Agenda Item # Page #

Item # Page #

K. Gonyou

TO:	**CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON MONDAY JULY 17, 2017**
FROM:	**JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER**
SUBJECT:	**REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 660 SUNNINGDALE ROAD EAST BY: PETER SERGAUTIS**

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 660 Sunningdale Road East, that notice **BE GIVEN** under the provision of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property at 660 Sunningdale Road East to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would begin designation of the property pursuant to Section 29 of the Ontario Heritage Act, with the intent of retaining Barn 2 and Barn 3 [see Map 2 Appendix A]. No demolition would be permitted until the municipality passes a heritage designation by-law registered on property title. Thereafter, pursuant to Section 34, Council would have 90 days to consider any received demolition request.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

March 2, 1999. Municipal Council resolved that the lands be excluded from the Uplands Community Plan and be added to the Stoney Creek Community Plan be refused.

May 12, 1999. 6th Report of the LACH, Report of the Stewardship Sub-Committee of the LACH, re: discussion of 660 Sunningdale barns.

January 30, 2002. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

February 27, 2002. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

June 12, 2002. Monthly Report of the Heritage Planner to LACH Members, re: 660

Sunningdale Road East.

April 30, 2003. Report of the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

May 7, 2003. Memorandum from the Stewardship Sub-Committee of the LACH, re: Uplands North Area Plan.

June 9, 2003. Report to the Planning Committee recommending adoption of the Uplands North Area Plan.

August 7, 2007. Report to Planning Committee regarding 660 Sunningdale Road East (39T-99513/Z-5723).

March 11, 2009. 4th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

May 6, 2009. Report to the Planning Committee regarding tree cutting on the property.

June 22, 2009. Report to the Planning Committee regarding the status of the subdivision/file.

October 10, 2010. 3rd Report of the LACH. Re: Notice, 660 Sunningdale Road East.

October 8, 2013. Report to the PEC. 39T-09501/OZ-7683.

March 12, 2014. 4th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

April 9, 2014. 5th Report of the LACH. Re: Notice, 660 Sunningdale Road East.

July 28, 2014. Report to the PEC. 39T-09501/OZ-7638.

BACKGROUND

Location
The property at 660 Sunningdale Road East is on the northwest corner of Sunningdale Road East and Adelaide Street North (Appendix A). The property is located at the northern boundary of the City of London and abuts the Municipality of Middlesex Centre. The property is part of the former London Township that was annexed by the City of London in 1993.

Property
The property has been included on the *Inventory of Heritage Resources* since 1997. The *Inventory of Heritage Resources* was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007. 660 Sunningdale Road East is identified as a Priority 2 resource and is considered to have potential cultural heritage value or interest.

K. Gonyou

Description

Along with a detached frame dwelling, there are three barns[a] located on the property at 660 Sunningdale Road East (Appendix A, Image 2; Appendix B). These buildings are located on a high point of the property, which slopes down towards the Sunningdale Road East/Adelaide Street North intersection. The dwelling is located near the southwest corner of the property, with a laneway off of Sunningdale Road East to the east of the dwelling. This laneway connects the three barns to the dwelling and road.

There are commonalities between the three barn structures. The roof trusses are supported by protruding piers at the corners of the buildings and regularly spaced along its sides. The piers of Barn 2 and Barn 3 are concrete, reinforced by metal; the corner piers of Barn 1 appear to be constructed of pressed brick with concrete facing. All barns have (had) metal roofs, with ventilators across the ridge of the roof.

What makes the barns distinctive is the use of hollow clay tiles for the wall structure between the piers as the exposed wall surface. The tiles are laid in double thickness, with an airspace between. The clay tiles measure about 5" in height, about 3½" in depth, and between 12" and 12½" in length. In the *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan* (Archaeologix 2002; extract included as Appendix C) Nancy Tausky reports, "the uniformity of these measurements suggests that the tiles were manufactured using an extrusion process in which the clay was forced through a long mould and cut at appropriate intervals after it emerged" (Archaeologix 2002, 31). The tiles have scored or grooved surfaces. Multi-pane windows are located in most bays between the piers.

Tausky summarized the structures,

> *Though the buildings are essentially industrial in design, features characteristic of barn architecture – such as gambrel roof, the ventilators, and their proportionally long shapes – enable these buildings to site naturally in their rural context. Moreover, the regular rhythms of the piers and windows, along with the warm texture and colour of the tiles, gives the buildings considerable architectural appeal* (Archaeologix 2002, 33).

