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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON MONDAY OCTOBER 23, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 4100 GLANWORTH DRIVE BY: WILLIAM BROWN

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 4100 Glanworth Drive, the following actions **BE TAKEN**:

- a) That 4100 Glanworth Drive **BE REMOVED** from the *Inventory of Heritage Resources* (the Register); and,
- b) That the Chief Building Official **BE ADVISED** that Municipal Council consents to the requested demolition on this 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 and Property

4100 Glanworth Drive is a property located to the south of highway 401, between White Oak Road and Wonderland Road South, on the north side of Glanworth Drive. The property is located in the former Westminster Township at concession 7 – south part, lot 21, and is currently a working farm of approximately 100 acres (Appendix A). In addition to a single-family detached cottage (the subject of this demolition request), there are several ancillary outbuildings on the property (not requiring demolition permits) including uninsulated barns, miscellaneous sheds and a wood corn crib. There also appears to be an area containing foundation ruins of former farm buildings. The property is included on the Inventory of Heritage Resources which was adopted as the Register in 2007. It is

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L.E. Dent

listed as a priority 1 resource.

Description

The subject building of this demolition request is a pre-1850, one-storey, brick vernacular cottage (Appendix B). There is a small structure attached at the rear (approx. 30.65 sq. m., 330 sq. ft.) currently functioning as a shed; it appears to be of a later date and is comprised of wood framing and clapboard, constructed slab on grade. The brick cottage exhibits many of the characteristics of a 5-bay Regency Cottage and can be said to be a vernacular interpretation of this style. Noted characteristics of this style demonstrated in the 4100 Glanworth cottage include: a deliberate, *dramatic* siting (framed by an allée of trees), a low, pitched hipped roof, 1 to 1 ½ storey in height, a square or rectangular plan, simple symmetrical massing and a symmetrically composed front façade in 3 or 5 bays with central entrance door and unadorned windows. Additional noted features particular to this cottage are its Neoclassical entrance door surround and its decorative Flemish bond brickwork on the front façade with dichromatic patterning.

There is an accessible partial basement under a portion of the cottage which was viewed during a site visit by heritage staff on September 4, 2017. The outer foundation walls noted are primarily composed of stone rubble which has been parged on the exterior. Several internal supporting foundation walls are constructed of brick and stone construction. Floor framing is constructed with full timber logs and hand hewn beams. Modern jerry-rigged supports are seen throughout the basement. The attic was partially viewed through a small hatch above what is now the kitchen area. Framing appears to be undersized with no visible ridge beam, which may account for sagging of the roof. The inconsistency in shading and colouring of the exterior brick and the visible specks of lime in the mortar seem to indicate locally fired brick and mortar mixed on site.

Research into the historical record helped to confirm a date-range for the cottage’s construction of between 1840 to 1850. Based on a title search, the original property owner was Hiram B. Mann (1812-1875) who was granted a Land Patent from the Canada Company in 1839. Hiram B. Mann’s first child, George Mann’s place of birth (in 1841) was noted specifically as Glanworth, Middlesex County. This suggests that the family may have occupied this property by 1841. As well, a 1-storey brick dwelling is noted on this property in the 1851-52 Census of Canada.

Hiram B. Mann appears to have arrived in what would become Yarmouth Township (now City of St. Thomas) from Syracuse, New York c1818 along with his father Daniel Mann (1792-1872) and grandfather, Joseph Mann (1765-1837). Joseph Mann (Pte.) served under Captain Daniel Rapelje (the first Euro-Canadian settler in the St. Thomas area) in the War of 1812. Hiram Mann married Margaret Stringer (abt.1819-1908) in 1835 and settled in Westminster Township. The history of the Mann family uncovered what appears to be connections to “late-Loyalist” land speculation occurring in Elgin and Middlesex County in the early 1800s.

Demolition Request

A request for the demolition of the heritage listed property was received on September 8, 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 November 7, 2017, the request is deemed permitted.

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Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 10 property owners within 120m of the subject property on October 4, 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 October 5, 2017.

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

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. 4100 Glanworth Drive 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 4100 Glanworth Drive 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 visit was undertaken by the Heritage Planner on September 14, 2017.

