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D. Menard

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING MAY 28, 2012 (NOT BEFORE 5:00 P.M.)
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE PROPERTY DEMOLITION REQUEST 1451 WHARNCLIFFE ROAD SOUTH SIFTON PROPERTIES LTD.

RECOMMENDATION

That, on the advice of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the following report **BE RECEIVED** for information and that municipal Council **BE ADVISED** that the request for the demolition of the property of the structure at 1451 Wharncliffe Road South be referred to the Chief Building Official with advice that the building is not worthy of designation under the Ontario Heritage Act; it being noted that the London Advisory Committee on Heritage has been consulted on this matter.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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May 6, 2009: Report to Planning Committee – Application by Sifton Properties Ltd. 1451 Wharncliffe Road South (39-T0751/Z-7457/0-7466)

October 31, 2005 –Report to Planning Committee –Application by Sifton Properties 1451 Wharncliffe Road South (39T-00506/Z -6900)

April 25, May 9, September 12, 2005: Reports to Planning Committee - Bostwick East Area Plan – (0-6872)

BACKGROUND

The structures located at the municipal address of 1451 Wharncliffe Road South include a two storey buff brick residence built in 1875 in the Italianate style and a storage barn. In the *2006 Inventory of Heritage Resources* the house was rated as a Priority 1 structure built in 1875 in the Italianate style. (Appendix 2- Photos)

On April 20, Sifton Properties Ltd. requested the demolition of both structures as part of a plan to redevelop the lands it owns in the area. In its letter requesting demolition, Sifton Properties Ltd. indicates it has found an individual who will be “removing and reusing the brick and wood from the structures as part of a building project”. Sifton also noted that “the Black Walnut trees on the property will be preserved to a reasonable degree and any timber salvaged.”

Previous Reports

The Pincombe farm house had been identified as a building of heritage interest in the Archaeological and Built Heritage Report done as part of the Bostwick Area Plan. At that time, it had been described as “an unusually impressive example of a rural Italianate villa retaining many fine and unusual architectural features despite the severely damaging effects of serious neglect in recent years.” Subsequently, the residence was listed in the 2006 edition *Inventory of Heritage Resources*.

In 2007, the London Advisory Committee on Heritage had indicated a concern about the potential loss of the building and noted that the Area Plan had indicated alternative uses would

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be considered for the building. In March, 2008, Sifton indicated it did not intend to demolish the building and would make efforts to lease or sell the premises for adaptive reuse purposes, noting also that the building was not well suited to most uses permitted in the Restricted Service Commercial designation and zones. Estimated costs for renovation, submitted by a consultant, ranged from \$300 000 to \$450 000 depending on possible use. Sifton also indicated that because of its height, large size and triple brick construction, it did not think it feasible to relocate the building to another site.

Notwithstanding earlier recommendations to preserve and find an adaptive reuse for the building, it has remained vacant and subject to deterioration from being vacant and exposed to vandalism. The earlier study had noted that, even then, important architectural features had already been lost. This has continued until the present time.

LACH Consultation

At its meeting on May 9, 2102, the LACH received comments from its Stewardship sub-committee and, while noting with regret the loss of the building should demolition be approved, also requested that any salvageable heritage materials be retrieved and reused, noting, in particular, the presence and value of the Black Walnut trees on the property. It did not recommend the designation of the property.

Staff Analysis and Recommendations

Previously, the building had been altered to some degree in its front entranceway and porch. Chimneys had been removed. The farm house retains some design features such as the symmetrical three bay façade, the broad eaves and paired brackets typical of Italianate architectural style Original windows and openings remain. Many of its interior features have been removed included the newel post for the stairs. However, the building has suffered from vacancy and vandalism and its exposure to moisture has further complicated its preservation. It has required masonry repairs for many years.

With respect to its uniqueness, it should be noted that the Inventory contains 322 identified buildings in the Italianate style, of which 119 are listed as Priority 1 structures, several in the rural area of the city. 40 of these buildings have been designated under either Part IV or Part V of the *Ontario Heritage Act*. It was an excellent example of this style but is not unique or rare.

It retains its historical association with the Pincombe family including John Pincombe, an emigrant from Devon, who was one of the individuals responsible for establishing the Western Fair Association. A son, Richard, married Elizabeth Dale whose family was known in the Glendale area.