Barn 1 – The largest of the three barns has a gambrel roof (see Appendix A, Image 2; Appendix B). It is two storeys in height. The building's structure is composed of concrete-faced piers; the corner piers appear to be constructed of pressed brick. Barn 1 is seven bays in length, with a single bay across the north and south walls. Multi-pane windows were located high on the side walls, above the height of a single leaf entrance door. A large overhead door is located on the south wall, with an entrance vestibule with a gambrel roof to one side. Five windows separated by mullions are set above the overhead door and centred under the open end of the gambrel. No opening is located on the north wall on the ground storey, but a window void is located in the open end of the gambrel which is believed to match that of the south gambrel end. All of the windows appear to have brickwork or smaller clay tile detailing around the windows. The barn used to have a metal roof with four ventilators evenly spaced across the ridge of the roof. The gambrel roof had four shed dormers. A chimney is located at each end of the structure (see images in Appendix C).

[a] The term "barn" is used throughout this report to describe the three red clay tile structures located at 660 Sunningdale Road East. The structures may have been used as a machine shop or manufacturing function, but also served as horse stables and have a barn-like form.

Barn 2 – The medium sized barn located to the north of Barn 1 has a gable roof with projecting purlins and three ventilators at its ridge (see Appendix A, Image 2; Appendix B). The end gable is clad in corrugated steel; the same material clads the roof. The building is single storey in height and nine bays in length with each bay defined by a protruding concrete pier and filled by the red clay tile. Paired multi-pane windows, with a five-over-five fenestration pattern, separated by a mullion are located in the upper part of each bay as well as flanking the end doorways. Large doorways are located on the north and south façades, with a sliding barn-style door on the south facade.

Barn 3 – The smallest of the red clay tile barns is located north of Barn 1 and to the west of Barn 2 (see Appendix A, Image 2; Appendix B). Like Barn 2 it has a gable roof with projecting purlins, but only two ventilators at its ridge. The end gables of Barn 3 are also clad in corrugated steel, as is its roof. The building is single storey in height and five bays in length with each bay defined by a protruding concrete pier and filled by the red clay tile. Individual multi-pane windows, with a five-over-five fenestration pattern, are located in each bay: five on the west façade, four windows and one door on the east façade. Three windows evenly spaced across the north façade, and a large doorway on the south façade with a smaller doorway and window to one side and a pair of windows to the other.

The house was not identified in the *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan* (Archaeologix 2002) as having potential cultural heritage value.

History
The property was purchased in 1937 by John Lindsay Bell from William John Talbot. Talbot was a descendant of Edward H. Talbot who purchased the land in October 1834 from Charles Sifton, the original grantee who received the land in August 1834. Tausky reports that Bell was “probably the same John L. Bell, then resident on Central Avenue, described in the 1936 City of London directory as a machinist” (Archaeologix 2002, 33).

This John L. Bell was born in about 1883/1885. John L. Bell is recorded in the City Directory (1915 and 1916) as living at 670 Oxford Street. He is recorded in the 1921 Census living at 562 Central Avenue with his wife, Lillian May Bell, and two sons, John Lindsay Bell (born in about 1912) and Walter Roach Bell (born in about 1917). His occupation is recorded as automobile mechanic. The City Directory (1922) records his occupation as cylinder grinder and living at 562 Central Avenue. In 1934, John L. Bell is listed as a “mech” (mechanic) and living at 562 Central Avenue with his wife Lillian; his son “John L. Jr” is listed at the same address as his father. The 1935 List of Electors also records John Lindsay Bell living at 562 Central Avenue. The barns were erected by John Lindsay Bell circa 1940 (Archaeologix 2002, 33). John L. Bell is listed in the City Directory (1955) as a farmer, but retaining residence at 670 Oxford Street. Further research may be required to determine which John Lindsay Bell was responsible for the construction of the barns.

The barns were reportedly used as a machine shop to manufacture items required for the war effort. The barns were later rented as horse stables.

Demolition Request
Action to demolish the largest of the three barns at 660 Sunningdale Road East commenced in early May 2017. A complaint from the community made the City aware of the demolition activities at the property. A letter advising the property owner of their obligations of Section 27(3) of the *Ontario Heritage Act,* to provide Municipal Council 60

days' notice of the property owner's intention to demolish the building or structure on the heritage listed property, was sent to the property owner on May 11, 2017. Demolition activities subsequently ceased, but a substantial portion of Barn 1 has already been removed. A demolition permit is not required to demolish a barn under the *Ontario Building Code Act*; however, this does not change the obligations of property owners regarding Section 27(3) of the *Ontario Heritage Act* for heritage listed properties.

