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TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING TUESDAY, FEBRUARY 26, 2013: NOT BEFORE 4:15 P.M.
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	DEMOLITION REQUEST 1460 COMMISSIONERS ROAD WEST 1865521 ONTARIO INC.

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the heritage planner, the Chief Building Officer **BE ADVISED** that with respect to the request for the demolition of the listed residential heritage property at 1460 Commissioners Road West Municipal Council intends to issue a notice of its intent to designate the building under Section 29 (3) of the *Ontario Heritage Act*; it being noted that it has consulted with the London Advisory Committee on Heritage on this request.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

The property at 1460 Commissioners Road West is located on the south side of Commissioners Road West near Grand View Avenue in the west Byron area. There are two structures on the property, a work shed / barn at the rear and a single family residence. The residence has been identified on the *2006 Inventory of Heritage Resources* as a Priority 2 building built in the Queen Anne Influence style c. 1890. A rear addition may have some age to it as well. The building would appear to be in sound condition and, at the time when photographed, was in the process of being rented. It is zoned R1-7 and R6-1(1). Two adjacent properties to the west are under related or the same ownership and it is expected two or, possibly three, of these parcels may be the subject of a rezoning application for a future development proposal. A preliminary concept has been provided. (Appendix 3)

Under the terms of the *Ontario Heritage Act* Municipal Council is required to respond to a request for the demolition of a listed property within 60 days of such a request or approval is deemed to have been given.

According to the *Inventory of Heritage Resources*, "Priority 2 buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historical value and may be worthy of whatever incentives may be provided through zoning considerations, bonusing or financial advantages."

The criteria for designation under Part IV (Section 29) of the *Act* are established in Ontario Regulation 9 /06 which notes that a property may be designated under the Act if it meets one or

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more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it 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. The property has historical value or associative value because it, 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. The property has contextual value because it, i) is important in defining, maintaining, or supporting the character of an area, ii) is physically, functionally, visually linked to its surroundings, or iii) is a landmark.

The *2006 Inventory* lists 90 buildings under the Queen Anne Influence style category most of which are concentrated in the older neighbourhoods of the City. A further 270 buildings are listed as being in in the Queen Anne style or Queen Anne Revival style and again are concentrated in the same areas. While the Queen Anne style is relatively common in general, it is not as common in this neighbourhood with only one other, at 1098 Commissioners Road West, identified. Moreover, the residence at 1460 is built in a somewhat rare manner as it features what is known as a cross-gable. (Appendix 2 - Photos) These factors support its designation for its design value in terms of relative rarity and uniqueness.

Additionally, with respect to design values, note is made of several other original features:

- the detailed brickwork in the voussoirs surrounding the principal windows and above the main door entrance. Note specifically the raised patterned brick used for decorative effect.
- The wood shingle in the gables
- The wood columns on the front porch
- The wood front door
- The decorative detail in the moulding around the second floor windows
- The structured concrete blocks used in the foundation.
- The simple design element in the vergeboard.
- The simple stain glass present above the main window.

Collectively, these elements combine in a very attractive fashion. The interior of the building contains original features that complement the exterior.

In relation to the second criteria in Reg. 09 /06, little is known of historic associations.

The building does have a degree of contextual value given its siting on its property. It assists in maintaining the single family residential character of the neighbourhood.

Primarily, then, the case for designation under the criteria in Regulation 09/06 rests with its design elements and the relatively uniqueness of its manifestation of the cross-gable construction feature. Regulation 09 /06 clearly states that a structure need only meet the criteria for one of the three main criteria. This building meets the requirement on the basis of its design or physical value supplemented to a degree with its contextual value.

The London Advisory Committee on Heritage has been consulted on this request for designation and its comments will be brought before the PEC at the February 26 meeting.

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Recommendations

The possible redevelopment of the site is related to a rezoning application that may be forthcoming. The request for demolition is related to approval of the rezoning. However, it would be unfortunate to lose a heritage resource in advance of a determination about rezoning and redevelopment. As the property is listed, but not designated, Municipal Council cannot attach conditions to the issuance of a building permit or site plan permit in the same manner it may in the case of a designated property.

