

13TH REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on November 8, 2017, commencing at 5:39 PM, in Committee Rooms #1 and #2, Second Floor, London City Hall.

PRESENT: B. Vasquez (Acting Chair), S. Adamsson, J. Cushing, H. Elmslie, H. Garrett, S. Gibson, T. Jenkins, J. Manness, K. Waud and M. Whalley and J. Bunn (Secretary).

ABSENT: D. Brock and D. Dudek.

ALSO PRESENT: J. Dent, L. Dent, K. Gonyou, A. Macpherson and L. McNiven.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

2. The Green in Wortley Village – Park Design Update

That it BE NOTED that the London Advisory Committee on Heritage (LACH) heard a presentation, as appended to the agenda, from D. Waverman and T. McCormick, Stantec Consulting Ltd., with respect to a park design update for The Green in Wortley Village.

3. Request for Demolition of a Heritage Listed Property - 491 Base Line Road East

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to a request for the demolition of the heritage listed property located at 491 Base Line Road East:

- a) the property located at 491 Base Line Road East BE REMOVED from the *Inventory of Heritage Resources* (the register);
- b) the Managing Director, Development and Compliance Services and Chief Building Official BE ADVISED that Municipal Council consents to the requested demolition of the above-noted property; and,
- c) the property owner BE REQUESTED to salvage the decorative wood paneled front door alcove and surround;

it being noted that the London Advisory Committee on Heritage received the attached presentation from L. Dent, Heritage Planner and verbal delegations from T. Dingman, Consultant and R. Mostafa and S. Ameen, the property owners with respect to this matter.

III. CONSENT ITEMS

4. 12th Report of the London Advisory Committee on Heritage.

That it BE NOTED that the 12th Report of the London Advisory Committee on Heritage, from its meeting held on October 11, 2017, was received.

5. Municipal Council Resolution

That the City Clerk BE REQUESTED to amend the London Advisory Committee on Heritage Terms of Reference to remove the Agricultural Advisory Committee voting representative from the membership; it being noted that the Municipal Council resolution from the meeting held on October 17, 2017 with respect to the

3rd Report of the Agricultural Advisory Committee and its related request, was received.

6. Notice of Application - Portion of 3700 Colonel Talbot Road and 3645 Bostwick Road, south of Pack Road

That the following actions be taken with respect to the Notice of Application, dated October 30, 2017, from N. Pasato, Senior Planner, with respect to the application by MHBC Planning related to the properties located at 3700 Colonel Talbot Road and 3645 Bostwick Road:

- a) it BE NOTED that the property located at 3700 Colonel Talbot Road is currently listed in the *Inventory of Heritage Resources* (the register); and,
- b) all future Notices with respect to this property BE REFERRED to the Stewardship Sub-Committee for consideration.

7. Notice of Public Information Centre 2 - Victoria Bridge - Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Public Information Centre #2, dated November 1, 2017, from K. Grabowski, Project Manager, City of London and J. Pucchio, Project Manager, AECOM Canada, with respect to the Victoria Bridge Municipal Class Environmental Assessment, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

None.

V. ITEMS FOR DISCUSSION

8. Building Permits and Heritage Demolition

That the Managing Director, Planning and City Planner and the Managing Director, Development and Compliance Services and Chief Building Official BE REQUESTED to provide a response with respect to the feasibility of requiring an approved Building Permit as a pre-condition for the approval of a request for demolition of a heritage designated property; it being noted that the London Advisory Committee on Heritage received a communication dated October 12, 2017 from S. Adamsson with respect to this matter.

9. Heritage Planners' Report

That the following actions be taken with respect to various updates and events:

- a) it BE NOTED that the attached submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received; and,
- b) it BE NOTED that the London Advisory Committee on Heritage (LACH) approved the expenditure of up to \$60.00 for refreshments at the Stewardship Sub-Committee meeting, hosting the Western University Public History Program presentations; it being noted that the LACH has sufficient funds in its 2017 Budget allotment for this expense and has done so for previous, similar meetings.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

10. (ADDED) Architectural Conservancy of Ontario and Heritage London Foundation - 11th Annual Heritage Awards Program: Call for Nominations

That it BE NOTED that the 11th Annual Heritage Awards Program Call for Nominations communication from the Architectural Conservancy of Ontario and Heritage London Foundation, was received.

