

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: John M. Fleming
Managing Director, Planning and City Planner

Subject: Passage of Heritage Designating By-law for 172 Central Avenue

Meeting on: October 9, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to designate 172 Central Avenue to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on October 16, 2018; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

Executive Summary

A demolition request for the heritage listed property located at 172 Central Avenue was submitted on June 15, 2018. Municipal Council issued its Notice of Intent to Designate on July 24, 2018 with the effect of preventing the demolition of the cultural heritage resource. No appeals were received regarding Municipal Council's Notice of Intent to Designate. Passage of the heritage designating by-law is the last step in the designation of the property at 172 Central Avenue under the *Ontario Heritage Act*.

Analysis

1.0 Background

1.1 Property Location

The property at 172 Central Avenue is located on the north side of Central Avenue between St. George Street and Richmond Street.

1.2 Previous Reports

July 11, 2018. Report to the LACH: Demolition Request for Heritage Listed Property at 172 Central Avenue by G., P., & C. Mitsis.

July 16, 2018. Report to the PEC: Demolition Request for Heritage Listed Property at 172 Central Avenue by G., P., & C. Mitsis.

1.3 Cultural Heritage Resource

The cultural heritage resource located at 172 Central Avenue was determined to meet the criteria of O. Reg. 9/06, meriting designation under the *Ontario Heritage Act*.

This property has cultural heritage value or interest because of its physical/design values as a representative example of the Italianate style in London. It was found to have historical/associative values because of its direct associations with Dr. Oronhyatekha (1841-1907), one of Canada's first Indigenous medical doctors and a person of National Historic Significance, who was the first occupant of the home in about 1882 until 1889, as well as the International Order of Foresters as the home of its first Supreme Chief Ranger, Dr. Oronhyatekha. The property at 172 Central Avenue has the potential to yield information on an understanding of Mohawk ideals and Victorian values as reflected in the home of Dr. Oronhyatekha. The property also has direct associations with Tony Urquhart, noted artist. As well, the property has contextual values because it is important in defining the character of the North Talbot area.

1.4 Demolition Request and Notice of Intent to Designate

The property owners submitted their written notice of intention to demolish or remove the building located at 172 Central Avenue which was received June 15, 2018. The London Advisory Committee on Heritage (LACH) was consulted at its meeting on July 11, 2018, and a public participation meeting was held at the Planning & Environment Committee (PEC) meeting on July 16, 2018. At its meeting on July 24, 2018, Municipal Council resolved to issue its Notice of Intent to Designate the property at 172 Central Avenue to be of cultural heritage value or interest. Notice of Intent to Designate was served on the property owner and the Ontario Heritage Trust on July 25, 2018 and published in *The Londoner* on August 2, 2018. No appeals were received within the statutory 30 day appeal period ending on September 1, 2018.

Passage of the heritage designating by-law (Appendix A) is the last step in the designation of the property at 172 Central Avenue under the *Ontario Heritage Act*.

1.5 Heritage Community Improvement Plan

The Heritage Community Improvement Plan (Heritage CIP) offers two grant programs to address some of the financial impacts of heritage preservation by offering incentives that promote building rehabilitation in conjunction with new development. The Tax Increment Grant provides the registered owner a refund on the increase in the municipal portion of the property tax ensuing from a reassessment as a result of a development or rehabilitation project related to an intensification or change of use which incorporates a designated heritage property. The second incentive is a Development Charges Equivalent Grant which is issued when a heritage designated property is preserved and rehabilitated in conjunction with a development project relating to an intensification or change of use.

A property must be designated under the *Ontario Heritage Act* to be able to access the grant programs of the Heritage CIP.

Financial support could help to see this significant cultural heritage resource retained. Unfortunately, the programs of the Heritage CIP (tax increment grant and development charges rebate) may have limited applicability for 172 Central Avenue depending on the rehabilitation of the property.

2.0 Conclusion

The property at 172 Central Avenue is a significant cultural heritage resource in the City of London and should be protected under the *Ontario Heritage Act*. The passage of the heritage designating by-law is the last step in the process to formally designate this property as a significant cultural heritage resource that is valued by Londoners.

