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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON MONDAY AUGUST 28, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 440 GREY STREET BY: TARLOK LAIL

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 440 Grey Street, the following actions **BE TAKEN**:

- a) That 440 Grey Street **BE REMOVED** from the *Inventory of Heritage Resources* (the Register);
- b) That the Chief Building Official **BE ADVISED** that Municipal Council consents to the requested demolition on this property;
- c) That Heritage Planning Staff **BE ALLOWED** to photo-document the interior of the building as well as the rear outbuilding on the property; and,
- d) That the property owner **BE REQUESTED** to salvage the buff brick masonry for retention and/or donation to restore/reuse centres in the City.

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

440 Grey Street is a property located on the north side of Grey Street, between Maitland and Colborne Streets in the SoHo District. The Beth Emanuel Church (and site of the relocated formative Fugitive Slave Chapel) is located several properties to the west of 440 Grey Street [Appendix A]. It is currently listed as a single-family dwelling.

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Property

The property is included on the *Inventory of Heritage Resources* which was adopted as the Register in 2007. It is listed as a priority 3 resource. Priority 3 buildings may not be worthy of individual designation under Part IV of the Ontario Heritage Act, but may merit designation as part of a group of buildings as part of a Heritage Conservation District (*City of London Inventory of Heritage Resources*, np).

Description

The building located at 440 Grey Street is a one-storey, buff “London brick” Ontario Cottage circa 1880. It exhibits many of the characteristics of this architectural style including a square plan, low, hipped roof, and symmetrical façade with a central doorway that is flanked by two identical windows. The façade is three-bay and well-proportioned, with a small gable over the front entrance. The two front windows appear to be original—two-over-two sash windows (w/newer storms added), and curved segmented brick coursing at window heads. Some windows at the east and west elevations appear to be newer replacement windows. What appears to be a Mason’s mark is found at the front east corner, about 3’-0” above grade [Appendix B].

There is a partial height basement at the rear of the building. The back property and interior of the building were not viewed during the site visit on July 27th due to the absence of the applicant, which would have allowed for fuller access of the property. An outbuilding at the rear of the property is of note as its construction possibly coincides with that of the primary building (*Insurance Plan*, 1912 Rev. 1915).

440 Grey Street is a very modest, working-class home of the period, and many of the property’s early residents were labourers working at the Grand Trunk and Grand Western Railway, General Steel Wares Ltd and McClary Mfg. (*City Directory*). There are though, several attributes adding embellishment to this modest cottage that are of particular note. These include original panelled entrance door surround, transom etched coloured glass illustrating the house number, rounded brick arched window opening in centre gable, and stringer brickwork creating a panelled pilaster effect on the front façade. 442 Grey Street is a “mirror twin” of 440, but it has undergone alterations to the exterior brickwork, window openings, front entrance and gable so that little remains of what were probably once details that were shared with 440 Grey Street.

The area surrounding 440 Grey Street is commonly known as the SoHo (South of Horton) Neighbourhood, and has existed within the same boundaries since London’s inception in 1840. Historically, this area has been associated with the Black settlement in London during the mid-1800’s, and its early days as a place of refuge on the Underground Railroad. Over half of the properties in and around 440 Grey Street still remain and date from well before 1900.

Demolition Request

A request for the demolition of the heritage listed property was submitted by the owners on July 10, 2017 and deemed complete on July 24, 2017. 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 September 22, 2017, the request is deemed permitted.

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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 cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest. 440 Grey Street is considered to have potential cultural heritage value or interest as a heritage listed property.

CULTURAL HERITAGE EVALUATION

In the *Inventory of Heritage Resources*, it states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The potential cultural heritage value or interest of the property at 440 Grey Street was determined using the criteria of the *Ontario Heritage Act* Regulation 9/06. These criteria determine cultural heritage value or interest of individual properties based on the following:

- 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 visits was undertaken by the Heritage Planner on July 27, 2017.

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	• This modest, vernacular labourer’s Ontario Cottage is a common style or type in London, with many examples found throughout the City.
	Displays a high degree of craftsmanship or artistic merit	• The exterior masonry shows a degree of craftsmanship (as

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		noted by what appears to be a Mason's mark), but it is not outstanding.
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Other than its relationship as part of the broader SoHo Neighbourhood and early development in London, the building 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	<ul style="list-style-type: none"> In and of itself, 440 Grey Street is not believed to yield or have 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	<ul style="list-style-type: none"> The building at 440 Grey Street 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"> 440 Grey Street is located in the SoHo Neighbourhood (identified as a future HCD study area) and contributes to the common vernacular of modest "workingman's" cottages in the area
	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 112 property owners within 120m of the subject property on August 9, 2017, 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 August 10, 2017.

At the time of writing, no replies have been received seeking further information regarding this demolition request.

The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH) was consulted at its meeting on Wednesday July 26, 2017, and did not make a comment on the demolition request for 440 Grey Street. The Committee noted that this property is within the SoHo area which is a future Heritage Conservation District Study Area.

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CONCLUSION

The building at 440 Grey Street 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 this property 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 E. 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 A – Maps
Appendix B – Images

Y:\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Grey Street, 440\2017-08-28_PEC demo_440 Grey St_rev 2017-07-31.docx

REFERENCES

Reference Documents

- City Directory, multiple years.
- *Cottage Country – Cottages of South London*, Architectural Conservancy of

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Ontario, London Region Branch. June 6, 1999.

