

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning

From: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design

Subject: Request to Remove from the Register of Cultural Heritage Resources for the Property at 689 Hamilton Road

Date: Wednesday, July 12, 2023

Summary of Recommendation

Removal of the property located at 689 Hamilton Road from the Register of Cultural Heritage Resources is being recommended, in response to a request received by the City.

Executive Summary

The property at 689 Hamilton Road was identified as a potential cultural heritage resource during the Hamilton Road Corridor Planning Study and added to the Register of Cultural Heritage Resources by Municipal Council on November 24, 2020.

A Cultural Heritage Evaluation Report (CHER) for the property at 689 Hamilton Road determined that it does not meet the mandated criteria of Ontario Regulation 9/06, criteria for determining cultural heritage value or interest. Staff agree with the findings and conclusions of the CHER and recommend the property be removed from the Register of Cultural Heritage Resources.

Analysis

1.0 Background Information

1.1 Property Location

The subject property at 689 Hamilton Road is located on Lots 45, 46, and Part of Lot 44 of Registered Plan 504. The property is located on the southwest corner of the intersection of Hamilton Road and Tennyson Street (Appendix A). The property is located within the Hamilton Road community of London.

1.2 Cultural Heritage Status

The property at 689 Hamilton Road is a heritage listed property. The property was added to the Register of Cultural Heritage Resources by resolution of Municipal Council on November 24, 2020.

1.3 Description

The building on the property located at 689 Hamilton Road is set back in the southwest corner of the property (Appendix B). The two-storey building consists of an original two-storey rectangular rear mass (built 1947), with a tall, one-storey gabled front feature on the north elevation, added when the building was converted to a restaurant in the 1960s. The original rear mass features a raised foundation, enameled brick walls, and a flat roof (Images 4 and 6). There are two small window openings on the upper east façade, a door on the south façade, and three large window openings on the west façade dating from the original design of the building as a service station (Images 5 and 7). The front portion of the building is shaped as a large pediment, largely glazed on the north and east elevations (Image 1). The wide, shallow gable features white painted wooden siding and the remnants of some internally illuminated restaurant signage (Image 2). The roof is clad in standing seam metal and features a louvred square-shaped cupola at the ridge (Image 3).

1.4 History

The Euro-Canadian history of the subject property begins with the once Indigenous Trail, running parallel to the south branch of the Thames River, later forming Hamilton Road which was surveyed in 1827. Hamilton Road was graded, gravelled, bridged, and planked in the 1840s under chairman of the Board of Works, Hamilton Hartley Killaly.

The development of railways contributed to economic development and prosperity by providing consistent and affordable freight transportation throughout Ontario. The railway network through London supported the development of its industrial economy, especially in oil refining. London's history in the petroleum industry is most often remembered by reference to "Supertest." Supertest Petroleum Corporation Limited, originally the London Automotive Service Limited, was a Canadian-owned petroleum company headquartered in London from 1923 to 1973. Prior to its acquisition by British Petroleum (BP) Canada, later purchased by Petro-Canada, Supertest marketed itself as "Canada's All-Canadian Company."

Much of London East along the east side of Adelaide Street from York Street to south of Hamilton Road was covered by oil refineries by the late 1860s. London East, incorporated in 1874, was annexed to the City of London in 1885 and continued to be a major industrial hub throughout the early 20th century.

Tennyson Street and an accompanying group of houses had been laid out by 1929. Griff's Service Centre was opened on the subject property at 689 Hamilton Road by Frank Griffith in 1947. The service station featured a two-storey brick building with two service bays as well as gasoline pumps on the north side of the property. The building featured a dark coloured band around the base, with plain white walls and a thin metal cornice at the top. The original signage on the northeast corner of the building exemplified art deco design (Image 7). The building appeared to be originally finished in a smooth stucco and featured three large industrial sash windows on the west elevation, all of which indicating a clear modernist design influence (Image 8).

Griff's Service Centre provided all types of car and truck repairs, cleaning of car upholstery, as well as the sale of Esso Extra gasoline. Throughout the 1940s and 1950s, the service station changed hands a number of times until 1962 when the property was listed as vacant and later turned into a White Horse Restaurant. At this time, the modernist character of the original service station was lost as the building underwent significant alterations to add the gabled dining space on the north elevation. The property was then home to Scott's Chicken Villa, a Kentucky Fried Chicken restaurant from 1970 to 2020 when the building was vacated once again.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*.

