

# London Advisory Committee on Heritage

## Report

The 10th Meeting of the London Advisory Committee on Heritage  
October 9, 2019  
Committee Rooms #1 and #2

Attendance                   PRESENT: D. Dudek (Chair), M. Bloxam, J. Dent, S. Gibson, T. Jenkins, S. Jory, J. Manness, E. Rath, M. Rice and K. Waud and J. Bunn (Secretary)

ABSENT:   S. Bergman, L. Fischer, J. Monk and M. Whalley

ALSO PRESENT: L. Dent, K. Gonyou and M. Greguol

The meeting was called to order at 5:30 PM.

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

L. Jones discloses a pecuniary interest in Item 3.4 of the 10th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Revised Application - Official Plan and Zoning By-law Amendment for the properties located at 2555-2591 Bradley Avenue, by indicating that her employer is involved in this matter.

### 2. Scheduled Items

None.

### 3. Consent

#### 3.1 9th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 9th Report of the London Advisory Committee on Heritage, from the meeting held on September 11, 2019, was received.

#### 3.2 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 332 Central Avenue/601 Waterloo Street

That it BE NOTED that the Notice of Planning Application, dated October 2, 2019, from M. Vivian, Planner I, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 332 Central Avenue and 601 Waterloo Street, was received.

#### 3.3 Public Meeting Notice - Zoning By-law Amendment - 1018-1028 Gainsborough Road

That the following actions be taken with respect to the Public Meeting Notice, dated October 2, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 1018-1028 Gainsborough Road:

a)           the Civic Administration BE REQUESTED to submit the Heritage Impact Assessment related to the above-noted Notice for the November 2019 meeting of the London Advisory Committee on Heritage (LACH); and,

b)           the above-noted Notice BE DEFERRED to the November 2019 meeting of the LACH.

3.4 Notice of Planning Application - Revised Application - Official Plan and Zoning By-law Amendment - 2555-2591 Bradley Avenue

That it BE NOTED that the Notice of Planning Application - Revised Application, dated October 2, 2019, from A. Riley, Senior Planner, with respect to an Official Plan and Zoning By-law Amendment related to the properties located at 2555-2591 Bradley Avenue, was received.

**4. Sub-Committees and Working Groups**

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the London Advisory Committee on Heritage Stewardship Sub-Committee Report, from its meeting held on September 25, 2019, was received.

**5. Items for Discussion**

5.1 Demolition Request for Dwelling on Heritage Listed Property at 6100 White Oak Road by the Islamic Cemetery of London

That, on the recommendation of the Managing Director, Planning and 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, 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;

it being further noted that the attached presentation, from K. Gonyou, Heritage Planner, was received with respect to this matter.

5.2 Proposed Signage for the Medway Valley Heritage Forest Environmentally Significant Area – Sunningdale Access Kiosk Sign

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage supports the proposed wording and design of the signage for the Medway Valley Heritage Forest Environmentally Significant Area - Sunningdale Access Kiosk Sign, as appended to the agenda.

5.3 (ADDED) Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou, L. Dent and M. Greguol, Heritage Planners, with respect to various updates and events, was received.

**6. Confidential**

6.1 Personal Matters/Identifiable Individual

The London Advisory Committee on Heritage convened, In Closed Session, from 6:29 PM to 6:33 PM, after having passed a motion to do so, with respect to a personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2020 Mayor's New Year's Honour List.

**7. Adjournment**

The meeting adjourned at 6:33 PM.



# 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)

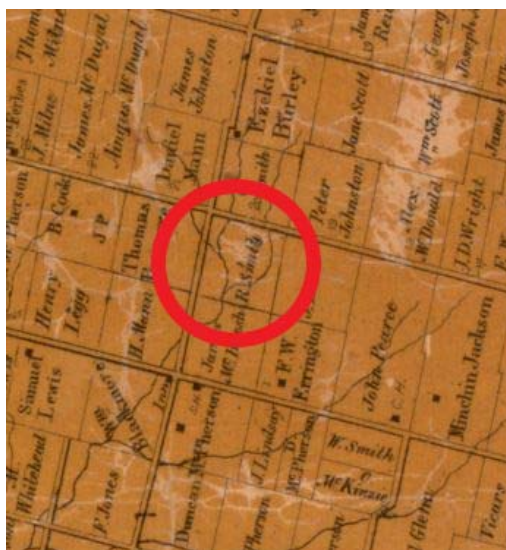
PUBLIC ARCHIVES OF CANADA MICROFILMED 1955

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	800
Walter W. S. Hunt	England	25	M	Farmer	600
Charles B. Hunt	England	20	M	Farmer	400
John I. G. Hunt	England	18	M	Farmer	300
William H. Learn	England	15	M	Farmer	200
Frederick C. Thomas	England	12	M	Farmer	150
Ealyn E. Thomas	England	10	F	Farmer	100
Peter N. J. Ruyter	Netherlands	8	M	Farmer	80
Hubertha A. Ruyter	Netherlands	6	F	Farmer	60
Iqbal M. Hussain	India	5	M	Farmer	50
Samina Hussain	India	4	F	Farmer	40
Mohammed Sarwar	India	3	M	Farmer	30
Razia Sawar	India	2	F	Farmer	20