Following a meeting with the property owner, a request for the demolition of the heritage listed property was received on June 9, 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 August 8, 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."

Chapter 13 (Heritage of the City of London's *Official Plan* (1989, as amended) recognizes that properties of cultural heritage value or interest

> *Provide physical and cultural links to the original settlement of the area and to specific periods or events in the development of the City. These properties, both individually and collectively, contribute in a very significant way to the identity of the City. They also assist in instilling civic pride, benefitting the local economy by attracting visitors to the City, and favourably influencing the decisions of those contemplating new investment or residence in the City.*

The objectives of Chapter 13 (Heritage) support the conservation of heritage resources, including encouraging new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources (Policy 13.1.iii). This direction is also supported by the policies of *The London Plan* (adopted 2016); *The London Plan* has greater consideration for potential cultural heritage resources that are listed, but not designated under the *Ontario Heritage Act*, through planning processes.

The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of "Building a Sustainable City."

Uplands North Area Plan

In preparation of the *Uplands North Area Plan* (2003), the *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan* (Archaeologix 2002) was prepared. This surveyed past archaeological assessments to identify where further archaeological work was required. Three properties with built heritage resources were also identified: 348 Sunningdale Road East (demolished in 2015), 2154 Richmond Street North, and 660 Sunningdale Road East. Both properties on Sunningdale Road East were previously

included on the *Inventory of Heritage Resources*, and 2154 Richmond Street was subsequently added.

Regarding 660 Sunningdale Road East, the *Uplands North Area Plan* states,

> *The three red tile buildings on this parcel also merit listing in the Inventory of Heritage Resources. It is recommended, however, that the rating of these barns be changed from Priority 1 to a Priority 2 listing. At least one of the two larger red tile barns is recommended for preservation*.

The concerns of the London Advisory Committee on Heritage (LACH) were reported in the staff report regarding the adoption of the *Uplands North Area Plan* (O-6284) on June 9, 2003. The alignment of one of the collector roads (Blackwater Road) within the *Uplands North Area Plan* appeared to conflict with the existing location of the barns. The staff report responded to the concerns raised by the LACH stating “minor shift in collector road to maintain connection with collector to the south of Sunningdale, while avoiding the heritage structures identified at 660 Sunningdale Road.”

Plans of Subdivision

The LACH received notice of application at its meeting held on March 11, 2009. The LACH commented, as reported in the 4th Report of the LACH, that “as part of the subdivision approval, the red tile barns, which are listed on the 2006 *Inventory of Heritage Resources*, be preserved; it being noted that LACH is exploring the designation of the red-tile barns.”

The LACH received a notice related to 660 Sunningdale Road East at its meeting on October 10, 2012. The LACH did not provide further comment.

The staff report with respect to the Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment for 660 Sunningdale Road East (39T-09501/OZ-7638) was brought forward to the Planning & Environment Committee on October 8, 2013. The issue of the alignment of the north-south collector and the existing location of the barns was still an unresolved issue. The staff report stated,

> *the applicant as part of their revised submission detail what their intentions are with respect to the Priority 2 barn and dialogue with the City’s Heritage Planner about what options for the structure. The status of the barn structure can be addressed, if required, through conditions of draft approval.*

The LACH received a notice related to 660 Sunningdale Road East at its meeting on March 12, 2014 and on April 9, 2014. The LACH did not provide further comment.

A subsequent staff report with respect to the Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment for 660 Sunningdale Road East (39T-09501/OZ-7638) was brought forward to the Planning & Environment Committee on July 28, 2014. The staff report stated,

> *Within the subject site, there are three red tile barn buildings. The recommendations from the Uplands North Area Plan were these buildings be listed as a Priority 2 on the Inventory of Heritage Resources. It was also recommended that at least one of the two larger red tile barns be recommended for preservation. However, it was also noted in the Area Plan that the location of a future secondary collector road could interfere with any efforts to preserve these buildings as the location of this road is essentially fixed on the subject lands in order to properly*

align with the approved collector road location. Through the most recent submission, the Applicant has indicated that they will not be preserving any of the three buildings.

Heritage Community Improvement Plan

The Heritage Community Improvement Plan (Heritage CIP) offers two grant programs to address some of the financial impacts of heritage preservation by offering incentives that promote building rehabilitation in conjunction with new development. The Tax Increment Grant provides the registered owner a refund on the increase in the municipal portion of the property tax ensuing from a reassessment as a result of a development or rehabilitation project related to an intensification or change of use which incorporates a designated heritage property. The second incentive is a Development Charges Equivalent Grant which is issued when a designated heritage property is preserved and rehabilitated in conjunction with a development project relating to an intensification or change of use.

