



# Demolition Request for Dwelling on Heritage Listed Property at 2325 Sunningdale Road East

London Advisory Committee on Heritage  
Wednesday December 11, 2019

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



## 2325 Sunningdale Road East



- 99 acres
- Former London Township, annexed in 1993
- Heritage listed property
- Lafarge Canada Inc.



## Dwelling



- 1 1/2 storey
- Buff brick
- Gable roof
- Entry from enclosed vestibule
- Angelstone
- Interior alterations
- Unoccupied since c.2018



## Property Ownership

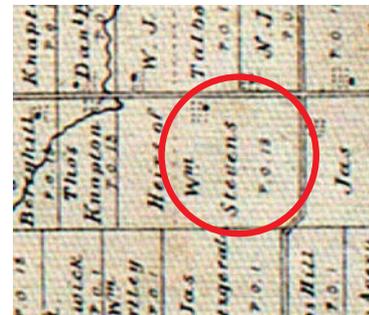
- 1828: Grant to King's College
- 1863: William Stephens (*Tremaine, Illustrated Atlas*) (census)
- 1909: William Stone
- 1913: Lafayette Quinn
- 1918: Walter B. Haskett
- 1921: James Lee
- 1925: William Marcus Talbot
- 1967: J.F Marshall and Sons Ltd.
- 1979: Standard Industries Ltd.



## Tremaine (1863)



## Illustrated Historical Atlas (1878)





# Aerial Photographs

1967



1993



# Demolition Request

- Received: November 25, 2019
- 60-day Review Period: January 24, 2020
- Heritage Impact Assessment



# 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 house is described as a Georgian farmhouse in the Register, however the alterations to the house, in particular the irreversible covering of a large portion of the main façade, has removed its ability to be an exceptional representative of this type of architecture. There are 102 properties on the Register of Cultural Heritage Resources listed as being of a Georgian architectural style; 51 of which are described as 'Georgian'. There is one (1) designated Georgian building under Part IV of the OHA and two (2) designated under Part V of the OHA. | ✗               |
|   | 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."   | ✗               |

Source: MHBC (2019), Heritage Impact Assessment, 2325 Sunningdale Road East, City of London, Ontario



# Historical or Associative Value



# Contextual 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 | "The house is not directly associated with a theme, event, belief, person activity or organization or institution that is significant to the community."                             | ✗               |
|  | Yields, or has the potential to yield, information that contributes to an understanding of a community or culture                     | "The house does not yield, or have potential to yield information that contributes to the understanding of a community or culture that is significant."                              | ✗               |
|  | Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community   | "It does not demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community; the building/architect is unknown." | ✗               |

Source: MHBC (2019), Heritage Impact Assessment, 2325 Sunningdale Road East, City of London, Ontario

| 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 existing house is shown on the 1877 map with rows of trees to the east of the property perhaps to facilitate a wind break. The house continues to remain in-situ and there are remnants of the treed windbreak. However, its original context as an agricultural property has been altered by the aggregate extraction activities on the property...The house is not important in defining, maintaining or supporting the character of the area as land use of the property has altered its original purpose." | ✗               |
|   | Is physically, functionally, visually, or historically linked to its surroundings | "Its original functionality has been, for the most part removed. It is no longer physically, functionally, visually linked to its surrounding area. It is historically linked to the original land patterns and roadways in its orientation and position, however, not in itself significant or unique to any other agricultural landscape in Ontario."   | ✗               |
|   | Is a landmark   | "It is not a landmark"  | ✗               |

Source: MHBC (2019), Heritage Impact Assessment, 2325 Sunningdale Road East, City of London, Ontario



## Consultation

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



## Recommendation

That, on the recommendation of the Managing Director, Planning & City Planning, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 2325 Sunningdale Road East, that:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the dwelling on this property, and;
- b) The property at 2325 Sunningdale Road East **BE REMOVED** from the Register of Cultural Heritage Resources.

