



## Demolition Request for Dwelling on Heritage Listed Property at 6100 White Oak Road

London Advisory Committee on Heritage  
Wednesday October 9, 2019

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



## 6100 White Oak Road



- 67 acres
- Former Westminster Township, annexed in 1993
- London Islamic Cemetery, established 2005
- Heritage listed property



## Dwelling



- 1-3/4 storeys
- Gambrel roof
- Vinyl cladding over painted brick
- May date prior to 1860 (unconfirmed)
- Barns demolished c.1999
- Unoccupied since c.2002















## Property Ownership

- 1849: Grant to James B. Strathy
- 1851: Philip Smith (census)
- 1861: Philip Smith, brick house (census)
- 1877: Philip Smith, property for sale
- 1878: Robert F. Smith (*Illustrated Atlas*)
- 1889: Robert F. Smith sold property to Walter W. S. Hunt
- 1897: Walter W. S. Hunt sold property to Charles B. Hunt and John I. G. Hunt
- 1897: Charles B. Hunt and John I. G. Hunt sold property to William H. Learn
- 1965: Learn family sold property to Frederick C. and Ealyn E. Thomas
- 1966: Southern portion of property sold to Middlesex Broadcasters Ltd.
- 1979: F. C. and E. E. Thomas sold property to Peter N. J. and Hubertha A. Ruyter
- 1982: Power of sale to Iqbal M. Hussain, Samina Hussain, Mohammed Sarwar, and Razia Sawar



## Census (1861)

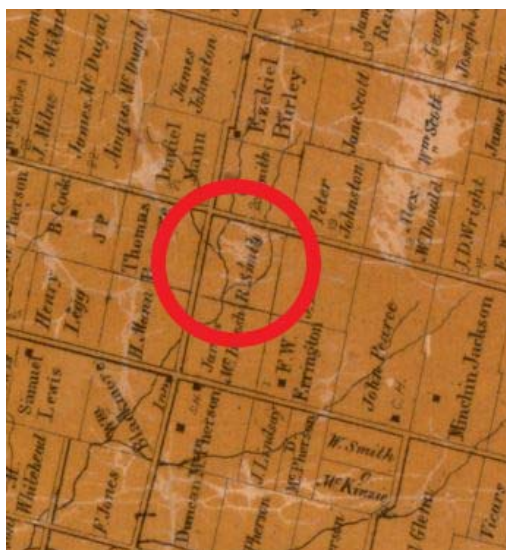
PUBLIC ARCHIVES OF CANADA MICROFILMED 1955

PERSONAL CENSUS		Enumeration Station, No.		In the County of	
Name of inhabitant	Place of birth	Age	Sex	Profession, Occupation, or Trade	Value of Real Estate
Philip Smith	England	45	M	Farmer	1000
Robert F. Smith	England	35	M	Farmer	1000
Walter W. S. Hunt	England	25	M	Farmer	1000
Charles B. Hunt	England	20	M	Farmer	1000
John I. G. Hunt	England	18	M	Farmer	1000
William H. Learn	England	15	M	Farmer	1000
Frederick C. Thomas	England	12	M	Farmer	1000
Ealyn E. Thomas	England	10	F	Farmer	1000
Peter N. J. Ruyter	Netherlands	8	M	Farmer	1000
Hubertha A. Ruyter	Netherlands	6	F	Farmer	1000
Iqbal M. Hussain	India	5	M	Farmer	1000
Samina Hussain	India	4	F	Farmer	1000
Mohammed Sarwar	India	3	M	Farmer	1000
Razia Sawar	India	2	F	Farmer	1000

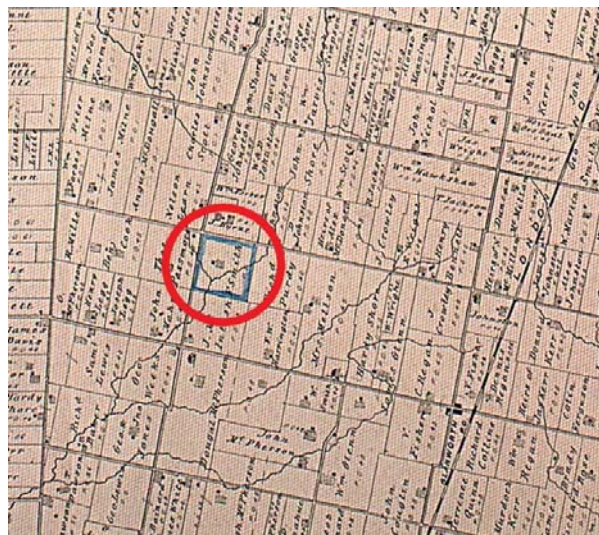
RECENSEMENT - CANADA OUEST 1861 CANADA WEST CENSUS