VII. CONFIDENTIAL

(Confidential Appendix enclosed for Members only.)

The London Advisory Committee on Heritage convened in closed session from 7:30 PM to 7:46 PM after having passed a motion to do so, with respect to the following matter:

C-1. (ADDED) A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2018 Mayor's New Year's Honour List.

VIII. ADJOURNMENT

The meeting adjourned at 7:46 PM.

NEXT MEETING DATE: December 13, 2017



Request for Demolition Heritage Listed Property 491 Base Line Road East

London Advisory Committee on Heritage
Wednesday November 8, 2017

london.ca



Overview

- c1885
- 1 ½ -storey
- vernacular cottage
- currently a single detached dwelling converted to a duplex use

Heritage Status

- Listed



Property Location



Property location of 491 Base Line Road East



Aerial image of 491 Base Line Road East



Historical Background



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

General area of subject property



Illustrated Historical Atlas of the County of Middlesex, Map of the Township of Westminster (1878), partial of surrounding district

- subject property part of Watson's 1810 Survey (two concessions from "base line")
- registered Land Patent grant from Canada Company, 1819
- original owner of Con 1, Lot 26 (200 acres) – John Shenick



Description



Cottage, Front Elevation



Description



Cottage, Side Elevation – East



Cottage, Side Elevation – West



Description

Rear elevation showing addition



View of floor joists from basement – Brick exterior basement wall



Original decorative wood panelled front door alcove and surround



Demolition Request

- Request for the demolition – October 3, 2017
- Site visit by staff – October 16, 2017
- Request for the demolition of a heritage listed property must be resolved by Municipal Council within a 60-day period (by December 2, 2017 or deemed permitted)
- Consultation with the London Advisory Committee on Heritage and must provide for a public participation meeting before the Planning and Environment Committee
- LISTED properties are not designated, but are considered to have potential cultural heritage value or interest; further research required to determine cultural heritage value or interest (OHA 9/06)



Evaluation – OHA 9/06

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.	<ul style="list-style-type: none"> • This vernacular cottage type is not a unique style in London; many such examples are found throughout the City.
	displays a high degree of craftsmanship or artistic merit.	<ul style="list-style-type: none"> • Any degree of craftsmanship or artistic merit that may have existed (re: stuccoed exterior, eared trim) has been obscured/removed by subsequent vinyl cladding on the exterior. • The decorative wood panelled front door alcove and surround remains as an isolated heritage feature devoid of architectural context.
	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.



Evaluation – OHA 9/06

Criteria		Evaluation
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"> • The property 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"> • 491 Base Line Road East is not believed to yield or have the potential to yield information that contributes to an understanding of the community or its 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 cottage at 491 Base Line Road East is vernacular and not attributed to a particular builder or architect.



Evaluation – OHA 9/06

Criteria		Evaluation
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"> • 491 Base Line Road East does not define, maintain, or support the character of the area • Currently the area is defined by late 1950s-1960s suburban bungalow development.
	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. • It is not typologically related to the (2) adjacent heritage properties.
	is a landmark.	<ul style="list-style-type: none"> • This property is not believed to be a landmark.



Recommendation Options

Options under the *Ontario Heritage Act*

1. Recommend designation under Section 29, *Ontario Heritage Act*, or,
2. Remove from Register (Inventory of Heritage Resources) and allow demolition to proceed.



Conclusion

- The property did not meet the criteria for designation using mandated criteria of the Ontario Heritage Act Regulation 9/06
- 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.



Staff Recommendations

...the following actions **BE TAKEN**:

- a) That 491 Base Line Road East **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; and,
- c) That the property owner **BE REQUESTED** to salvage the decorative wood panelled front door alcove and surround.