It is recommended that Municipal Council issue a notice of its intent to designate the residential structure at this address on the basis of the draft statement of significance provided in Appendix 4. In this regard, it is also recommended that the Chief Building Official be advised of Council's intention and be requested not to issue a demolition permit until the matter of designation is resolved. Staff would recommend further, that with respect to a redevelopment proposal for this property, singly or with respect to adjacent properties, the retention of this building be considered. An application may be considered under the Community Improvement Act for the retention of heritage properties threatened by redevelopment. Such an application would require the designation of the property.

Should Council determine that it would support the request for demolition, the standard request for the reuse of salvageable heritage materials is recommended.

PREPARED BY:	SUBMITTED BY:
D. MENARD HERITAGE PLANNER POLICY PLANNING & PROGRAMS	G. BARRETT, AICP MANAGER POLICY PLANNING & PROGRAMS
RECOMMENDED BY:	
J. M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

February 07, 2013

dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos; Appendix 3- Concept Drawing;

Appendix 4- Draft Statement of Significance

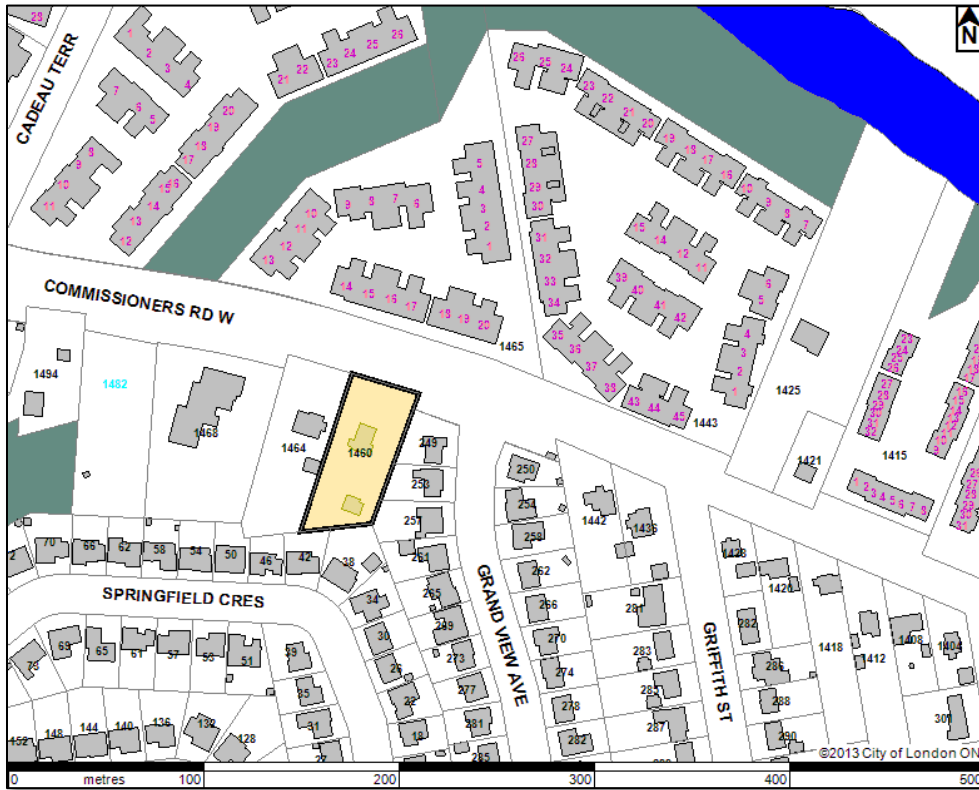
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Appendix 1: Location Map: 1460 Commissioners Road West



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Appendix 2: Photos -1460 Commissioners Road West



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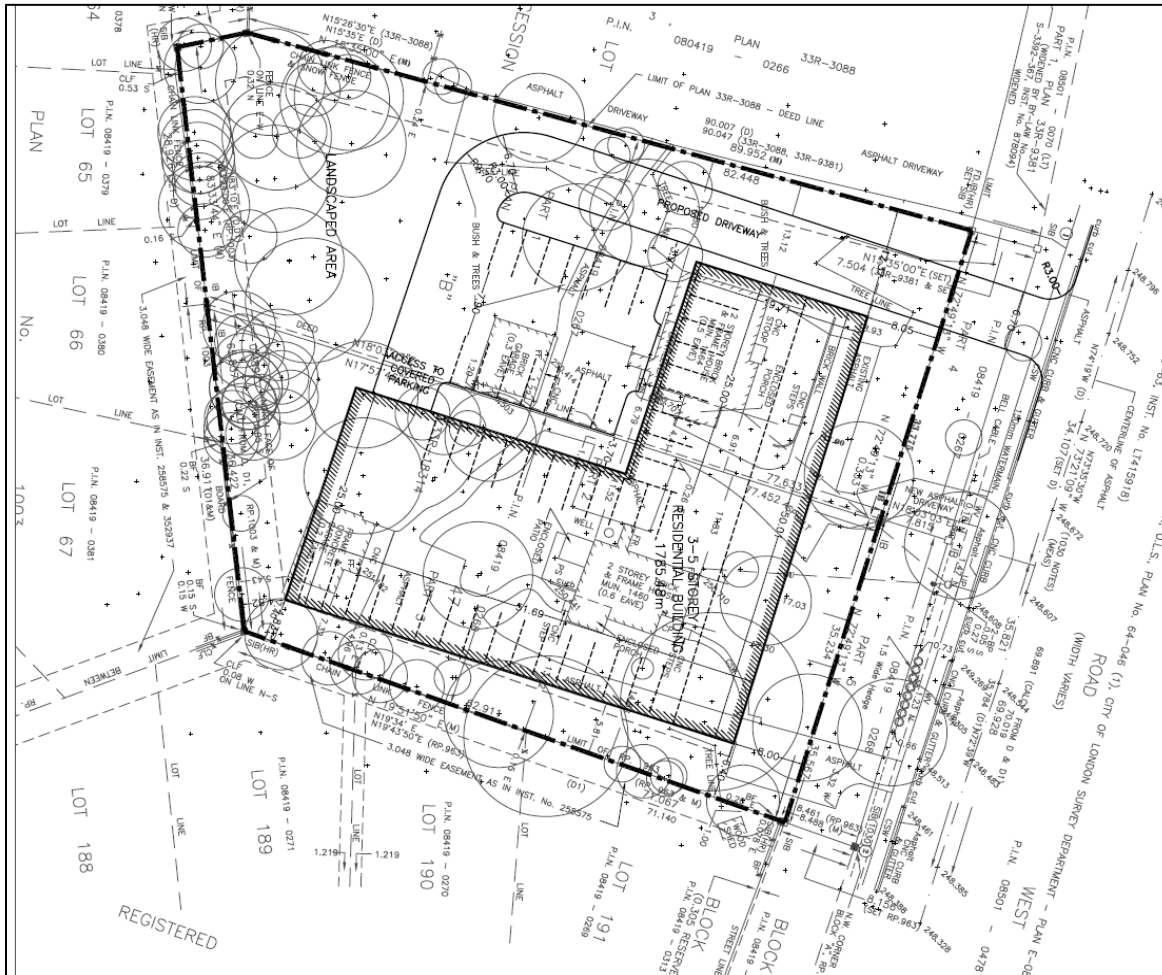
Appendix 2 –Photos

Specific Design Details of Note



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Appendix 3: Proposed Site Plan Concept for Rezoning and Redevelopment



Appendix 4: Draft Statement of Significance -1460 Commissioners Road West

Legal Description

The building is a two storey, brick clad structure in the Queen Anne Influence style built c. 1890. It is located at the municipal address of 1460 Commissioners Road West, the former Broken Front Concession, Part Lot 47 on the south side of Commissioners Road West.

Statement of Cultural Heritage Value or Interest

The residence is a good example of the Queen Anne Influence style and features a rare cross-gable feature in its construction. Specific original design elements complement the style. A secondary building on the property is not deemed to be of cultural heritage importance.

Heritage Attributes Worthy of Preservation

Reflecting the Queen Anne Influence, important features worthy of preservation include:

- the white brick cladding on the exterior of the residence.
- the grey accent bricks with their distinctive raised pattern as found in the brick voussoirs above the windows on the front and side facades and above the main

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entrance door.

- the wood front door with its decorative millwork.
- the wood shingle in the front and side gables
- the vergeboard with its decorative element at its base
- the semi-circular stain glass window above the main window
- the rusticated concrete block foundation beneath the front porch
- the turned wood columns and pilasters in the front porch
- the decorated wood moulding, including lintels, around the upper level windows