## Tremaine (1863)



## Illustrated Historic Atlas (1878)





## Aerial Photograph (1960)



## Cemeteries

- All cemeteries in London are listed on the Register or designated under the *Ontario Heritage Act***
- Mather's Cemetery
  - Scottsville Cemetery
  - North Street Cemetery
  - Brick Street Cemetery
  - Forest Lawn Memorial Gardens
  - Siloam Cemetery
  - St. George's Cemetery
  - McCaul Cemetery
  - Bostwick Cemetery
  - Grove Cemetery
  - Fox Hollow of Mount Pleasant
  - McGregor
  - Oakland Cemetery
  - Restmount Cemetery
  - Kilbourne Cemetery
  - Kilworth Cemetery
  - Pond Mills Cemetery
  - Or Shalom
  - Wesleyan Methodist Cemetery
  - Mount Pleasant Cemetery
  - Woodland Cemetery
  - St. Peter's Cemetery
  - Nichols Cemetery
  - Islamic Cemetery of London
  - Woodhull Cemetery
  - McKay Cemetery





## Ontario Heritage Act

- Section 27: Register
- Section 27(3): Requiring 60-day written notice of intent to demolish a building or structure on a heritage listed property
- Section 29: enables designation under Part IV of the *Ontario Heritage Act*



## Demolition Request

- Received: September 9, 2019
- 60-day Review Period: November 8, 2019



## O. Reg. 9/06

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



## Physical or Design Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
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	The existing dwelling is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. The existing dwelling has been subject to many alterations in the past, some unsympathetic to its original character.  The existing dwelling (or portions thereof) may have been constructed prior to 1860 (as noted in the 1861 Census), however the evidence is circumstantial. The masonry has been subject to previous alterations which has compromised its integrity. Additionally, the gambrel roof is unlikely to be original to the dwelling, as are the concrete window sills, which, along with the vinyl siding and replacement windows, demonstrates the volume of alterations to the dwelling.	
	Displays a high degree of craftsmanship or artistic merit	The existing dwelling does not appear to demonstrate a high degree of craftsmanship or artistic merit.	
	Demonstrates a high degree of technical or scientific achievement	The existing dwelling is not believed to demonstrate a high degree of technical or scientific achievement.	



## Historical or Associative Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
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	Research undertaken did not identify any direct associations of the existing dwelling with matters of historical or associative value, beyond being located on the property of the Islamic Cemetery of London.	✘
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The existing dwelling is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or a culture.	✘
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No information was located to associate the existing dwelling with the work or ideas of an architect, artist, builder, designer, or theorist.	✘



## Physical or Design Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The dwelling is not important in defining, maintaining, or supporting the character of the area. The area has transition away from its historic agricultural uses with farmscapes. The subject property is the Islamic Cemetery of London, and is surrounded by some agricultural lands, telecommunications towers (to the south), and the W12A landfill (to the north). The area has not evolved in manner which supports or maintains its historic agricultural functions.	✘
	Is physically, functionally, visually, or historically linked to its surroundings	Changes in land uses have isolated the existing dwelling from its surroundings. It is no longer linked to its surroundings in any substantive way.	✘
	Is a landmark	The existing dwelling is not believed to be a landmark.	✘





## Consultation

- Mailed notice to property owners within 120m
- *The Londoner*
- City website
- ACO – London Region, London & Middlesex Historical Society, and Urban League



## Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 6100 White Oak Road, that the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this dwelling.

It being noted that the Islamic Cemetery of London property at 6100 White Oak Road remains a heritage listed property on the Register of Cultural Heritage Resources, as are all cemeteries in the City of London.