A property must be designated under the *Ontario Heritage Act* to be able to access the grant programs of the Heritage CIP.

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. The barns at 660 Sunningdale Road East are 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 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* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties. Additionally, the *Inventory of Heritage Resources* (Register) suggested a date of construction of 1925. However evidence in the *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan* (Archaeologix 2002) states "circa 1940" as the date of construction for the barns, which is corroborated by evidence from neighbours stating the barns were used by John Lindsay Bell to manufacture items for the war effort. Aerial photography confirms the existence of the barns by 1946. Circa 1940 is considered to be a reasonable dating for the barn structures.

Barns

Barns can serve as a tangible link to the rural, agricultural past of a community and articulate its evolution and development over time. These structures can embody cultural traditions and local customs, reflect changing farming practices and advancements in building technologies. Barns can have intangible cultural heritage value in their communication of different ways of life within a community as diverse as London.

K. Gonyou

As development from frontier settlement to urban area is reflected in domestic architecture, such evolution is seen also in the materials and construction of barns. Some areas, such as Brant County or the State of Michigan, have undertaken surveys of historic barns but no such inventory has been undertaken for Middlesex County or the City of London.

London Township: A Rich Heritage 1796-1997 (2001) was consulted to identify historical information on the development and evolution of farm buildings in the former London Township. The following information is summarized to provide context for barns in the former London Township:

- Earliest Euro-Canadian/Colonial settlement: log barns, typically 20' square
- 1840s: drive-through log structure barn
- 1840s-1860s: English timber frame barns
- 1870s: bank barns, typically 36' by 65'
- 1880s: bank barns with stone or cement foundations
- 1920s: truss barns (e.g. Beatty or Eastern Steel barns)
- 1955 – late 1990s: pole barns, stud wall barns
- Contemporary barns: purpose built and often with an industrial appearance

The evolution in style was often coupled with technological advancements and changes in crop styles. For example, silos became more popular in the 1870s to provide food storage for growing herds of cattle that became part of the model for animal husbandry.

Preservation Brief 20: The Preservation of Historic Barns identifies six important characteristics that can contribute to the significance of barns:

- Setting: features that help place the building in the larger agricultural context, relating it to its purpose in the overall rural setting.
- Form: the shape of barns helps convey their character; including exterior and roof shapes.
- Materials: impressions of strength, solidity, and permanence of barns can be communicated through the durability and ruggedness of their materials.
- Openings: Barns generally have fewer openings for windows and doors than other types of buildings, as related to their function (e.g. exception of dairy barns).
- Interior space: barns are often typified by the openness of their interior.
- Structural Framework: the exposed structural framework is a major component of the character of most historic barns. As barns were built most often for utilitarian purposes, barn builders made no efforts to conceal the structural systems.
- Decorative Features: for example, paint, billboards, ventilation, lightning rods, etc.

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).

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 use of materials and construction method is rare for barns. The red clay tiles, used as the primary cladding material for the barns, is rare and not found elsewhere in the City of London. The use of protruding concrete piers in the construction of the barns is also rare, where barns more typically have concrete or stone foundations, rather than concrete piers, with a timber frame. The application of these materials is more commonly found in industrial applications, such as factory buildings, which makes the barns rare examples of this expression not seen elsewhere in London.
	Displays a high degree of craftsmanship or artistic merit	The barns display a degree of craftsmanship in the material qualities of the clay tile. While the variety in grooving, cutting, and colour of the tiles could suggest little regard for the appearance of the building, or the use of seconds, this contributes to the rustic qualities of the barns.
	Demonstrates a high degree of technical or scientific achievement	The barns represent technical achievement in their combination of industrial materials in an agricultural form that is not seen elsewhere in London.
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	While the barns represent an intersection of an agricultural form of building with the application of characteristically industrial materials, this is not a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community. According to neighbours, John Lindsay Bell used the larger building as a machine shop and manufactured items required for the war effort however insufficient information was available to understand the war time contributions of Bell.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No conclusive evidence could be found to determine if the property yields, or has the potential to yield, information that contributes to an 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	The barns are believed to have been constructed by John Lindsay Bell around 1940. It is not clear if John Lindsay Bell was an active builder, or the barns represent his only work.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The property is part of a rural, agricultural landscape with fields under active cultivation. However, with the growth of the City's population, the area is evolving and developing with modern residential developments to the south, west, and east of the subject property. The barns are therefore important in defining and maintaining the historic agricultural character of the area that developed in the nineteenth century and continued throughout the twentieth century. Retaining the barns provides a tangible link to the historic agricultural character of this area.
	Is physically, functionally, visually, or historically linked to its surroundings	The location and arrangement of the barns on the property, and the relationship between the barns contributes to the property's physical, functional, visual, and historical links to its surroundings.
	Is a landmark	While certainly recognizable, it is not conclusive if the barns are a landmark in the context of their community.