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A brief summary of the evaluation is provided below:

Criteria for Determining Cultural Heritage Value or Interest		
Criteria	Evaluation	Analysis
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"> • Pre-1850s cottage. • Unusual example of brick cottage construction of the period. • Vernacular interpretation of the Regency style. • Use of rubble stone foundation and log framing.
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> • The use of Flemish brick bonding and decorative dichromatic brick patterning on the front façade indicates some degree of craftsmanship and artistic merit, particularly within the context of a rural cottage of this age. • However, with the extensive brick repairs done over the years – many crudely carried out – and with the re-bricking of the entire east wall, the heritage integrity and value of this attribute has been compromised.
	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	<ul style="list-style-type: none"> • Historical record related to this property uncovered family links to the War of 1812 and the Talbot Settlement. • Regional connections beyond the City of London to adjacent counties.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> • Representative of first settlements in the former Westminster Township and settlement patterns in the early 1800s.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The cottage at 4100 Glanworth Drive 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"> • In this regards, it is no more unique or distinguishable from any other farm property.
	Is physically, functionally, visually, or historically linked to its surroundings	
	Is a landmark	<ul style="list-style-type: none"> • This property is not believed to be a landmark.

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L.E. Dent

CONCLUSION

The cottage located at 4100 Glanworth Drive is a nicely sited example of an early vernacular cottage interpreted in the Regency style. Timber log framing, rubble stone foundation and structural brick wall construction is to be expected – and not unusual – in early, rural cottage construction. The property’s contextual value is tied to its function as a farm, and as such the cottage is integral with the rural landscape and character of the surrounding area. In this regards, it is no more unique or distinguishable from any other farm property.

Although the historical record has helped to contextualize the original Mann family’s genealogical history (uncovering interesting ties to land speculation patterns in early 19th century southwestern Ontario, and family links to the War of 1812 and the Talbot Settlement in Elgin County) these associations are generationally removed; the historical record does not exhibit direct associations to the subject property. As part of mandated criteria of *Ontario Heritage Act Regulation 9/06*, direct association is essential to satisfying “historical or associative value”. There are likely other rural properties in Middlesex County that illustrate historical associations to the area’s culture and history more directly.

The use of Flemish brick bonding and decorative dichromatic brick patterning on the front façade indicates some degree of craftsmanship and artistic merit, particularly within the context of a rural cottage of this age. However with the extensive brick repairs done over the years – many crudely carried out, unsympathetic to the heritage significance of this attribute, and the reconstruction of the entire east wall with incompatible brick and detailing – the heritage value of this attribute has been severely compromised. Although “condition” of a property is not a criterion for designation, the heritage value of a property is integral to the ability of significant heritage attributes to be retained over time. Extensive interventions to the brickwork at 4100 Glanworth Drive have resulted in the loss of integrity of this attribute, and have over the years severely impacted the historical authenticity of this property irreparably diminishing its cultural heritage value or interest.

The building at 4100 Glanworth Drive 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.

Agenda Item # Page #

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Item #
Page #

L.E. Dent

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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

