



## Demolition Request- 3303 Westdel Bourne

London Advisory Committee on Heritage  
Wednesday May 8, 2019

[london.ca](http://london.ca)



## Property Location and Status



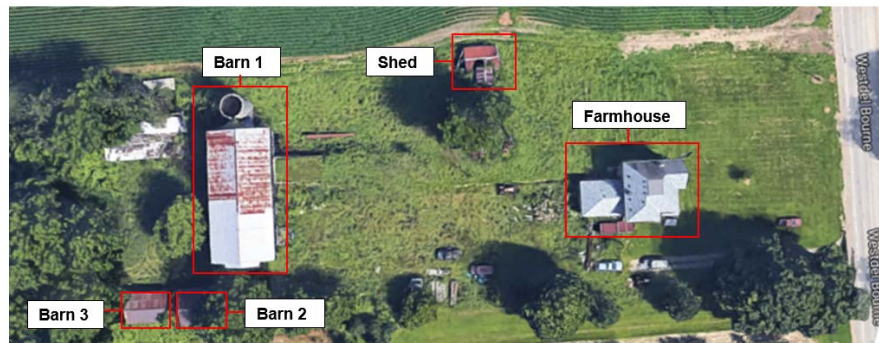
Location of 3303 Westdel Bourne



Heritage Listed Property



## Location of buildings



## 3303 Westdel Bourne - Farmhouse



- Built in 1877 in the Italianate Style
- Two storey, buff brick asymmetrical farmhouse with a one storey wing in the rear
- Projecting bay with a front gable and an oculus window in the gable's centre
- Paired brackets
- Paired, tall, narrow windows
- Field stone foundation



## 3303 Westdel Bourne-Farmhouse



Original door opening and transom window



Decorative verandah details



## 3303 Westdel Bourne- Barn 1



Barn 1 located at 3303 Westdel Bourne





## 3303 Westdel Bourne- Barn 2 & 3



Exterior of Barn 2 at 3303  
Westdel Bourne



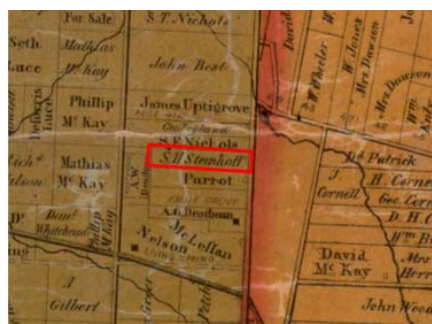
Interior of Barn 2 at 3303  
Westdel Bourne



Exterior of Barn 3 at 3303  
Westdel Bourne



## Property History



1862 Tremaines' Map of the County of  
Middlesex, Canada West. Location of  
3303 Westdel Bourne in red box.



1878 Illustrated Historical Atlas of  
the County of Middlesex. Location  
of 3303 Westdel Bourne in red box.





## Ireland Family



Picture of Ireland family standing in front of 3303 Westdel Bourne in 1919. Courtesy of Middlesex Centre Archives.



Picture of Floy Ireland, dated 1919. Courtesy of the Middlesex Centre Archives



## Comparative Properties



2420 Westdel Bourne,  
c. 1875



4775 Westdel Bourne,  
c. 1875



5617 Highbury  
Avenue, c.1900





## Ontario Heritage Act

- Section 27(1.2) enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register (Inventory of Heritage Resources).
- 60-day review period starts once a demolition request has been received
- Section 29 enables municipalities to designate properties to be of cultural heritage value or interest.
  - Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB).
  - A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets **one or more** of the following criteria for determining cultural heritage value or interest
- The 60-day period for the demolition request for the farmhouse on the property at 3303 Westdel Bourne expires on May 24, 2019.



## Evaluation using O. Reg 9/06

Ontario Reg. 9/06 Criteria		Heritage Planner Evaluation	Meets Criteria
<b>1. The property has design value or physical value because it,</b>	a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	<ul style="list-style-type: none"> <li>• The farmhouse is a representative example of a farmhouse in Italianate style within the former Delaware Township.</li> <li>• Barn 1 (the largest barn) located on the property at 3303 Westdel Bourne is a rare and representative example of the bank barn.</li> </ul>	Yes
	b. Displays a high degree of craftsmanship or artistic merit, or	<ul style="list-style-type: none"> <li>• Elements that display a high degree of craftsmanship include, the contrasting mortar in the brick voussoirs, the etched glass transom window, but particularly, elements of the verandah.</li> </ul>	Yes
	c. Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> <li>• While the barn hill has a walk way, the barns and farmhouse do not demonstrate a high degree of technical or scientific achievement</li> </ul>	No



## Evaluation using O. Reg 9/06

Ontario Reg. 9/06 Criteria		Heritage Planner Evaluation	Meets Criteria
2. The property has historical value or associative value because it,	a. 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"><li>• The Ireland family is one of the earliest settlers to the Delaware Township area and the property was farmed by the family for 141 years. The Ireland's were active community members throughout the 141 years.</li></ul>	Yes
	b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	<ul style="list-style-type: none"><li>• The farmhouse and barns located on 3303 Westdel Bourne are not believed to yield or have the potential to yield, information that contributes to the understanding of a community or culture.</li></ul>	No
	c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Although it is suspected that members of the Ireland Family were involved in building the farmhouse and barns, it has not been confirmed.	No



## Test to Repeal a Heritage Designating By-law

Ontario Reg. 9/06 Criteria		Heritage Planner Comments	Meets Criteria
3. The property has contextual value because it,	a. Is important in defining, maintaining or supporting the character of an area,	The farmhouse and Barn 1 are important in defining and maintaining the historic agricultural character of the area that developed in the early to late nineteenth century.	Yes
	b. Is physically, functionally, visually, or historically linked to its surroundings, or,	The property located at 3303 Westdel Bourne is not physically, functionally, visually, or historically linked to its surroundings.	No
	c. Is a landmark.	While certainly recognizable, it is not conclusive if the farmhouse and the barns are a landmark in the context of their community	No



## Heritage Attributes



## 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 designation of the heritage listed property at 3303 Westdel Bourne, that the following actions **BE TAKEN**:

- Notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix F of this report; and,
- Should no appeal be received to the notice of intent to designate, the attached proposed by-law to designate the property at 3303 Westdel Bourne to be of cultural heritage value or interest **BE INTRODUCED** at a future meeting of Municipal Council immediately following the end of the appeal period.

**IT BEING NOTED** that should an appeal to the notice of intent to designate be received, the City Clerk will refer the appeal to the Conservation Review Board.