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D. Menard

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION 2332 MAIN STREET PUBLIC PARTICIPATION MEETING ON: MONDAY, OCTOBER 15, 2012: NOT BEFORE 4:15. P.M.

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the following report **BE RECEIVED** and that Municipal Council **ADVISE** the Chief Building Official that it does not object to the request for demolition for the Priority 1 listed property at 2332 Main Street and further, that it does not wish to issue a notice of Intent to Designate this property under Section 29 of the *Ontario Heritage Act* ; it being noted that the London Advisory Committee on Heritage has been consulted on this request for demolition.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

The property at 2332 Main Street contains two buildings located at the intersection of Main Street / Wharncliffe Road South and Campbell Street. Facing Main Street is a one and one half storey wood frame structure built c. 1850. At the rear, is a metal clad building, possibly a former aircraft shed / hangar (Appendix 1).

The focus of this demolition request is upon the older structure fronting Main Street, most recently used as a commercial office, zoned BDC.

The wood clad structure is listed as a Priority 1 property in the *2006 Inventory of Heritage Resources*. Its date of construction is listed as c. 1850 making it one of the oldest buildings in Lambeth. Tied to its age are architectural details that illustrate the Georgian style of that era, a three bay façade and general simplicity and symmetry. Features of note include a shallow gable roof with pronounced returned eaves and clapboard siding. In the *Archaeological and Built Heritage Background Assessment* completed for the Southwest Area Plan, it is noted that the building is typical of pre-Confederation houses in London and Westminster in that it has a disproportionately long space between the upper termination of the door and windows and eaves perhaps related to the existing tax policies of the period which discouraged full two storey residences. Adding to the heritage significance of this house is the possibility that portions of Main Street / Colonel Talbot Road, in the commercial core of Lambeth, have been suggested as worthy of study for a future heritage conservation district, although it is not currently identified in the City's Guideline document *Heritage Places* as such.

At the time of the preparation of this report, little is known of any historic associations attached to this property. It does retain some contextual importance as there are three other listed

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properties within the same block on the south side of Main Street.

While the building retains heritage character as described above, its physical condition raises concerns. Structurally, it appears sound but interior aspects reveal the need for extensive renovation and repair for future residential or commercial use. No detailed engineer's assessment has been provided for the structure although an assessment has been done for the foundation. There is some evidence of moisture penetrating the upper storey. Exterior woodwork requires rehabilitation and painting as does much of the original woodwork on the interior. (Appendix 2)

The property has changed ownership recently. The new owner seeks the removal of this structure to facilitate the construction of a new one storey commercial office building which will be attached to the steel frame building to be retained on the site. (Appendix 3) The new office will house an electrical contractor's business. If an alternative location can be found for the historic building, the owner is prepared to donate the building to another party.

The LACH will discuss this request for demolition at its meeting on October 10, 2012. Its comments will come forward to the October 15 meeting of the Planning and Environment Committee. The Heritage Planner met with the executive of the Westminster Delaware Historical Society and the Chair of the Lambeth Community Association on October 4 to discuss the request for demolition. Subsequently, a meeting was arranged for an examination of the building.

Options

As with other requests for the demolition of listed heritage properties, Municipal Council may:

1. Support the request for demolition or removal and advise the Chief Building Official accordingly. This would allow the immediate removal of the building once the required disconnects have been done
2. Deny the request for demolition on the basis of the building's heritage significance. If this option were to be pursued, then Notice of Intent to Designate the property under Section 29 (3) of the Ontario Heritage Act be given for the reasons identified in the draft statement of significance.(Appendix 4).
3. Request the owner to defer immediate demolition pending an opportunity to relocate the building to another site.

Recommendations

The building has heritage significance in terms of its age, its expression of the Georgian style and its importance to the Main Street streetscape both, at present and possibly for the future should a heritage conservation district develop. However, its current condition is such that without immediate attention, remaining heritage features will further deteriorate. It is not seen by its new owner as being compatible with the proposed new business structure. Staff is not recommending the designation of the building under the Ontario Heritage Act.

At this time, retention of the building may be possible through its relocation if both a new site and a new owner can be found. Failing such relocation, it is recommended that the request for demolition be approved and the Chief Building Official advised accordingly. In the event the building is demolished it is recommended that detailed photographic documentation be carried out and heritage materials be reclaimed for reuse elsewhere.