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L.E. Dent

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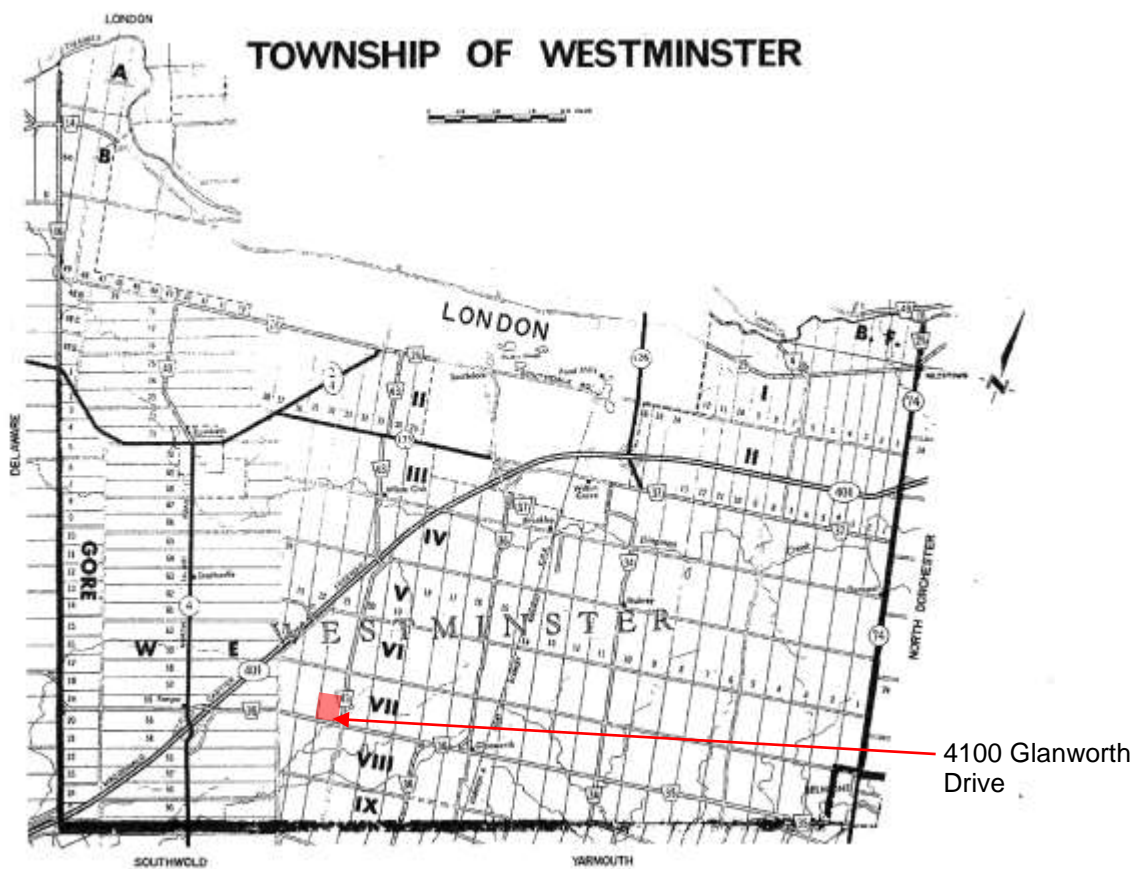
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L.E. Dent

Township Historical Society. p375.

- Site visit September 14, 2017, and photographs of the same date.

APPENDIX A — Maps



Map 1: Property location of 4100 Glanworth Drive – within the former Township of Westminster