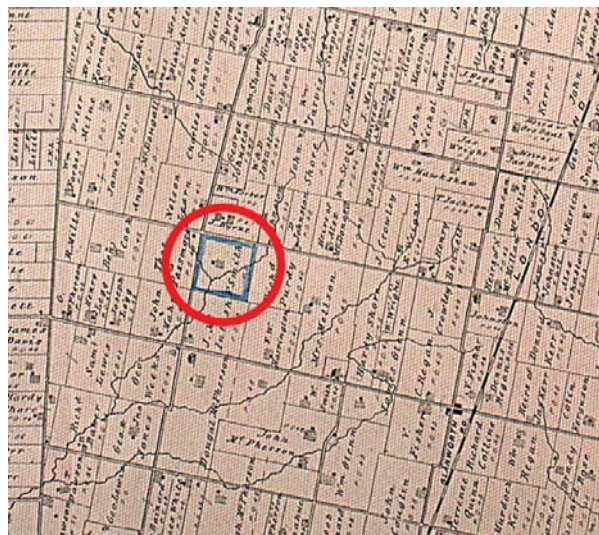
RECENSEMENT - CANADA OUEST 1861 CANADA WEST CENSUS



## 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.





## Heritage Planners' Report to LACH: October 9, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a) 145 Wortley Road (WV-OS HCD)
  - b) 111 Elmwood Avenue East (WV-OS HCD)
  - c) 182 Duchess Avenue (WV-OS HCD)
  - d) 184 Duchess Avenue (WV-OS HCD)
  - e) 25 Cathcart Street (WV-OS HCD)
  - f) 95 High Street (Part IV)
  - g) 115 Wilson Avenue (B/P HCD)
2. New Heritage Planner – Michael Greguol
3. Blackfriars Bridge nominated for Peter Stokes Restoration Award (Corporate) – Architectural Conservancy Ontario (Provincial)
4. ReForest London – launch of Westminster Ponds Centre for environment and sustainability at Western Counties Health & Occupational Centre Cultural Heritage Landscape
5. Western University Public History Program – Property Research Presentations to the Stewardship Sub-Committee on Tuesday November 26, 2019 at 6:30pm in Committee Room 4, City Hall (300 Dufferin Avenue)
6. Review of Delegated Authority By-law for Heritage Alteration Permits

## Upcoming Heritage Events

- More Mid Mod Movies – Tuesdays, 7pm, Stevenson & Hunt Room A, Central Branch, London Public Library
  - October 15: Bauhaus in America
- Gallery Painting Group – Show & Sale at First St. Andrew's United Church (350 Queens Avenue), October 17-20, 2019, [www.gallerypaintinggroup.com](http://www.gallerypaintinggroup.com) (Woodfield area)
- Conservation of Heritage Structures Project Case Studies (three-day workshop in Guelph), October 23-25, 2019
- Do You Dare? Annual Haunted Mansion at Grosvenor Lodge (1017 Western Road). October 25-27, 2019. More information: [www.heritagelondonfoundation.ca](http://www.heritagelondonfoundation.ca)
- ACO London Region & Heritage London Foundation – 13<sup>th</sup> Annual London Heritage Awards – Call for Nominations (deadline: November 1, 2019)



**Architectural Conservancy of Ontario - London Region  
&  
Heritage London Foundation  
In partnership with Museum London**

**13<sup>th</sup> Annual London Heritage Awards: Call for Nominations**

This awards program seeks to recognize individuals and organizations from either the private or public sector who have demonstrated an extraordinary commitment to the preservation of London's built heritage. Nominees may be proposed for their long-term dedication to the cause, for a single outstanding effort that made a notable difference, for strong leadership and vision in educating the public, or for actions that have brought about a positive outcome for built heritage in our City. The awards also seek to honour projects that have actually preserved part of our built heritage. The awards will therefore be given in the following three categories:

1. To volunteers in the fields of education, awareness or advocacy.
2. Projects that have preserved built heritage.
3. Professionals, who were crucial to the success of a project or who have gone above and beyond their professional role.

The number of awards given each year will be at the discretion of the Awards Committee.

**How to Nominate:**

Any person may make a nomination. To do so, please fill in a nomination form that can be found on the awards website, <http://londonheritageawards.ca>. The list of awards and the evaluation criteria that the Committee will use can be found on the same website.

Alternatively, nominations may be sent by mail to ACO – HLF Awards Committee  
Grosvenor Lodge, 1017, Western Road, London, Ontario N6G 1G5  
By Fax to 519-645-0981 or by email to [awards@acolondon.ca](mailto:awards@acolondon.ca)

**Deadline for nominations is Friday November 1<sup>st</sup>, 2019**

The awards will be presented at a Gala ceremony to be held Thursday March 5<sup>th</sup>, 2020 at Museum London. Tickets for the Gala can be purchased on Eventbrite after November 1<sup>st</sup>.