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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, LAND USE PLANNING AND CITY PLANNER	

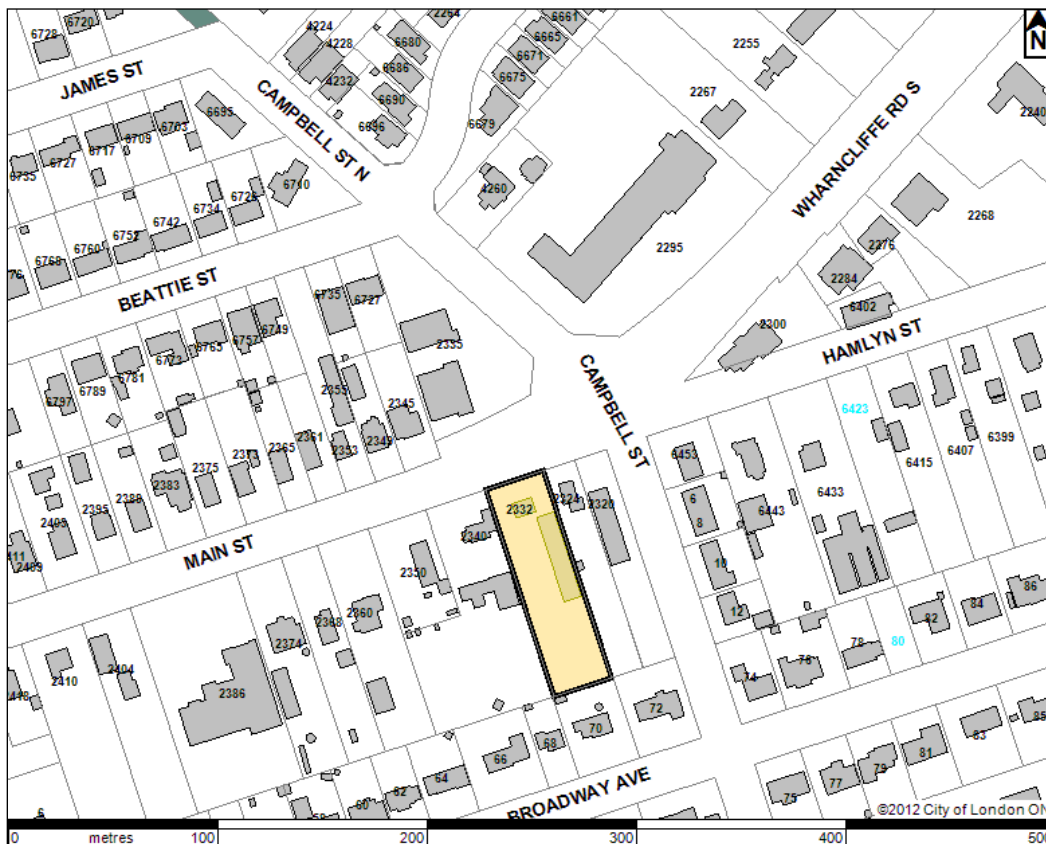
September 30, 2012

dm/

attach: Appendix 1- Location Map; Appendix 2- Photos; Appendix 3 – Drawings

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Appendix 1- Location Map



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Appendix 2: Photos



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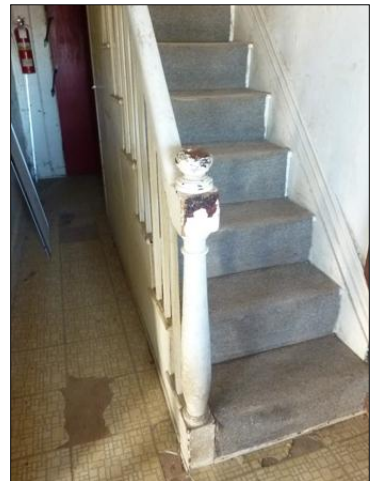
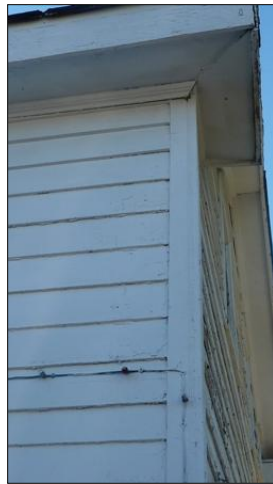
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Appendix 2- Photos



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Appendix 3 Drawings

GENERAL NOTES:

1. CONSULT THE CITY OF BRANTFORD FOR ALL PERMITS AND REGULATIONS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL WORK TO BE DONE TO THE STANDARD OF THE BRANTFORD AND THAMES VALLEY DISTRICT.
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KEY PLAN

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

KEY PLAN

ANGTON ELECTRIC
 2332 MAIN STREET,
 LAMBETH & ONTARIO

ELEVATIONS

SCALE: 1/4" = 1'-0"
 DATE: JULY 16, 2024
 DRAWN BY: N. DORNA
 CHECKED BY: N. DORNA

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GROUP D OCCUPANCY -
 (EXISTING BUSINESS & PERSONAL SERVICES)