritage listed property must be resolved by Municipal Council within a 60 day period and must provide for a public participation meeting before the Planning and Environment Committee and consultation with the London Advisory Committee on Heritage. If Municipal Council does not make a decision on the demolition request by October 10, 2016, the request is deemed permitted.

POLICY REVIEW

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 (1989, as amended)*, as well as the policies of *The London Plan (adopted 2016)*, 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 that it “believes to be of

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cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest. 191 Commissioners Road East 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 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” (*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.

CULTURAL HERITAGE EVALUATION

A Cultural Heritage Evaluation Report (CHER) (Dingman, July 29, 2016, and Addendum, August 31, 2016) was submitted as part of the demolition request for 191 Commissioners Road East. This CHER evaluated the potential cultural heritage value or interest of 191 Commissioners Road East using the criteria of *Ontario Heritage Act* Regulation 9/06, which 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*. Should the property not meet the criteria for designation, the demolition request should be granted.

A site visit was undertaken by the Heritage Planner, accompanied by the property owner and his agents, on June 10, 2016.

A brief summary of the evaluation 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"> • The house represents a period of budding interest in the English Domestic Revival • No evidence of the original architect or designer has been found • London has many extant examples of residential architecture from the English Domestic Revival period
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> • Interior wood work and decorative glass are of a high quality but are not considered outstanding • Although the house has notable

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		attributes, such as the decorative glass, in general, and as the sum of its parts, it is not an outstanding example of the Arts and Crafts Movement
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> The construction methods are standard wood frame and masonry are not unique or significant
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"> Although some land owners such as Henry Shenick and Edmund Meredith were prominent, no events are directly connected to the house
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> The hiding of Duncombe after the failed rebellion of 1837 is of note however it was after Shenick moved to Wortley Road. No other events. By virtue of its frontage on Commissioners Road, a recognized heritage roadway, it is noteworthy. However it is not unique in this regard.
	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"> No evidence of the original architect or builder has been found.
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"> The neighbouring houses are the result of urban infill and intensification.
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> The house has a diminutive presence along the street edge. The current frontage was laid out early in London's history, however urban intensification has altered the original plan.
	Is a landmark	<ul style="list-style-type: none"> The house has a diminutive presence along the street edge.

Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 49 property owners within 120m of the subject property on August 23, 2016, as well as community stakeholders including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also published in *The Londoner* on September 1, 2016.

The Stewardship Sub-Committee of the LACH reviewed the request for the demolition of 191 Commissioners Road East, as well as the CHER, at its meeting held on August 31, 2016. The Stewardship Sub-Committee did not recommend designation of the property under the *Ontario Heritage Act*, but did strongly encourage the salvage of architectural elements identified by the CHER. The LACH supported the staff recommendation at its meeting held on September 14, 2016.

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CONCLUSION

Therefore, the CHER prepared for 191 Commissioners Road East found that the property did not meet the criteria for designation under the *Ontario Heritage Act*. Staff supports the conclusion of the CHER, which was based in research and evaluation.

While 191 Commissioners Road East was determined to not be a significant cultural heritage resource, the property owner should be requested to salvage those elements of the building identified by the CHER prior to its demolition.