Given, first, that this style is not rare in the City, secondly, its current deteriorated state including the loss of notable features, third, the inability of the current owner to find a suitable adaptive reuse and finally, the potential for the reuse of salvageable brick and wood, designation is not recommended. It is recommended that Council advise the Chief Building Official of this so that a demolition permit may be issued. It is further recommended that any salvageable materials be removed for reuse following a photographic documentation by the heritage planner.

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D. Menard

PREPARED BY:	SUBMITTED BY:
D. MENARD HERITAGE PLANNER CITY PLANNING & RESEARCH	G. BARRETT, AICP MANAGER – CITY PLANNING & RESEARCH
RECOMMENDED BY:	
J.M FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING AND CITY PLANNER	

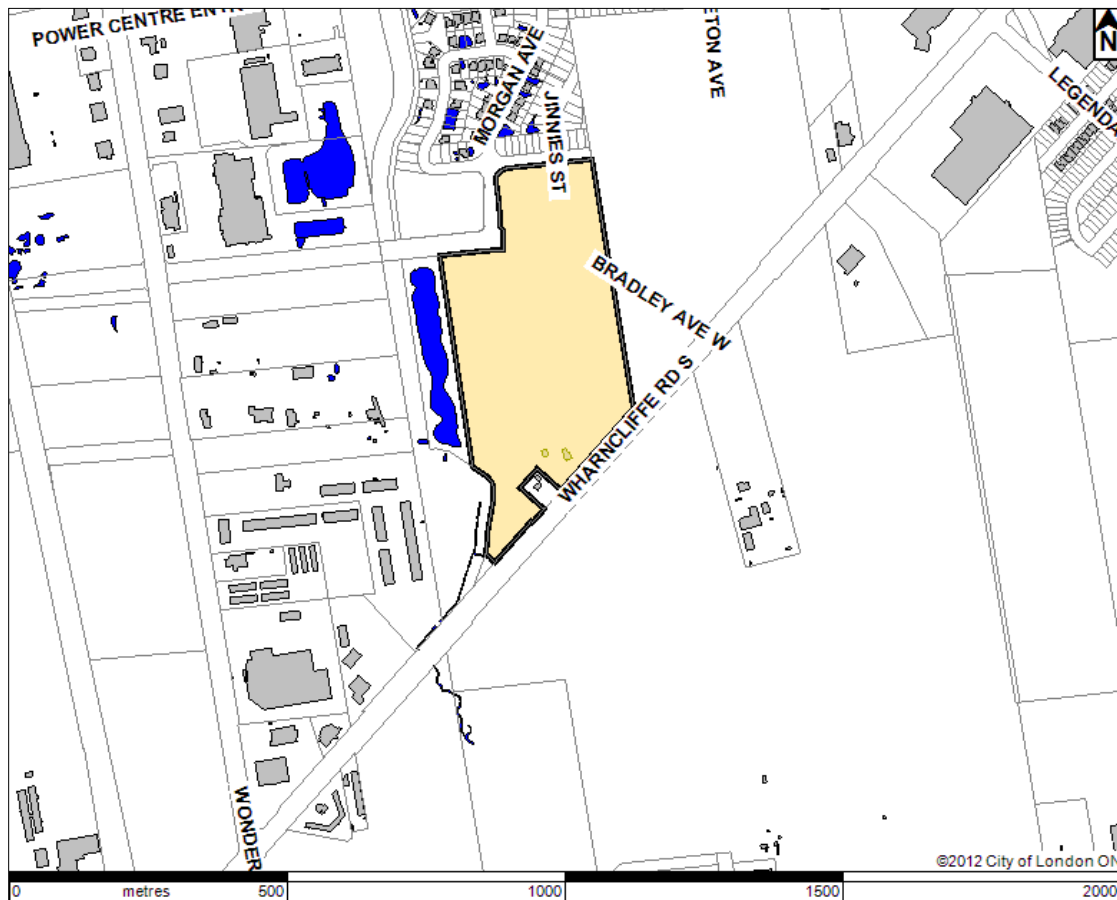
May 4, 2012

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attach: Appendix 1- Location Map; Appendix 2- Photos

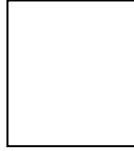
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Appendix 1- Location Map -1451 Wharncliffe Road



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Appendix 2: Photos -1451 Wharncliffe Road



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1451 Wharncliffe Road – Photos