- Insurance Plan of the City of London. 1892 Rev. 1907; 1912 Rev. 1915; 1912 Rev. 1922.
- *Inventory of Heritage Resources*, City of London. 2006.
- *Old House Dictionary. An Illustrated Guide to American Domestic Architecture 1600-1940*, Steven J. Phillips. 1989.
- *Roadmap SoHo – Regeneration South of Horton Street*, City of London, Planning and Development. 2011.
- SoHo London, SoHo Community Association. <http://soholondon.ca/>

Other

- Site visit July 27, 2016, and photographs of the same date.

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APPENDIX A — Maps



Map 1: Property location of 440 Grey Street

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Map 2: Aerial image of 440 Grey Street

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APPENDIX B — Images

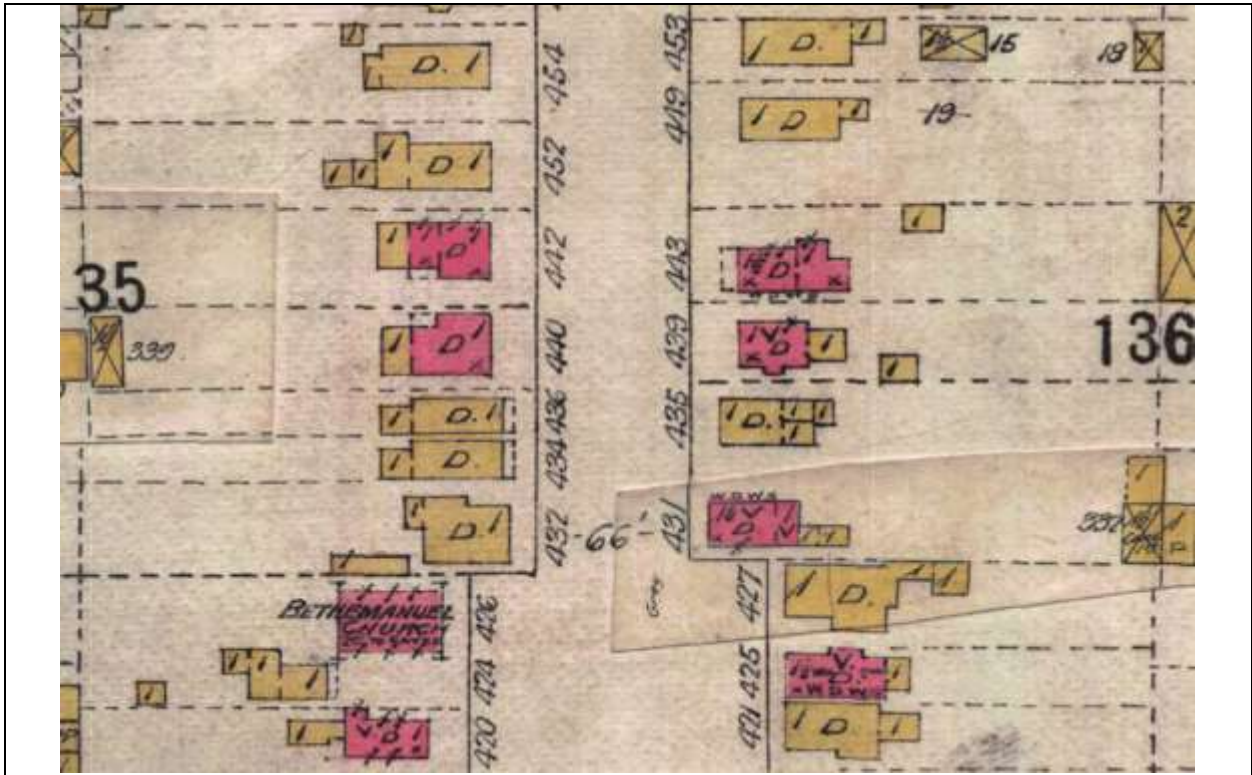


Image 1: 1912 Rev. 1915 Insurance Plan of the City of London, Ontario



Image 2: Front elevation, 440 Grey Street

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Image 3: Side elevation – west, showing existing window openings



Image 4: Side elevation – east, showing existing window opening



Image 5: Neighbourhood context



Image 6: Transom with etched coloured glass



Image 7: Centre gable with rounded head window

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Image 8: Front east corner, showing Mason's mark on brick

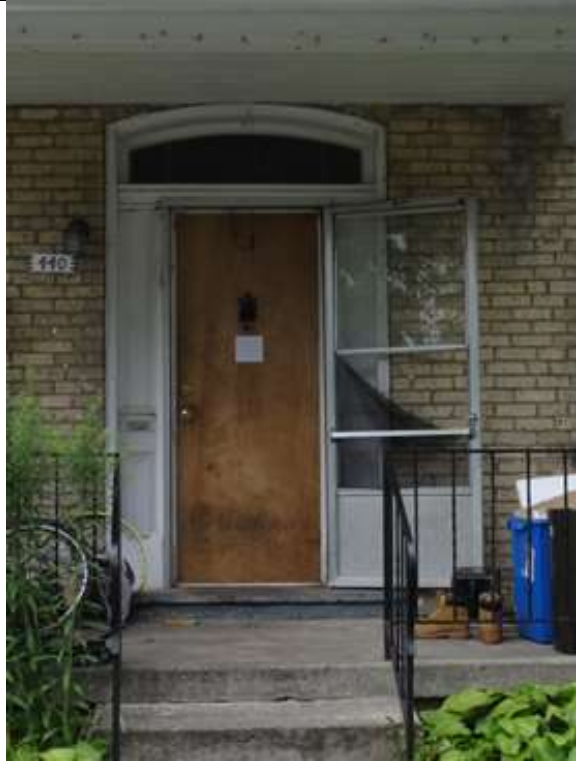


Image 9: Original wood panel door surround