Comparative Analysis

Most historic barns that are still standing in what has become the City of London are bank barns. These are typically timber frame structures often with mortise and tenon joints with either a gable or gambrel roof built on a stone or concrete foundation. One side of the foundation is either built into a hill or the elevation is altered to provide a ramp to the upper level of the barn often for straw or hay storage. In the former London Township this feature is generally called a "gang way," whereas it is commonly referred to as a "barn hill" in the former Westminster Township. Most barns are clad in vertical "barn board" and typically painted red.

While rural properties, which may include barns, are included on the Register (*Inventory of Heritage Resources*), only a small number include a direct reference to the barns on the property. These include:

- 3544 Dingman Drive (ell-shaped bank barn with a gable roof, built circa 1870)
- 5406 Highbury Avenue South (type unclear but has a gable roof, built circa 1870)
- 5617 Highbury Avenue South (T-shaped bank barn with gable roof, built circa. 1900)
- 2240 Manning Drive (noted as "early barns" but details unclear)
- 4335 Murray Road (T-shaped bank barn with gambrel roof, circa 1870)
- 2012 Oxford Street (type unclear, but could be English style, built circa 1865)
- 2154 Richmond Street (bank barn with gable roof, 1865)

- 1383 Scotland Drive (T-plan bank barn with gable roof, 1865)
- 3583 Westminster Drive (bank barn with gable roof, circa 1865)

There are no comparable barns noted on the Register (*Inventory of Heritage Resources*). This demonstrates the rarity of the red clay tile material of the barns at 660 Sunningdale Road East.

Anecdotal information suggests there may be a barn built using red clay tiles near Delaware or Sparta. Bromley Barn, a red glazed tile barn, is located in Macomb County, Michigan and was constructed circa 1920. These locations are outside of the limits of the City of London and beyond the scope of this evaluation, but help to articulate the rarity of the application of red clay tile as a material for a barn.

Integrity/Authenticity
The significance of the barns located at 660 Sunningdale Road East comes from their use of the red clay tile material, the intersection of industrial materials in an agricultural form, and their setting. These materials and forms are authentically displayed in the built form which has significance particularly in its rarity.

While the integrity of the two smaller barns (Barn 2 and Barn 3) remain intact, substantial alterations including the partial demolition of Barn 1 has substantially compromised its integrity. There is concern that the remaining portions of Barn 1, even if reconstructed, will not be able to sustain its significance over time given the Plan of Subdivision noted above. Therefore, designation of only Barns 2 and Barn 3 is recommended.

Consultation
Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 91 property owners within 120m of the subject property on May 31, 2017, as well as community groups including the Stoneybrook Heights/Uplands Residents Association, Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also published in *The Londoner* on June 28, 2017.

CONCLUSION

Our cultural heritage resources are non-renewable. Once demolished or compromised, they are gone forever. These cultural heritage resources can be tangible links to our past in a changing environment, and maintain a sense of place in an authentic manner.

The evaluation of 660 Sunningdale Road East found that the barns met the criteria for designation under the *Ontario Heritage Act*. The largest barn has been compromised by demolition activities and therefore is of limited integrity. Therefore, designation of the two intact barns at 660 Sunningdale Road East is recommended.

K. Gonyou

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**

2017-07-04

Attach:

Appendix A – Maps
Appendix B – Images
Appendix C – Extract from *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan* (Archaeologix 2002) regarding 660 Sunningdale Road East.
Appendix D – Statement of Cultural Heritage Value or Interest

\\FILE2\users-z\pdpl\Shared\policy\HERITAGE\Demolition\Sunningdale Road East, 660\PEC 2017-07-17\2017-07-17 Demolition Request 660 Sunningdale Road East.docx

Sources

Archaeologix Inc. *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan*. March 2002.

City of London. *Uplands North Area Plan*. May 2003.