Prepared by:	Kyle Gonyou, CAHP Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Research
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
<p>Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services</p>	

October 1, 2018
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Appendix A

Bill No.
2018

By-law No. L.S.P.- _____ - ____

A by-law to designate 172 Central Avenue to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 172 Central Avenue has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 172 Central Avenue, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on October 16, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – October 16, 2018
Second Reading – October 16, 2018
Third Reading – October 16, 2018

SCHEDULE "A"
To By-law No. L.S.P.- _____ - ____

Legal Description

Lot 23, Plan 238(W), London

SCHEDULE "B"
To By-law No. L.S.P.- _____ - ____

Statement for Designation

Description of Property

The property located at 172 Central Avenue is located on the north side of Central Avenue (formerly Lichfield Street, Litchfield Street) between Richmond Street and St. George Street. A two storey brick building with an elevated basement is located on the property.

Statement of Cultural Heritage Value or Interest

The property at 172 Central Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

The property at 172 Central Avenue includes a house which is a representative example of the Italianate style in London. Popular in the 1870s-1880s, the Italianate style was at the height of its popularity when the house at 172 Central Avenue was constructed in about 1882.

The house has a symmetrical two-storey façade with three bays, where the central bay slightly projecting, which is typical of the Italianate style. However, the remaining design qualities of the house are unusual. It is narrow with its broadest façade facing Central Avenue to make the home appear larger and grander. The two storey house is very tall, emphasizing the verticality of the Italianate style in the elevated basement and formal approach up to the main entry door, nearly ten foot ceilings on the main floor, and twelve foot ceilings on the second storey. These design characteristics are often attributed to Dr. Oronhyatekha's robust stature.

The house demonstrates a high degree of integrity with respect to the Italianate style and its vertical emphasis in the design treatment of the façade, as it retains a number of original features, including: symmetrical façade, wooden two-over-two windows, paired and single brackets at the eaves, brick quoins, brick string course, brick voussoirs, brick frieze, shallow hipped roof, and slightly projecting central bay with gable and round louvered opening.

Dr. Oronhyatekha (1841-1907) is a person of National Historic Significance with direct historical associations to the property at 172 Central Avenue. He and his family lived in the house at 172 Central Avenue in its first occupancy in about 1882 until 1889. Dr. Oronhyatekha is often attributed as having a hand in the design of the house at 172 Central Avenue, as demonstrated in its tall ceilings, robust detailing, and prominent street-facing presentation to emphasize the prestige of the address. London is important in an understanding of Dr. Oronhyatekha's significance as he was living in London when he first joined the International Order of Foresters as well as when he became its Supreme Chief Ranger. Dr. Oronhyatekha cited London as the "cradle" of the International Order of Foresters. Dr. Oronhyatekha was remembered by Londoners well after his departure from London and death in 1907.

The house at 172 Central Avenue is associated with the International Order of Foresters as the home of its first Supreme Chief Ranger, Dr. Oronhyateka. The fashionable

Italianate style of the house reflects the grandness and stature of a community leader, like Dr. Oronhyateka.

The property is also associated with Tony Urquhart (b.1934), who lived at 172 Central Avenue from 1968 until 1972. Tony Urquhart was the first Artist-in-Residence at the University of Western Ontario. He is the co-founder of the Canadian Artist Representation/Frontes des Artistes Canadiens, and is known for his distinctive “box” style of paintings and sculptures as one of Canada’s pioneering abstractionists. He was inducted into the Order of Canada in 1995.

The property at 172 Central Avenue has the potential to yield information on an understanding of Mohawk ideals and Victorian values as reflected in the home of Dr. Oronhyatekha.

The property at 172 Central Avenue is important in defining the character of the North Talbot area. The North Talbot area is characterized by homes primarily in the 1870s and 1880s which reflect popular architectural styles of the time. The prominent design values of the house allow it to define this character.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 172 Central Avenue include:

- Form, scale, and massing of the two storey brick building with elevated basement;
- Setback of the building from Central Avenue;
- Orientation of the building with its broadest façade towards Central Avenue;
- Brick exterior cladding (now painted) and brick detailing, including string course, frieze, quoins, voussoirs, and two chimneys;
- Symmetrical, three-bay façade with middle bay slightly projecting;
- Shallow pitched hipped roof with gable roof emphasizing the slightly projecting middle bay of the building;
- Louvered round window in the front gable;
- Paired and single wood brackets at the eaves;
- Segmented arch window openings with radiating brick voussoirs;
- Wooden two-over-two windows; and,
- Wood shutters on the front façade.