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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE MEETING ON MONDAY NOVEMBER 20, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 491 BASE LINE ROAD EAST BY: ROMEL MOSTAFA AND SARA AMEEN

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 491 Base Line Road East, 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.

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

491 Base Line Road East is a property located west of High Street and on the south side of Base Line Road East. It is located in the former Westminster Township as part of (Con 1, Lot 26), and is currently a single detached dwelling converted to a duplex use (Appendix A). The property is included on the *Inventory of Heritage Resources* which was adopted as the Register in 2007. It is listed as a priority 2 resource. Priority 2 properties merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They may have significant architectural and/or historical value and may be worthy of protection under Part

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IV of the Ontario Heritage Act (*Inventory of Heritage Resources*).

Description

The subject building of this demolition request is a 1½ - storey, vernacular cottage (Appendix B). Based on a review of historical maps, census data and inspection of the basement, it is likely that the cottage was constructed c1885 – not c1840 as noted in the *Inventory of Heritage Resources*.

The cottage at 491 Base Line Road E. has a “T-shaped” plan with the front and rear portions appearing to be constructed at the same time based on the consistency of window style and detailing throughout. There is a small addition attached at the rear constructed on a concrete slab-on-grade foundation; it appears to be of a much more recent construction. The front façade is symmetrically composed with a central doorway that is flanked by two identical windows. The front porch was likely a later addition, as it awkwardly cuts into the top of the front door surround and front window lintels. The gabled roof is pitched and accommodates a partial second floor, with windows clearly visible on the gabled ends. Stairs to the upper floor have been permanently closed off blocking access. It appears that the second floor has not been occupied for many years. There is a full basement under the front portion of the building and a crawl space under the rear. The outer basement walls are brick with interior supporting brick piers. Floor framing is constructed with milled wood joists and wood plank subflooring.

The entire exterior of the cottage has been sheathed in vinyl siding over what was originally noted as stucco in the *Inventory*. The existence of stucco could not be verified as only non-invasive methods of observation were used to inspect the property during Staff’s site visit. Most windows appear to be original wood – two-over-two sash windows – w/newer storms added. Peaked detailing of the exterior window lintels is discernable, however eared trim noted in the *Inventory* has been obscured or removed during residing with vinyl. One noted feature particular to this cottage is the decorative wood panelled front door alcove and surround with arched header, sidelights and integrated transom.

Historically, the area surrounding 491 Base Line Road East was part of Watson’s 1810 Survey for Westminster Township (Baker, pp12-13; Crinklaw, p543). Two sets of concessions (Con 1 and 2) were laid out from this “base line” located south of the Thames River. In 1819, a Land Patent was granted to John Shenick for 200 acres (Con 1, Lot 26) which includes the subject property. Further, the 1851-52 Census of Canada noted that J. Shenick held 42 acres and a one-storey log dwelling on Con 1, Lot 26, with 142 acres being held by James Kay; a one-storey brick dwelling is noted on Kay’s property. However, no structure is indicated on the 1862 Tremaines’ Map (Con 1, Lot 26) – except for an inn at the corner of Wellington Road and Commissioners Road E. It is unlikely that either of these original structures (log or brick) are the current cottage at 491 Base Line Road E. The 1878 Map of the Township of Westminster from the *Illustrated Historical Atlas* indicates several structures at the corner of High Street and Base Line Road E.; it is likely that one of these may be the subject property along with an adjacent listed property at 495 Base Line Road E. with a date c1880 noted in the *Inventory of Heritage Resources*.

Today, much of the area surrounding the subject property was developed in the late 1950s-1960s, and modest post-war bungalows are the predominant house style. Wortley Village-Old South Heritage Conservation District is located 1.3 km north west of the subject property, and there are few heritage significant properties identified in the area. Also included on the *Inventory of Heritage Resources* are adjacent properties at 495 and 503 Base Line Road East. Neither the Wortley Village-Old South HCD District nor the

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adjacent heritage resources exert a strong presence on the character of the area.

Demolition Request

A request for the demolition of the heritage listed property was received on October 3, 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 December 2, 2017, the request is deemed permitted.

Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 79 property owners within 120m of the subject property on November 1, 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 November 2, 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. 491 Base Line Road East 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 491 Base Line Road East 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,

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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 October 16, 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	<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.
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.
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.

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	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.

CONCLUSION

The building at 491 Base Line Road East has been evaluated using the mandated criteria of *Ontario Heritage Act* Regulation 9/06. The property does 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

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REFERENCES

Reference Documents

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- Philips, S.J. (1989). *Old House Dictionary. An Illustrated Guide to American Domestic Architecture 1600-1940*. Lakewood, Colorado: American Source Books.
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Other

- Site visit October 16, 2017, and photographs of the same date.

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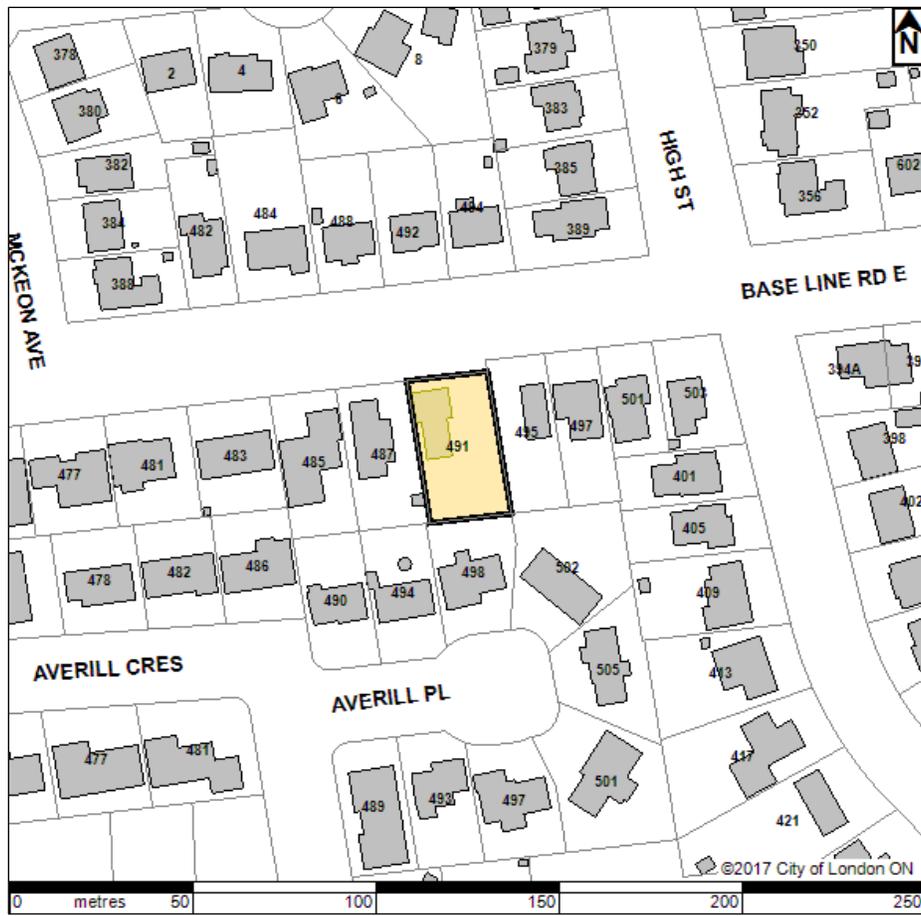
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APPENDIX A — Maps



