

City of Mississauga Corporate Report



<p>Date: December 22, 2020</p> <p>To: Chair and Members of Heritage Advisory Committee</p> <p>From: Shari Lichterman, CPA, CMA, Commissioner of Community Services</p>	<p>Originator's files:</p> <hr/> <p>Meeting date: January 12, 2021</p>
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Subject

Request to Demolish a Heritage Listed Property: 1472 Indian Road (Ward 2)

Recommendation

That the property at 1472 Indian Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated December 22, 2020.

Background

Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

Comments

The owner of the subject property has submitted a heritage application to demolish the existing detached dwelling. The subject property is listed on the City's Heritage Register. The Heritage Impact Assessment (HIA), by WSP, is attached as Appendix 1. It is the consultant's conclusion that the house at 1472 Indian Road is not worthy of heritage designation.

The steep angle of the gable peak suggests that this is an early Gothic house, i.e. mid nineteenth century; there are few Gothic houses in the Lorne Park area. Based on the materials of the foundation and floor joists, as well as additional research, the consultant argues that the house dates to the early twentieth century.

The consultant also highlights the: "extensive modifications:" "including covering the frame construction with a thin brick cladding, replacement of all the windows, a one-storey addition that wraps around the side and rear of the dwelling; replacement of the front and side doors; installation of a new front door surround (entablature and pilasters); cladding of the window

surrounds with aluminum and installation of modern window shutters that do not reflect a historical style.” These arguments, as well as census data, underscore WSP’s suggestion that the property does not merit designation under the Ontario Heritage Act.

Heritage Planning staff, upon review of the attached HIA, note several concerns. The report relies heavily on the available historical maps and atlases. It should be noted that historic atlases are guides and should not be employed as definitive evidence of the existence or non-existence of built form. Information in these sources were included through subscription and not all information was accurately verified during publication.

Staff also note that the overall form and mass of the building are indicative of a nineteenth century dwelling as opposed to a twentieth century one. A site visit was conducted on Monday, December 7, 2020. The owner allowed brief access to the basement, the construction of which forms the crux of WSP’s argument regarding the more recent age of the house as opposed to the mid-nineteenth century Gothic appearance.

The foundation is indeed concrete on slab, and the vast majority of the nails are wire cut, i.e. twentieth century. Upon close inspection of the joists and walls, staff detected a single machine cut nail in situ in a joist, as well as some rubble visible through the top of the foundation, suggesting that the concrete foundation was a later addition to the house.

It is staff’s opinion that the house has nineteenth century bones and that it was moved to a modern foundation sometime in the early in the twentieth century. It was at this time that the brick façade was likely also added. The other alterations; windows, doors and surrounds and a later addition; have added to the erosion of integrity to the building. Staff acknowledge that the house has suffered many changes throughout the twentieth century and therefore lacks historical integrity. As such, staff reluctantly concur with WSP’s conclusion to not move forward with designation of this property under the Ontario Heritage Act and allow the demolition to proceed.

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 1472 Indian Road has requested permission to demolish a structure on a property that is listed on the City’s Heritage Register. The applicant has submitted a Heritage Impact Assessment that provides information which does not support the building’s merit for designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Impact Assessment



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner