

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2015 March 25

FROM: DIRECTOR PLANNING AND BUILDING

FILE: PA-37-P-88

SUBJECT: 6088 DUFFERIN AVENUE

PURPOSE: To provide information to the Commission regarding the heritage value of the City-owned property at 6088 Dufferin Avenue.

RECOMMENDATION:

1. **THAT** the Community Heritage Commission receive this report for information purposes.

REPORT

In February 2015, a former resident concerned with the planned demolition of a house at 6088 Dufferin Avenue approached staff about its heritage value and possible preservation. Council acquired the property and authorized the demolition of the house in 2009, as part of its Parkland Acquisition Program for Deer Lake Park (see *Attachment 1* and *Sketch 1*, attached). The property was rented to the previous owner on a month to month basis until this agreement was terminated by the tenant in 2014. The property is included in a City rezoning process (REZ#14-45) in order to bring 6088 Dufferin Avenue into conformance with its approved park/conservation designation under the P3 Parkland Public Use District. This report has been prepared in response to this enquiry, and for the information of the Community Heritage Commission.

It is noted that the subject property was reviewed as part of an overall heritage inventory of the City conducted in 2007. The property was found to have little heritage value at the time because of modern renovations.

The property located at 6088 Dufferin Avenue is located in the historic Royal Oak district and immediately to the west of the former Oakalla Prison Farm. According to City records, the house was built circa 1930 by Mr. John G. Sutherland, a druggist at Pacific Drug Stores Limited. In 1958, Mr. Rudolph Nobauer purchased the property and occupied it with his family until it was sold to the City in 2009.

The house was originally a simple, one-storey log cabin with a hipped “cottage” roof. Building Department records reveal that permits to construct a basement and second storey two bedroom addition, in a ‘Swiss Chalet’ style, were issued in 1959 and 1962, respectively.

To: Community Heritage Commission
From: Director Planning and Building
Re: 6088 Dufferin Avenue
2015 March 25 Page 2

The City's set of criteria for considering buildings on the heritage inventory is based on five broad standard evaluation criteria: architecture, history, environment, usability and integrity. Each building is graded in each of these areas, which range from "Perfect or excellent example" to being "Of no particular interest".

As stated, a previous heritage review found that the house at 6088 Dufferin Avenue holds limited heritage value. It is not a unique or fine example in terms of its architectural style, nor is it associated with any person or architect with significant contributions to the community. A site visit to the property in February 2015 confirmed that the surviving log cabin walls are in poor to fair condition and extensive alterations to the original house over the years have resulted in diminished heritage value. The only other known example of a surviving log house in the City is the Roy and Catherine Cummins House at 4156 Rumble Street, which was constructed in 1912 and protected as a heritage site in 2005.

It has been concluded that the existing house located at 6088 Dufferin Avenue does not possess sufficient heritage value to justify its retention or designation as a City-owned heritage resource. Staff would proceed with the intended demolition of the subject dwelling, as previously approved by Council. Staff will advise the former resident of this further review of the house, and the conclusions of this report. It is noted that staff have collected research material on the dwelling, including a historic photograph of the original house, which will be deposited in the City Archives.

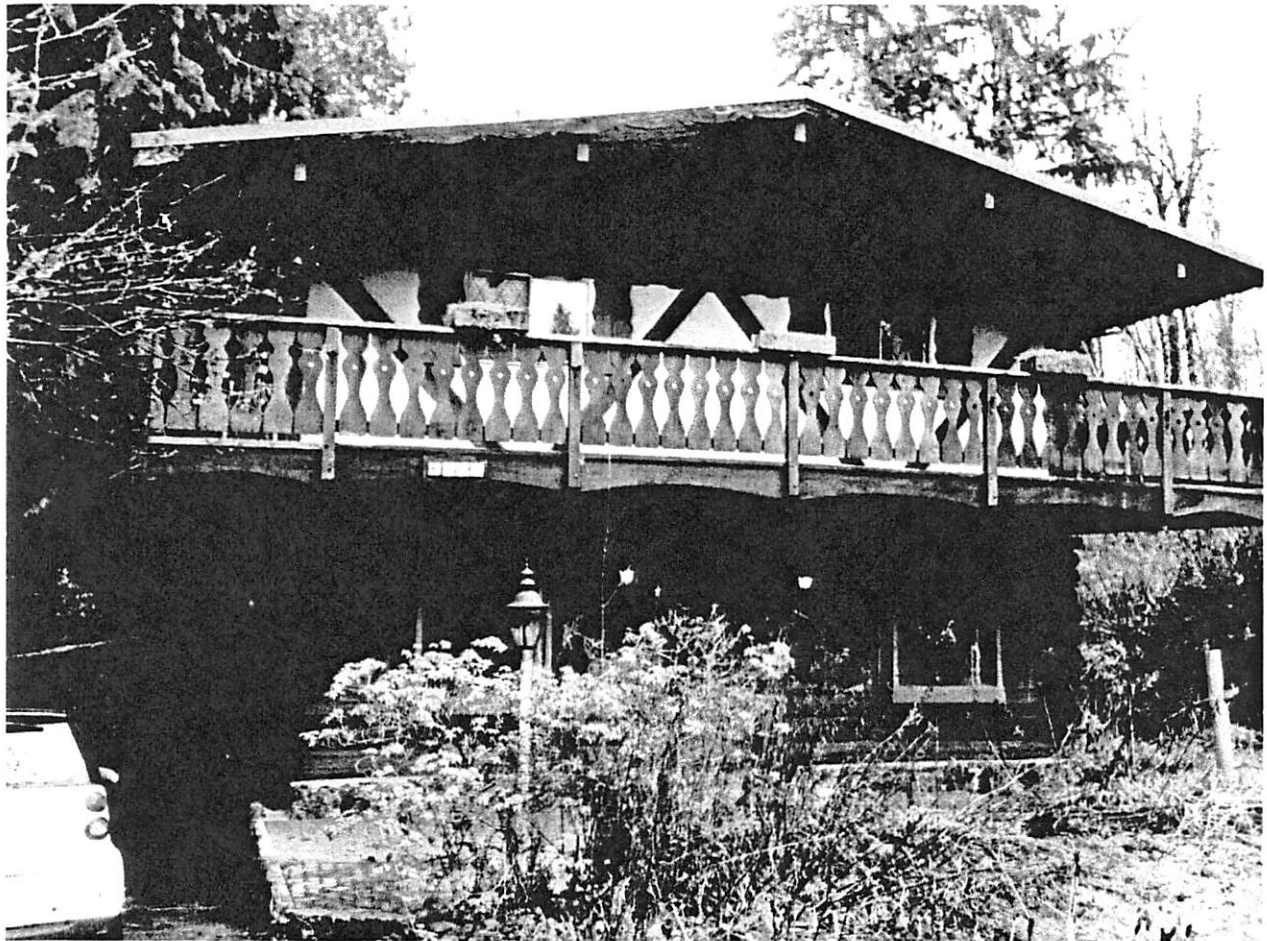
This report is for the information of the Community Heritage Commission.


Lou Pelletier, Director
PLANNING AND BUILDING

HL:sla:sa
Attachments(2)

cc: Assistant Director, Facilities Management

R:\Long Range Clerical\DOCS\HL\Reports\2015\6088 Dufferin Avenue (2015.04.02).docx



Attachment 1

6088 Dufferin Avenue (2015)



PLANNING AND BUILDING DEPT
2015 March