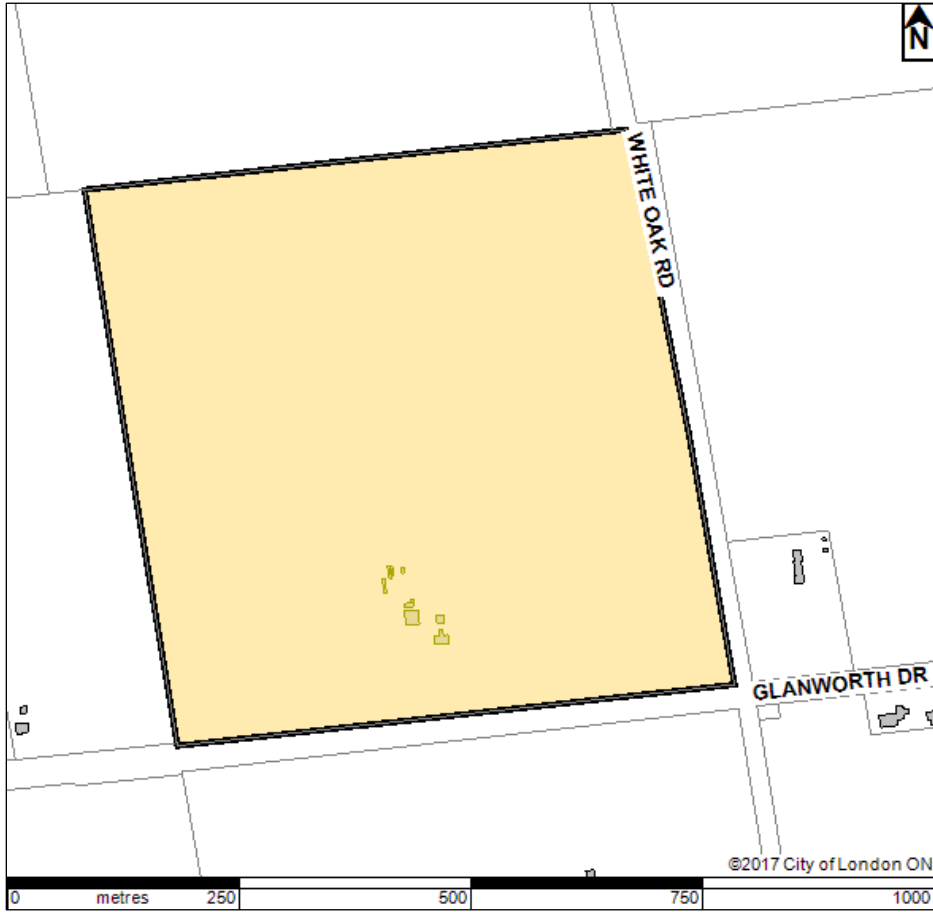
Agenda Item # Page #

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Item

Page #

L.E. Dent



Map 2: Property location of 4100 Glanworth Drive

Agenda Item # Page #

--	--

Item

Page #

L.E. Dent



Map 3: Aerial image of 4100 Glanworth Drive (2015)

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L.E. Dent

APPENDIX B — Images



Image 1: Original settler at 4100 Glanworth Drive (Lot 21, Con 7, S½), Hiram B. Mann



Image 2: Margaret (Stringer) Mann, spouse of H. Mann



L-R: John C. Mann, Alex J. Hunt, Maria (Mann) Hunt and Hanna (Hunt) Mann

Image 3: John C. Mann, son of H. B. Mann and second property owner (at left); Maria (Mann) Hunt was H. Mann's daughter

WESTMINSTER, LOT NO SOUTH ½ OF 21 IN THE 7TH CO

No. of Instrument	Instrument	Dated	Registered	Grantor	Grantee	Quantity	Consideration
8745	Will	Apr. 1 1873	July 10 1873	Hiram B. Mann	Margaret & John Mann		\$
16189	Montgoy	Dec 1 1887	Dec 10 1887	John C. Mann	Richard Pardy	100	\$
18956	D of 1894	Jan 21 1894	Jan 21 1894	Richard Pardy	John C. Mann		\$100
27129	Quit Claim	July 28 1881	Oct 5 1916	Geo. Q. W. Mann et al	John C. Mann		\$90 ⁰⁰
27130	Quit Claim	July 30 1892	Oct 5 1916	William Q. Mann	John C. Mann		\$54 ⁵⁰
27653	Quit C. Deed	Oct. 7 1899	Sept. 19 1917	Charles Shaver Adm. & Embury Shaver	John C. Mann		\$7000 ⁰⁰
28232	Memorial	Nov 21 1899	Nov 1 1918	The Canada Co.	Hiram B. Mann	100	\$87310
28233	Grant	Nov 1 1918	Nov 1 1918	John C. Mann et al	John C. Mann	100	\$7000 ⁰⁰

Agenda Item # Page #

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Item

Page #

L.E. Dent

Image 4: Partial Land Registry record (1839-1918);
note Land Patent grant from the Canada Company to Hiram B. Mann