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	

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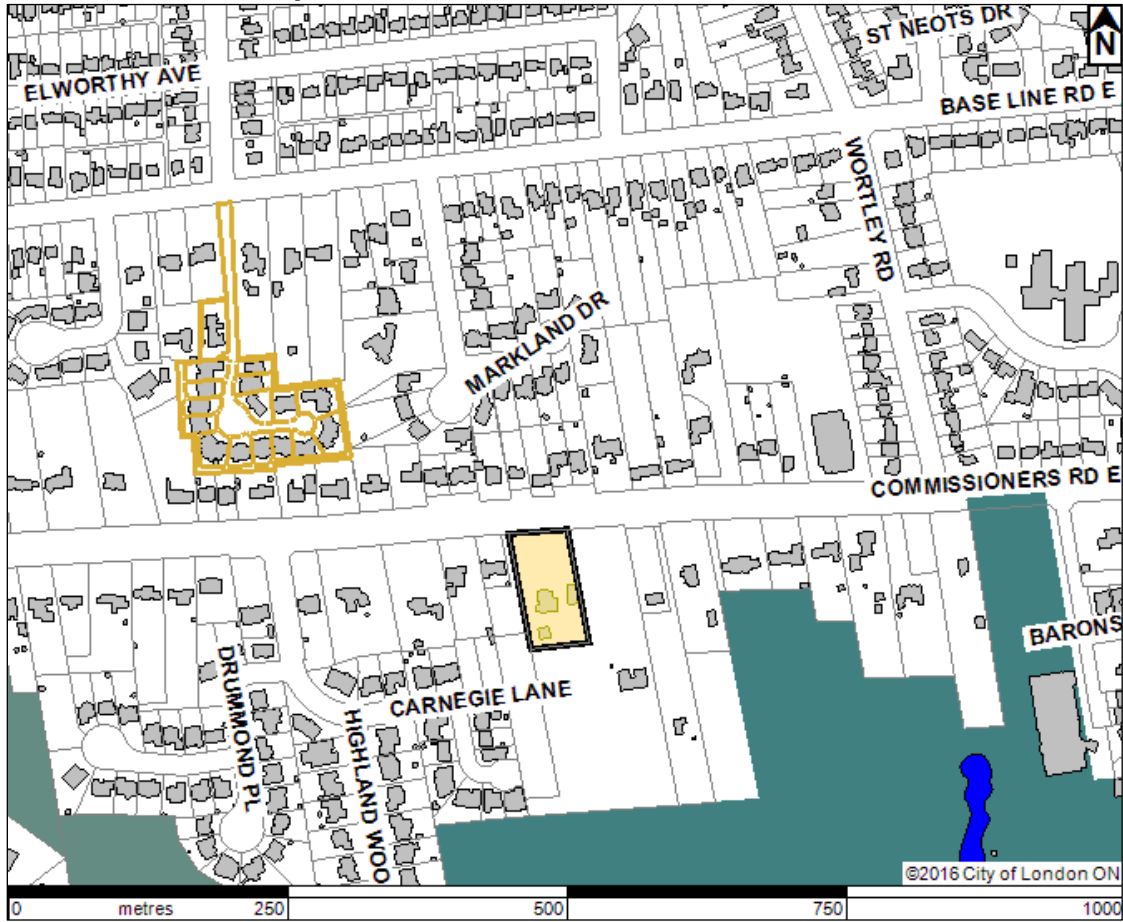
Attach:

- Appendix A – Maps
- Appendix B – Images
- Appendix C – 191 Commissioners Road East, Cultural Heritage Evaluation Report (CHER) (Dingman, July 29, 2016) and Addendum (Dingman, August 31, 2016)

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APPENDIX A — Maps



Map 1: Property location of 191 Commissioners Road East.



Map 2: Aerial image of 191 Commissioners Road East.

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APPENDIX B — Images



Image 1: Stone gates marking the entrance to the property.



Image 2: The house seen from the driveway.



Image 3: Detail of the staircase on the front walkway.



Image 4: Front (north) façade.



Image 5: View of north-west facades.



Image 6: View of south-west facades.



Image 7: Detail of the front leaded window.



Image 8: Detail of the leaded bay window.

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Image 9: Detail of the Georgian-style window on the east façade.



Image 10: Detail of the arched window adjacent to the front door.



Image 11: Detail of the shed dormer with leaded glass window.



Image 12: Detail of the gable dormer with leaded glass transoms.



Image 13: Detail of the front door.



Image 14: Detail of the fieldstone with raised joints.

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APPENDIX C — Cultural Heritage Evaluation Report (CHER) (Dingman, July 29, 2016) and Addendum (Dingman, August 31, 2016)