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Property location



Map 2: Aerial image of 491 Base Line Road East

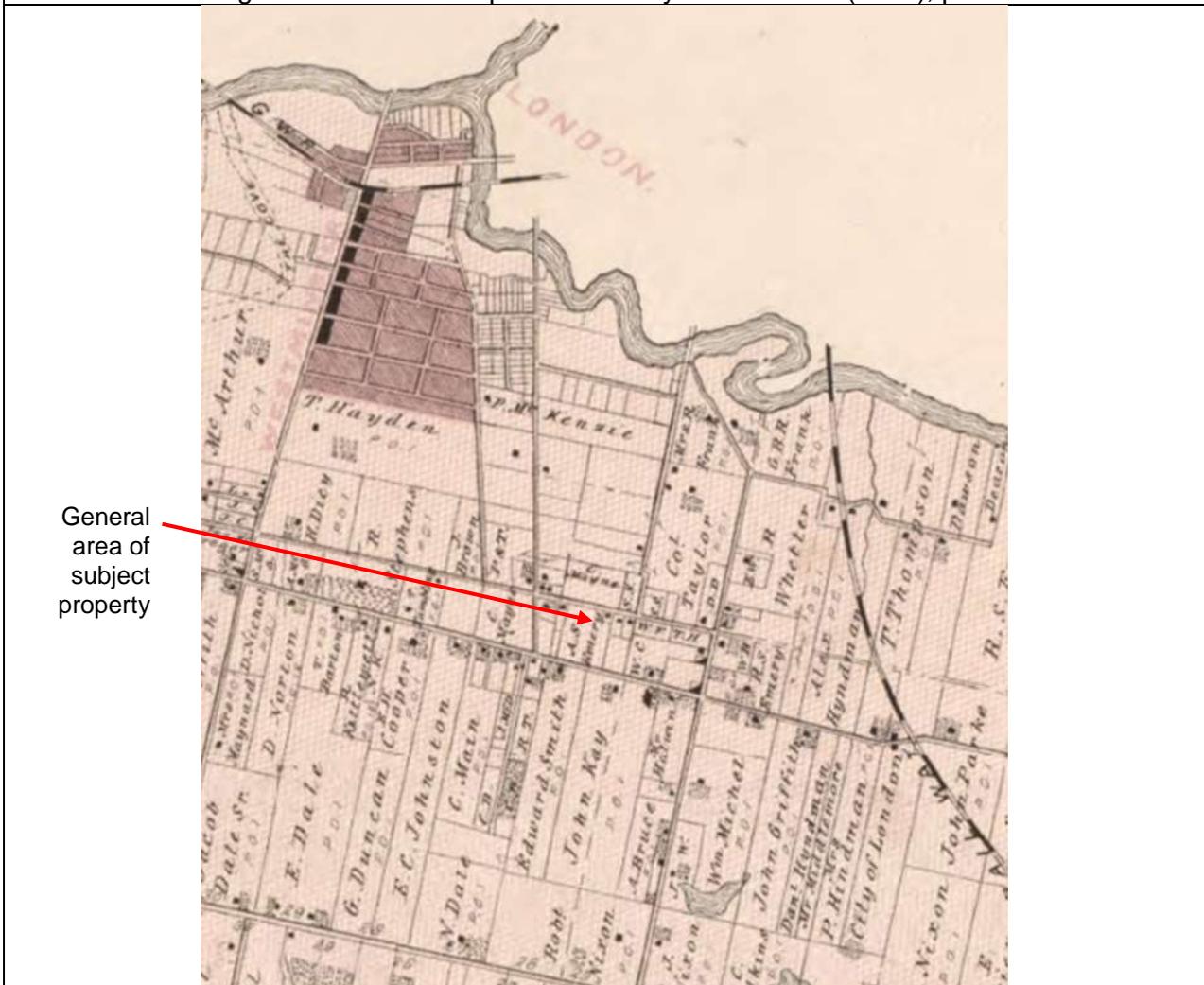
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APPENDIX B — Images



Image 1: Tremaine's Map of the County of Middlesex (1862), partial



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Image 2: Illustrated Historical Atlas of the County of Middlesex, Map of the Township of Westminster (1878), partial of surrounding district



General area of
subject property, and
likely property

Image 3: Illustrated Historical Atlas of the County of Middlesex, Map of the Township of Westminster (1878), partial

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Image 4: Cottage, Front Elevation

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Image 5: Cottage, Side Elevation – East



Image 6: Cottage, Side Elevation – West

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Image 7: Interior view of showing contemporary upgrades – carpeting and suspended ceilings



Image 8: Rear elevation showing addition



Image 9: Interior view of original windows



Image 10: Original decorative wood panelled front door alcove, surround and transom



Image 11: View of floor joists from basement



Image 12: Brick exterior basement wall

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Image 13: View of crawl space beneath rear portion of cottage



Image 14: Original decorative wood panelled front door alcove and surround