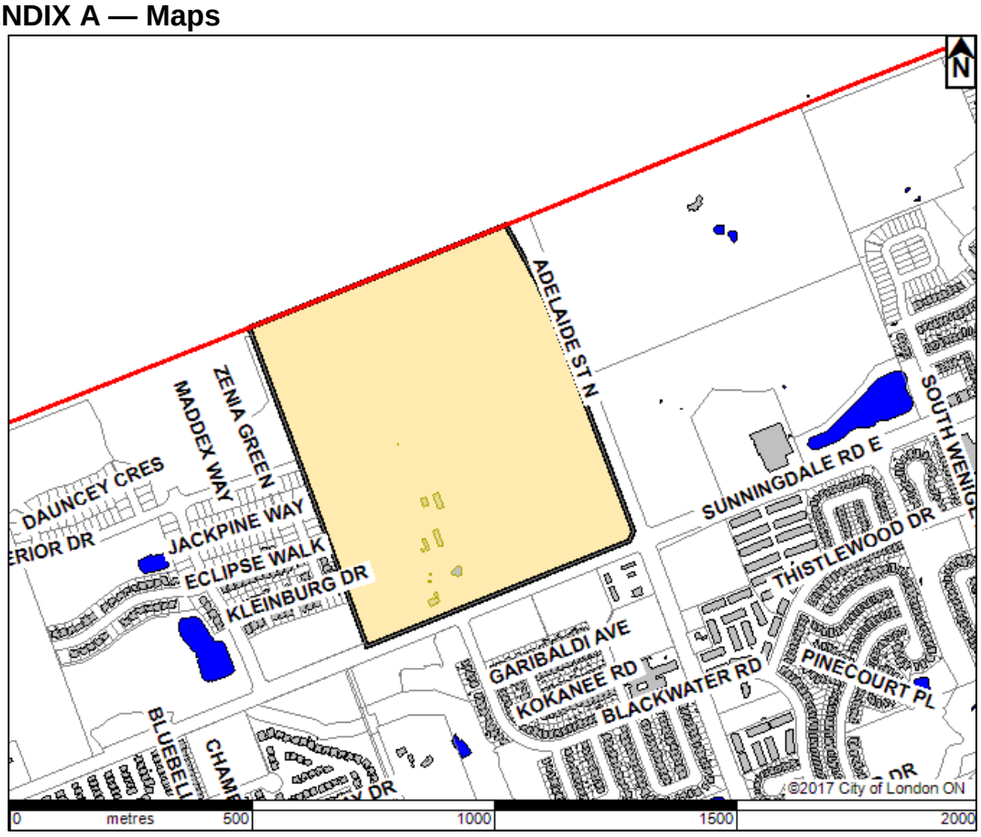
Michigan Barn and Farmstead Survey. “Bromley Barn.” www.michiganbarns.org. Retrieved June 9, 2017.

National Parks Service, U. S. Department of the Interior. *Preservation Brief 20: The Preservation of Historic Barns*.

The London Township History Book Committee. *London Township: A Rich Heritage 1796-1997.* Volume I. 2001.

K. Gonyou

APPENDIX A — Maps



Map 1: Property location of 660 Sunningdale Road East.

Map 2: Detail of the property located at 660 Sunningdale Road East identifying Barn 1, Barn 2, and Barn 3.

APPENDIX B — Images

Image 1: The three barns at 660 Sunningdale Road East.

Image 2: Detail the east façade of Barn 1.

Image 3: Detail of the west façade of Barn 1.

Image 4: Partial view of Barn 2 (background).

Image 5: The west façade of Barn 3.

Image 6: View of the three barns from the west.

K. Gonyou

APPENDIX C — Extract from *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan* (Archaeologix 2002) regarding 660 Sunningdale Road East

660 SUNNINGDALE RD. E. (Figures 7, 8 & 9)

Registr. Plan: Concession 6
Lot Number: South half, lot 13
Assessment Roll Number: 09045014800

Building Assessment

A. Architecture

Building Type: Industrial and Storage Buildings
Style: Industrial and Vernacular Influence
Construction: This assessment applies to the three red tile buildings, sometimes used as barns, situated on this property. The southernmost and largest of the three buildings is two stories in height (Fig. 7); the two structures to its rear are a single story high (Figs. 8, 9). All of the buildings are very well constructed, with strong supporting elements. In each case, substantial piers, at the corners of the building and spaced at regular intervals along its sides, carry the weight of intricately framed and reinforced roof trusses. The piers of the lower barns are of poured concrete, reinforced by iron posts; those of the larger barn also have concrete facings, but, underneath, at least the corner piers are of pressed brick. All of the barns have metal roofs, with ventilators at the ridge.

