



Demolition Request for Heritage Listed Property 567 King Street

London Advisory Committee on Heritage
Wednesday July 10, 2019
london.ca

 **567 King Street**




 **567 King Street**



- Built c.1880-1881
- First owned and occupied by Joseph Sanders, plasterer
- Buff brick
- Two-storey
- Three-bay
- Shallow hipped roof
- Italianate

 **Demolition Request**


- Heritage listed property
- Demolition Request received June 4, 2019
- 60-day review timeline per Section 27(3), *Ontario Heritage Act*
- Timeline expires on August 3, 2019
- Site visit on June 24, 2019
- Notice sent to property owners within 120m and published in *The Londoner*
- Public participation meeting at the Planning & Environment Committee on July 22, 2019



Ontario Regulation 9/06


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 whether it is of cultural heritage value or interest:

1. **Physical or design value:**
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. **Historical or associative value:**
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. **Contextual value:**
 - i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.




Physical or Design Values

Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	The property at 567 King Street has been identified as reflecting elements of the Italianate architectural style in its buff brick construction, vertical emphasis in window and door openings, and shallow hipped roof. The property at 567 King Street is not a rare, unique, or early example of a style, type, expression, material, or construction method. The Italianate architectural style was popular in London in the 1870s and 1880s, with many comparable examples, including those of an earlier date (see Appendix D). Attributed to the number of comparison properties, the subject property cannot be considered rare or unique from a City-wide or area/neighbourhood perspective. As there are many stronger examples of the style, type, expression, material, and construction method which retain a higher degree of integrity in their demonstration or articulation of the Italianate architectural style, the subject property at 567 King Street is not considered to be representative.
Displays a high degree of craftsmanship or artistic merit	The property at 567 King Street does not display a high degree of craftsmanship or artistic merit.
Demonstrates a high degree of technical or scientific achievement	The property at 567 King Street is not known to demonstrate technical or scientific achievement.




Historical or Associative Values

Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Historical research undertaken for the property at 567 King Street has not identified any direct associations with a theme, event, belief, person, activity, organization, or institution that are significant to a community.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property at 567 King Street is not believed to yield or have the potential to yield information that contributes to an understanding of a community or a culture in a significant way.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Historical research undertaken for the property at 567 King Street did not attribute the building's construction to an architect, artist, builder, designer, or theorist.




Contextual Values


Is important in defining, maintaining, or supporting the character of an area	The property at 567 King Street contributes to the character of the area, however not in a significant manner. The subject property has a relationship to the adjacent property at 575 King Street, as any adjacent property would (similar setback, similar height; different scale, material, and massing); the relationship is not significant between the two built structures. The character of the area has been previously affected by demolitions resulting in the amount of surface parking lots in the vicinity, as well as the change in uses from predominantly residential to commercial or institutional which may or may not retain the residential form of buildings. The subject property does not sufficiently represent the character of the area to warrant its retention of a relic of the area's past or changing character.
Is physically, functionally, visually, or historically linked to its surroundings	The property at 567 King Street is not physically, functionally, visually, or historically linked to its surroundings in a significant manner.
Is a landmark	The property at 567 King Street is not believed to be a landmark in the community.

 **Comparative Analysis**

- Two-storey, buff brick, three-bay, hipped roof, Italianate residential buildings
- 44 examples
- Integrity as a representative example of the Italianate architectural style



469 King Street



23 Peter Street

 **Recommendation Options**

1. Recommend designation pursuant to Part IV, *Ontario Heritage Act* to prevent demolition
2. Recommend that the property be removed from the Register, allowing the demolition to proceed

Not possible to include terms and conditions on a demolition request for a heritage listed property

 **Recommendation**

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property at 567 King Street, that the following actions **BE TAKEN**:

- a) The property owner **BE REQUESTED** to salvage any elements or artifacts from the building appropriate for reuse;
- b) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the building on this property; and,
- c) The property at 567 King Street **BE REMOVED** from the Register.