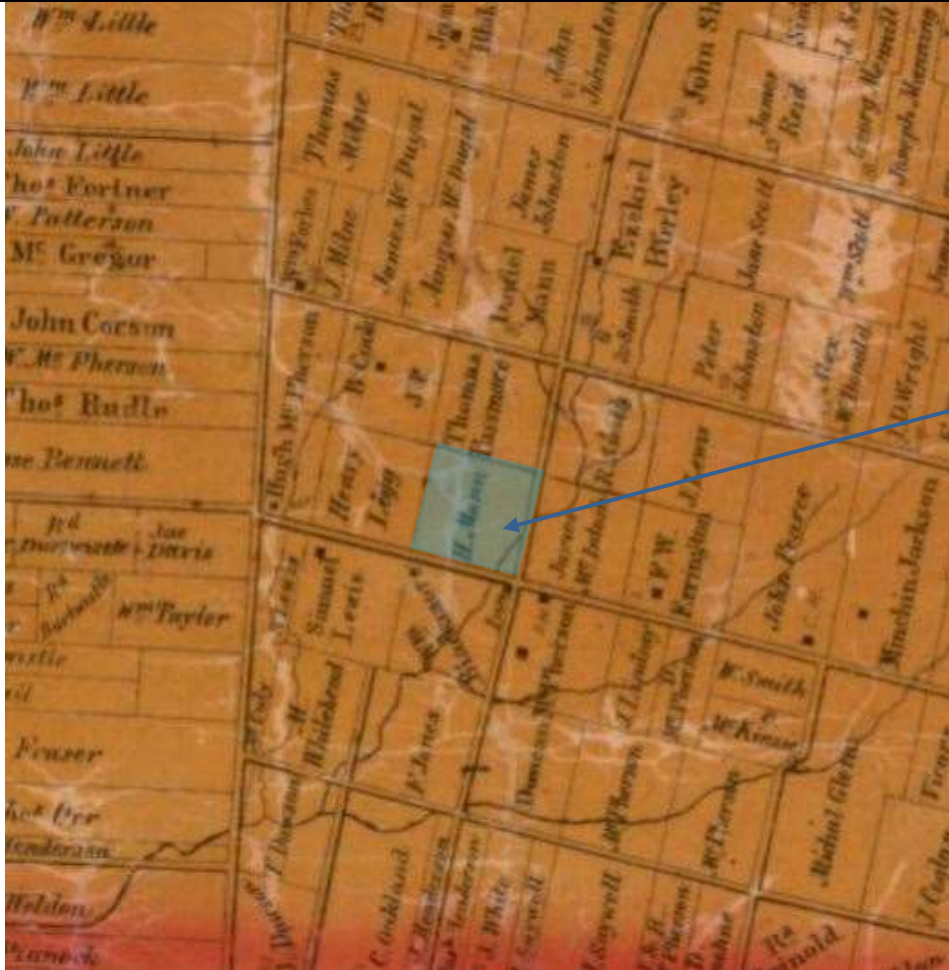


Image 5: Tremaines' Map of the County of Middlesex (1862), partial

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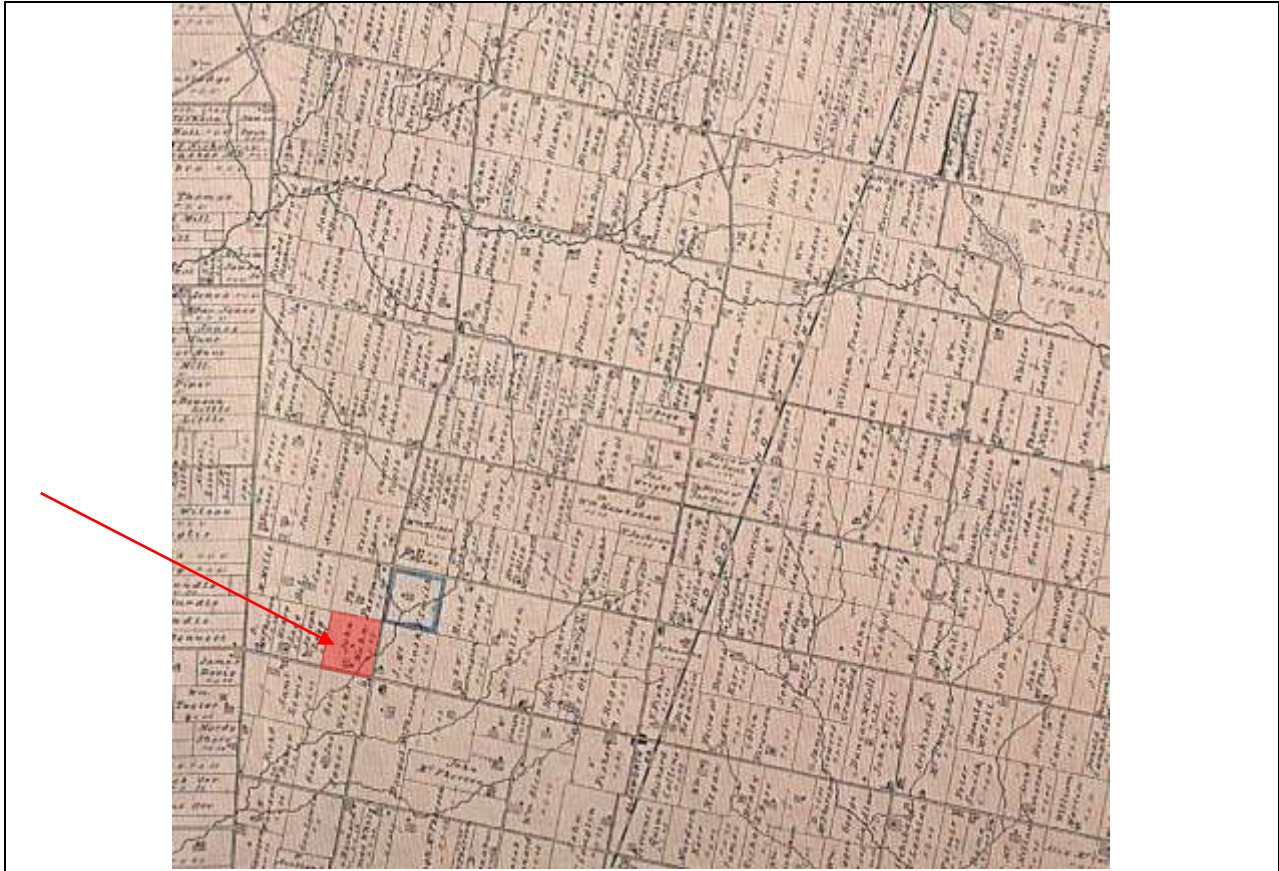