One of the features giving the buildings a distinctive quality is the use of hollow clay tiles both for the wall structure between the piers and for the exposed wall surface. Many varieties of hollow clay tiles were marketed in the middle decades of the twentieth century, and their recommended use was for "side construction." Here, the barn walls are comprised of tiles laid in a double thickness with an air space between; the combination of air spaces within and between the tiles would have provided effective insulation. Each of the tiles measures about 5 inches in height and about 3 and 1/2 inches in depth. The uniformity of these measurements suggests that the tiles were manufactured using an extrusion process in which the clay was forced through a long mould and cut at appropriate intervals after it emerged. The cutting was done somewhat imprecisely with these tiles, in that the length of the tiles varies from about 12 to 12 and 1/2 inches, and not all of the cuts intersect the outer edge of the tile at exactly a ninety-degree angle. What is particularly striking about the wall materials here is that the tiles are used as an exterior facing material: as Whitney Clark Huntington explains in his practical guide *Building Construction* (1929, 1941), "the exposed faces of regular structural clay tile must be covered with some facing material except in warehouses and garages and in other locations where appearance is not a factor. Surfaces which are to be plastered re *scored,* with parallel scratches, to improve the bond" (277). The tiles on these barns have grooved surfaces, and some of them have vertical scratches and/or scalloped edges as well. The considerable variety in the grooving, cutting, and colour of the tiles indicates curiously little regard for the appearance of the buildings on the part of the builder; it even suggests that he may have been using seconds (Figure 16).

K. Gonyou

Figure 16: Detail of Tiles on West side of the Two-Storey Building at 660 Sunningdale East

Figure 17: Deterioration on West Side of Northeast Building, 660 Sunningdale Road East

K. Gonyou

Architect: Unknown
Significant Design Characteristics: The buildings rely on a format frequently found in nineteenth and early twentieth century factory buildings, in which individual bays of a uniform size are separated by protruding piers. Two of the barns have relatively small windows in most bays (though larger windows occupy the back three bays on the east side of the two-storey building); in the northeast structure (Fig. 7), windows fill the entire upper part of the wall, creating a strikingly open linear pattern. The two northern barns have simple gable roofs; the larger barn, adopting a hint from typical barn construction, uses a gambrel roof, here broken by shed dormers, to create a useable second storey. (The present owner has copied the shape of the gambrel in the entrance hall he added to the front of the barn.)

Though the buildings are essentially industrial in design, features characteristic of barn architecture -- such as the gambrel roof, the ventilators, and their proportionally long shapes -- enable these buildings to sit naturally in their rural context. Moreover, the regular rhythms of the piers and windows, along with the warm texture and colour of the tiles, give the buildings considerable architectural appeal.

Interior: As with most barns, the interiors of the two smaller buildings openly reveal their structure and building material. The first-storey wall of the larger building is plastered inside, and the southern end of the second storey contains a small finished apartment where the first owner of the barns lived (Sergautis).

B. History

Date of Construction: *circa* 1940
Association with a Person/Group: The barns were erected by John Lindsay Bell, who in 1937 bought the property from the William John Talbot, a descendant of Edward H. Talbot who had purchased the land in 1835 (Land record abstracts). Bell, described in the deed as a "Gentleman" from the City of London (Reg. office, instr. 2287 [1937]), is probably the same John L. Bell, then resident on Central Avenue, described in the 1936 City of London directory as a machinist. Bell used the larger building he constructed on lot 13 as a machine shop -- according to neighbours, to manufacture items required for the war effort (Blackall) . The broad windows in the northeast buildings suggest that it, too, may have served as a small manufactory. Bell later rented the rear buildings to a farmer who stabled horses there (Sergautis).
Thematic Context: Rural architecture; industrial architecture

C. Environment

Context on Site: Relatively intact. The immediate surroundings are still rural in character, though development is approaching from the south.
Landmark Status: Moderate

K. Gonyou

D. Integrity

State of Preservation: Excellent
Site Intact/Altered: Somewhat altered. A large wooden barn to the rear of the brick barns has been demolished, and a house and additional outbuildings constructed on the property.
Condition of Buildings: Moderate. The inner supports are still firm, but the iron and cement piers and the tile blocks have deteriorated badly at many crucial points (Fig. 17).
Cultural Landscape Value: Moderate.

Priority Rating: Currently, 1; recommended, 2

4.0 RECOMMENDATIONS

The following recommendations are made for consideration by the proponents, the Corporation of the City of London, and the MTCR.

As per the City of London Archaeological Master Plan (Wilson and Horne 1995), and the MTCR Stage 1-3 Guidelines (MTzCR 1993), any development application that in all or part impinges on an area predetermined by the City of London to have **moderate to high archaeological potential**, or **known archaeological sites**, will require an archaeological assessment.