Heritage Planners' Report to LACH: November 8, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 272 Grosvenor Street (Bishop Hellmuth HCD) – rear addition
 - b. 194 Dundas Street (Downtown HCD) – adaptive re-use (interior)
 - c. 140 Wortley Road (Wortley Village-Old South HCD) – signage

2. Posted to Environmental Registry: Ministry of Tourism, Culture and Sport, *A Guide to Cultural Heritage Resources in the Land Use Planning Process* (revised version draft of 2006 infosheet series). www.ebr.gov.on.ca Registry # 013-0914
 - a. Comments due by November 17, 2017 – submit comments online

3. Western University Public History Program – student presentations on property research – Tuesday November 28 at 5:30pm, Committee Rooms 1-2, City Hall

Upcoming Heritage Events

- *Terrific Tales of London & Area*: Tuesdays at 7:00pm at the Central Branch, London Public Library (251 Dundas Street):
 - Tuesday November 14: John Lutman, “The Divinity of Architecture”
 - Tuesday November 21: Kym Wolfe, “Old East Village”
 - Tuesday November 28: Arthur McClelland, “Shad Martin”
 - Tuesday December 5: Caroline Whippey, “Brescia @ 100”
 - Tuesday December 12: Grant Maltman, “Sir Frederick Banting at War”
- Thrills and Chills Ghost Tours at Eldon House (481 Ridout Street North) on Saturdays (November 4, 11, & 18), www.eldonhouse.ca/events/
- Holiday events at Eldon House – see www.eldonhouse.ca/events/
- Elsie's Estate: 1917-2017 – Centenary Celebration of the Elsie Perrin Williams Estate (101 Windermere Road). More information 519-673-1164.
www.elsieperrinwilliamsestate.ca
 - Open daily 1:00pm-4:00pm Monday-Friday and 11:00am-4:00pm Saturday-Sunday
 - “Poetry of the First World War” by Western University English professor D. M. R. Bentley on Saturday November 11, 7:30pm (\$15)
 - Jennifer Robinson, author of *Midnight in Paris* and *Somewhere in France* on Sunday November 12, 2:00pm (\$15)
 - Dan Brock's illustrated tour of London in 1867 on Wednesday November 15 at 7:30pm 2:00pm (\$15)
 - Concert of French piano duets from the late 19th and early 20th centuries by Clark Bryan and Marion Miller on Saturday November 25 at 7:30pm (\$15)

ELSIE'S ESTATE: 1917-2017

EXPERIENCE THE ESTATE AS IT WAS IN ELSIE AND HADLEY'S HEYDAY LEARN MORE ABOUT LONDON'S RECLUSIVE HEIRESS

OPEN HOUSE

WEDNESDAY 8TH - WEDNESDAY 22ND NOVEMBER 2017

FREE TOURS WEEKDAYS 1 P.M. - 4 P.M.

SATURDAYS AND SUNDAYS 11 A.M. - 4 P.M.
(MORNINGS ARE RESERVED FOR GROUP OR SCHOOL BOOKINGS BY APPOINTMENT.)

SAT NOV 11TH 7:30 P.M. REMEMBRANCE DAY

"POETRY OF THE FIRST WORLD WAR" BY D.M.R. BENTLEY, PROFESSOR OF ENGLISH, WESTERN UNIVERSITY.

SUN NOV 12TH 2 P.M. - 4:30 P.M.

MEET JENNIFER ROBSON, BEST-SELLING AUTHOR OF WWI FICTION "MIDNIGHT IN PARIS" "SOMEWHERE IN FRANCE".

WEDNESDAY 15TH 7:30 P.M.

"LONDON IN 1867" ILLUSTRATED TALK ON THE ARCHITECTURE OF LONDON BY DAN BROCK
HERITAGE QUIZ NIGHT. "CITYSCAPE 150" ART AND PHOTO CONTEST: PRIZES AWARDED AT 7 P.M.

SATURDAY 25TH NOVEMBER 7:30 P.M.

CONCERT: "SOIRÉE À QUATRE MAINS". GEMS OF THE FRENCH PIANO DUET REPERTOIRE FROM THE LATE 19TH AND EARLY 20TH CENTURIES. CLARK BRYAN AND MARION MILLER.

SINGLE EVENT TICKET \$15 SERIES TICKET \$50

TICKETS AVAILABLE FROM EVENTBRITE.COM

ALL EVENTS TAKE PLACE AT THE ELSIE PERRIN WILLIAMS ESTATE - 101 WINDERMERE ROAD WEST.
ALL FUNDS RAISED WILL GO TO THE PRESERVATION OF THE HISTORIC ESTATE HOUSE

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