Image 7: *Illustrated Historical Atlas of the County of Middlesex*, Map of the Township of Westminster (1878), partial; J. C Mann second property owner noted



Image 8: Front view showing allée of trees framing cottage

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L.E. Dent



Image 9: Rubble stone outer foundation wall with "dressed" timber log framing



Image 10: Rubble stone and masonry interior supporting foundation wall



Image 11: Basement timber full-log framing; above wide floor planks



Image 13: Roof framing at ridge

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Item

Page #

L.E. Dent

Image 12: Interior supporting basement wall – hand hewn framing with champhered edges

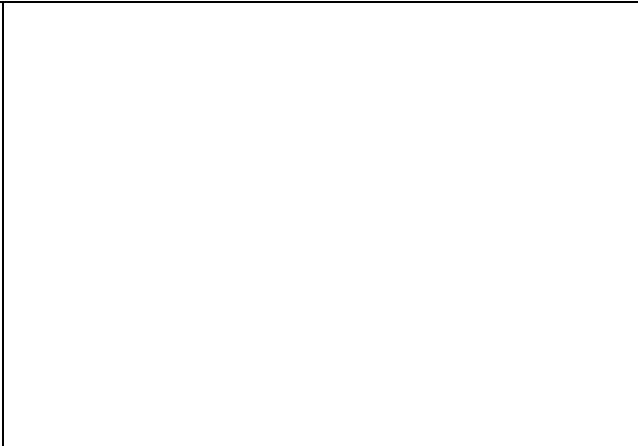


Image 14: Frame addition at rear with wood clapboards, windows and trim



Image 15: Partial west elevation showing re-bricked work beneath window



Image 16: South-west corner view; front elevation of cottage

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L.E. Dent



Image 17: Partial north (rear) elevation showing infill brickwork and mortar repairs



Image 18: South-east façade showing new brickwork in differing tone and detailing



Agenda Item # Page #

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Item

Page #

L.E. Dent

Image 19: North (rear) elevation – partial, showing wood frame addition



Image 20: South-east corner view showing new brickwork in differing tone and detailing – full east elevation

Agenda Item # Page #

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Item

Page #

L.E. Dent



Image 21: South-east corner detail view showing new brickwork in differing tone and detailing



Image 22: North-east corner view showing new brickwork and parging adjacent to original



Agenda Item # Page #

--	--

Item

Page #

L.E. Dent

Image 23: West elevation



Image 24: Front elevation and Neoclassical doorway surround

Agenda Item # Page #

--	--

Item

Page #

L.E. Dent



Image 25: Detail view of brick at front elevation showing brick repairs and new window sill



Image 26: Detail view of masonry details at front elevation; parging of exterior foundation wall, drip edge, and Queen closures

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L.E. Dent

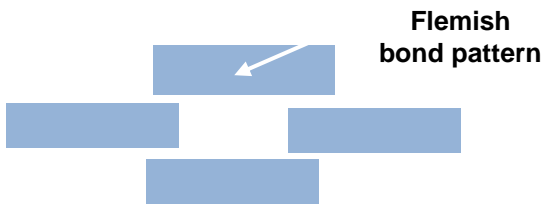


Image 27: Detail view of brick at front elevation; note decorative brick work, Flemish Bond pattern and dichromatic colouring and design