Similarly, any development application that includes a structure, pre-determined by the City of London to be historically significant, will require a detailed built heritage assessment conducted by a qualified researcher. The built heritage assessment should be submitted to the City of London Planning Department as well as to the MTCR. In keeping with City policy regarding the Inventory of Heritage Resources, substantial efforts should be made to preserve buildings with a priority rating of 1, even against the will of the owner, and owners of buildings with a priority rating of 2 should be strongly urged to retain the buildings. It is strongly recommended that these structures be designated under the Ontario Heritage Act.

This assessment was conducted as part of the Uplands North Area Plan. The MTCR is requested to review the methods, results and recommendations of this assessment, and issue a letter of concurrence to the City of London Department of Planning and Development.

K. Gonyou

Figure 6: Barn, 2154 Richmond Street

Figure 7: Southernmost Building, 660 Sunningdale Road East

K. Gonyou

Figure 8: Northeast Building, 660 Sunningdale Road East

Figure 9: Northwest Building, 660 Sunningdale Road East

APPENDIX D — Statement of Cultural Heritage Value or Interest

Legal Description
CON 6 S PT LOT 13

Description of Property
660 Sunningdale Road East is located on the north side of Sunningdale Road East, just west of Adelaide Street North in London, Ontario. Two barns are located near the southwest corner, on the high ground of the property. These remain from a collection once part of a larger landscape to their south, comprising a third [largest] red clay tile barn, a wooden barn, and a house.

The medium sized barn located at 660 Sunningdale Road East has a gable roof with projecting purlins and three ventilators at its ridge. The end gable is clad in corrugated steel; the same material clads the roof. The building is single storey in height and nine bays in length with each bay defined by a protruding concrete pier and filled by the red clay tile. Paired multi-pane windows, with a five-over-five fenestration pattern, separated by a mullion are located in the upper part of each bay as well as flanking the end doorways. Large doorways are located on the north and south façades, with a sliding barn-style door on the south facade.

The smallest of the red clay tile barns located at 660 Sunningdale Road East has a gable roof with projecting purlins, but only two ventilators at its ridge. The end gables of this barn are also clad in corrugated steel, as is its roof. The building is single storey in height and five bays in length with each bay defined by a protruding concrete pier and filled by the red clay tile. Individual multi-pane windows, with a five-over-five fenestration pattern, are located in each bay: five on the west façade, four windows and one door on the east façade. Three windows evenly spaced across the north façade, and a large doorway on the south façade with a smaller doorway and window to one side and a pair of windows to the other.

Statement of Cultural Heritage Value or Interest
The two red clay tile barns located at 660 Sunningdale Road East are of cultural heritage value or interest because of their physical or design values and contextual values. The significance of the barns located at 660 Sunningdale Road East comes from their use of the red clay tile material, the intersection of industrial materials in an agricultural form, and their setting. These materials and forms are authentically displayed in the built form which has significance particularly in its rarity.

Physical/Design Values
The use of materials and construction method is rare for barns. The red clay tiles, used as the primary cladding material for the barns, is rare and not found elsewhere in the City of London. The use of protruding concrete piers in the construction of the barns is also rare, where barns more typically have concrete or stone foundations, rather than concrete piers, with a timber frame. The application of these materials is more commonly found in industrial applications, such as factory buildings, which makes the barns rare examples of this expression not seen elsewhere in London.

The barns display a degree of craftsmanship in the material qualities of the clay tile. While the variety in grooving, cutting, and colour of the tiles could suggest little regard for the appearance of the building, or the use of seconds, this contributes to the rustic qualities of the barns and well suited to their rural context.

K. Gonyou

The barns represent technical achievement in their combination of industrial materials in an agricultural form that is not seen elsewhere in London.

Contextual Values
The property is part of a rural, agricultural landscape with fields under active cultivation. However, with the growth of the City's population, the area is evolving and developing with modern residential developments to the south, west, and east of the subject property. The barns are therefore important in defining and maintaining the historic agricultural character of the area that developed in the nineteenth century and continued throughout the twentieth century. Retaining the barns will provide a tangible link to the historic agricultural character of this area.

The location and arrangement of the barns on the property, and the relationship between the barns contributes to the property's physical, functional, visual, and historical links to its surroundings.

Heritage Attributes
Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Physical/design value in the application of industrial materials in an agricultural form in a rural setting;
- Location of the two barns on the property;
- Physical relationship between the two barns as the remaining elements of the complex;
- Materials, construction, and form of the two barns including: red clay tiles, protruding concrete piers, roof trusses with projecting purlins, multi-pane windows with a five-over-five fenestration pattern, and metal gable roof with ventilators.