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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON MONDAY JUNE 19, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 220 GREENWOOD AVENUE BY: JULCON DEVELOPMENTS 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 220 Greenwood Avenue, the following actions **BE TAKEN**:

- a) 220 Greenwood Avenue Street **BE REMOVED** from the *Inventory of Heritage Resources* (Register);
- 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 the buff brick masonry for reuse in a new structure on the property.

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 220 Greenwood Avenue is located on the east side of Greenwood Avenue just south of Springbank Road (Appendix A). It is the first residential property with a residential building south of Springbank Drive and marks the transition into the residential area from the commercial area along Springbank Drive. The property is nearby, but does not abut, the Coves Environmentally Significant Area.

Property

The property has been included on the *Inventory of Heritage Resources* since 1991. The

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Inventory of Heritage Resources was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007. 220 Greenwood Avenue is identified as a Priority 3 resource.

Nearby Properties

In 2013, a demolition request was received for a nearby property at 229 Greenwood Avenue. 229 Greenwood Avenue is listed on the *Inventory of Heritage Resources* (Register). Staff and the London Advisory Committee on Heritage (LACH) did not recommend designation of the property under the *Ontario Heritage Act*. At its meeting on March 5, 2013 Municipal Council consented to the demolition of the building at 229 Greenwood Avenue and it was demolished. A subsequent staff report will be brought forward to remove 229 Greenwood Avenue, and other properties, from the *Inventory of Heritage Resources* (Register) as a housekeeping matter.

The abutting property at 224 Greenwood Avenue is also listed on the *Inventory of Heritage Resources* (Register) as a Priority 3 resource. The building follows the vernacular Ontario farmhouse style, based on its T-shaped plan and storey-and-a-half form. It is dated by the *Inventory of Heritage Resources* as built circa 1890.

Description

The building located at 220 Greenwood Avenue is a single storey, buff brick, vernacular cottage (Appendix B). What appears to be the original building has a rectangular shape with a gable roof clad in asphalt. The foundation is constructed of three courses of buff brick with a crawl space beneath the original building. The main (west) façade of the building is symmetrical with a central entrance door, accessed via a newer gable roofed porch, flanked by two sash windows. None of the windows or doors are original, but appear to be within the original voids of the structure. The segmented arch window voids are emphasized by a radiating brick soldier course with header bricks above. Some members of the Stewardship Sub-Committee thought that the building may have been constructed using a stacked plank technique, however selective demolition undertaken by the property owner on the interior of the original building did not identify stacked plank construction but conventional framing.

Several additions have been built onto the original structure. These changes are demonstrated by different materials, different orientation of forms, changes in the roof line, and changes in floor level seen on the interior. Some of the additions are clad in buff brick, but others are constructed of exposed concrete block or a combination of brick and siding.

The building is centred on the property's frontage with a consistent setback to abutting residential properties on Greenwood Avenue. The property also has two driveways, one of which leads to a detached garage. The detached garage (built c.1977) is located to the northeast of the house and is partially clad in buff brick that may have been salvaged.

History

The *Inventory of Heritage Resources* suggests a date of 1870 for the construction of the building located at 220 Greenwood Avenue; MPAC dates the construction as 1860. Either of these dates could be plausible given the form and style of the building, however there is insufficient evidence to support any dating within the time constraints and resources available.

A review of historical mapping was undertaken to identify potential leads on historical research for the property. The "Eyre Map" (1839) excludes the area west of the Coves,

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but notes three buildings on its east banks. The *Tremaine Map of Middlesex County* (1862) does not show any structures that could be the building at 220 Greenwood Avenue. An 1867 *Sketch of Country* by [R. M. Armstrong] indicates a structure on the west side of the Coves which further discounts potential attribution from the 1867 *Sketch of Country*, however this information is too circumstantial to associate it with 220 Greenwood Avenue. No structures are shown on the *Illustrated Historical Atlas of Middlesex County* (1878) on the west side of the Coves. In August 1879, a survey of Kensal Park was commissioned by John Kent to subdivide his property for future development (RP346). This survey established the lot fabric still seen today. 220 Greenwood Avenue is located on Lots 14-15 of Block S of RP346, south of Kensal Avenue (also Pipe Line Road, renamed Springbank Drive in 1948). The presence of the current building at 220 Greenwood Avenue is confirmed by the 1922 aerial photograph. This property remained outside of the City of London until the 1961 annexation. Because it was not located within the City limits, the property is not included in the City Directories until after c.1900. In the early twentieth century, the property was home to Arthur T. Wilcox, a labourer at the City Gas Company, so the property can be considered an example of a labourer’s vernacular cottage.

Demolition Request

A request for the demolition of the heritage listed property was received on May 1, 2017. Municipal Council must respond to a request for the demolition of a heritage listed property within 60 days, including consultation with the London Advisory Committee on Heritage (LACH). Pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee. If Municipal Council does not make a decision on the demolition request by June 30, 2017, 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 *Inventory of Heritage Resources* (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. 220 Greenwood Avenue 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* (Register) as an indication of their potential cultural heritage value. Priority 3 properties are:

“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

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designated under Part V of the *Ontario Heritage Act*, even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority” (*Inventory of Heritage Resource*, 2006).

The *Inventory of Heritage Resources* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

CULTURAL HERITAGE EVALUATION

The criteria of *Ontario Heritage Act* 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*. Should the property not meet the criteria for designation, the demolition request should be granted and the property removed from the *Inventory of Heritage Resources* (Register).

A site visit was undertaken by the Heritage Planner, accompanied by the property owner, on April 28, 2017.

The evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9/06 can be found 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	• The vernacular labourer’s cottage is a common style or type in London, with many examples found throughout London (example: Blackfriars/Petersville HCD).
	Displays a high degree of craftsmanship or artistic merit	• The exterior masonry shows a degree of craftsmanship, but is not outstanding.
	Demonstrates a high degree of technical or scientific achievement	• No evidence of a high degree of technical or scientific achievement was found.
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	• Inconclusive. Research undertaken did not identify direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community for this property.
	Yields, or has the potential to yield, information that contributes to an	• Not believed to yield or have the potential to yield information that contributes to an understanding of a community or culture.

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	understanding of a community or culture	
	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"> The building at 220 Greenwood Avenue is vernacular and not attributed to a particular builder or architect.
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"> 220 Greenwood Avenue is the most northerly residential property of the area and acts as a transition between the commercial area along Springbank Drive and the residential area to the south.
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> This property does not display any unique, significant, or outstanding links to its surroundings.
	Is a landmark	<ul style="list-style-type: none"> This property is not believed to be a landmark.

Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 36 property owners within 120m of the subject property on May 31, 2017, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also published in *The Londoner* on June 1, 2017.

CONCLUSION

The evaluation of 220 Greenwood Avenue found that the property did not meet any of the criteria for designation under the *Ontario Heritage Act*. The property is not a significant cultural heritage resource. 220 Greenwood Avenue should be removed from the *Inventory of Heritage Resources* (Register) and the demolition be allowed to proceed.

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PREPARED BY:	SUBMITTED BY:
KYLE GONYOU, CAHP HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

2017-06-01

Attach:

Appendix A – Maps

Appendix B – Images

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Sources

Aerial photographs, various years.

[Armstrong, R. M.]. London C. W. Sketch of Country. London Historical Maps Collection 1800-1900, Western University.

City Directories, various years.

City of London. Report to the LACH: Demolition Request By. S./M. Circelli, 229 Greenwood Avenue. February 26, 2013.

Eyre, William. Sketch of the position of London: U.C. Nov'r 1839, including inset of "Sketch of Court House." London Historical Maps Collection 1800-1900, Western University.

Illustrated Historical Atlas of Middlesex County, 1878.

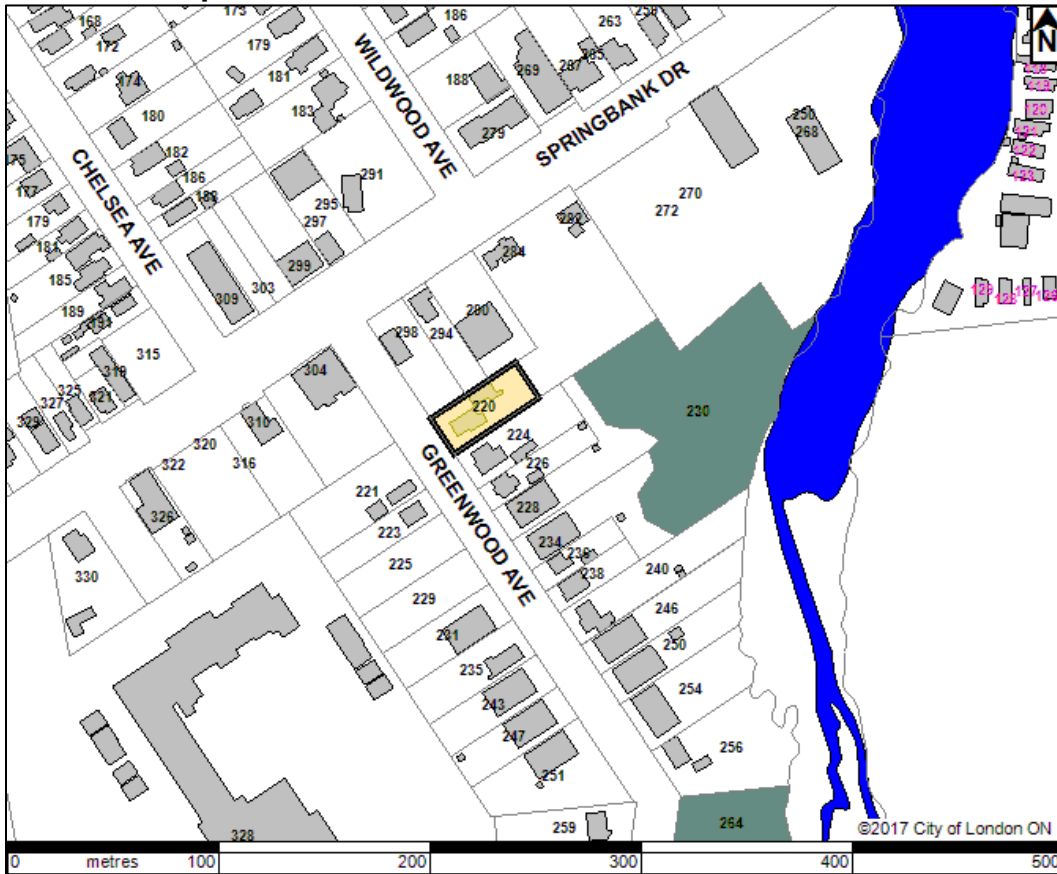
Registered Plan 346, 1879.

Tremaine Map of Middlesex County, 1862.

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APPENDIX A — Maps



Map 1: Property location of 220 Greenwood Avenue.



Map 2: Aerial image of 220 Greenwood Avenue.

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APPENDIX B — Images



Image 1: Main (west) façade of the building located at 220 Greenwood Avenue.



Image 2: South façade of the building at 220 Greenwood Avenue.



Image 3: North façade of the building located at 220 Greenwood Avenue.



Image 4: Rear (east) façade of the building located at 220 Greenwood Avenue, with garage at right.



Image 5: Detached garage located at 220 Greenwood Avenue.



Image 6: Detail of window on the north façade of the building at 220 Greenwood Avenue.