2.1.1 Provincial Policy Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" (Policy 2.6.1, *Provincial Policy Statement 2020*).

"Significant" is defined in the *Provincial Policy Statement (2020)* as, "resources that have been determined to have cultural heritage value or interest." Further, "processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*."

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

2.1.2 Ontario Heritage Act

Section 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all property that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add property that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed property is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACCP) is consulted, and a public participation meeting is held at the Planning & Environment Committee. A Cultural Heritage Evaluation Report (CHER) is required for a demolition request for a building or structure on a heritage listed property.

Section 29, *Ontario Heritage Act* enables municipalities to designate property to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual property. These criteria are consistent with Policy 573_ of *The London Plan*. These criteria are:

1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

A property is required to meet two or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City’s unique identity and contribute to its continuing prosperity. It notes, “The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in.” Policies 572_ and 573_ of *The London Plan* enable the designation of individual property under Part IV of the *Ontario Heritage Act*, as well as

the criteria by which individual property will be evaluated.

2.1.4 Register of Cultural Heritage Resources

Municipal Council may include property on the Register of Cultural Heritage Resources that it “believes to be of cultural heritage value or interest.” The property is not designated but is considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed property. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The property at 689 Hamilton Road is included on the Register of Cultural Heritage Resources as a heritage listed property.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1. Request to Remove Properties from the Register of Cultural Heritage Resources

The property at 689 Hamilton Road was identified as a potential cultural heritage resource during the Hamilton Road Corridor Planning Study (Appendix C) and added to the Register of Cultural Heritage Resources by Municipal Council on November 24, 2020.

A Cultural Heritage Evaluation Report (CHER) has been prepared for the heritage listed property at 689 Hamilton Road for the City. The CHER evaluated the properties against the mandated criteria of Ontario Regulation 9/06, criteria for determining cultural heritage value or interest.

4.1 Cultural Heritage Evaluation Report (CHER)

A Cultural Heritage Evaluation Report (CHER; Common Bond Collective, dated June 2023) was submitted (Appendix D). As required, the CHER included an evaluation of the property according to the criteria of *Ontario Regulation 9/06*, Criteria for Determining Cultural Heritage Value or Interest.

Table 1: Summary of Evaluation of the property at 689 Hamilton Road

Criteria	Evaluation
1. 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.	No
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has historical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct association with a theme, event, person, activity, organization or institution that is significant to a community.	No
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of	No

an architect, artist, builder, designer, or theorist who is significant to a community.	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No
9. The property has contextual value because it is a landmark.	No

See Appendix D for the full evaluation of the property at 689 Hamilton Road.

Through the evaluations, it was determined that the property at 689 Hamilton Road does not meet the criteria of *Ontario Regulation 9/06* and therefore does not merit designation pursuant to the *Ontario Heritage Act*. Staff have reviewed the CHER and agree with its conclusions and recommendations.

4.2 Consultation

Pursuant to the Council Policy Manual, notification of the request to remove the subject property from the Register of Cultural Heritage Resources has been sent to property owners within 120m of the subject property on June 29, 2023, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice was published in *The Londoner* on June 29, 2023.

A Public Participation Meeting (PPM) will be held at the Planning and Environment Committee (PEC) at their meeting to be held on July 17, 2023.

Conclusion

A request to remove the property located at 689 Hamilton Road was received and a CHER was prepared, including an evaluation of the property at 689 Hamilton Road according to the criteria of *Ontario Regulation 9/06*, Criteria for Determining Cultural Heritage Value or Interest.

The CHER determined that the property at 689 Hamilton Road did not meet the criteria and therefore do not warrant designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions and recommendations of the CHER. The property should be removed from the Register of Cultural Heritage Resources.

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Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Excerpt from Hamilton Road Corridor Planning Study (2020)
Appendix D	Cultural Heritage Evaluation Report (attached separately)

Selected Sources

Corporation of the City of London. *2023-2027 Strategic Plan*.
 Corporation of the City of London. Property file.
 Corporation of the City of London. *Register of Cultural Heritage Resources*. 2022.
 Corporation of the City of London. *The London Plan*. 2022 (consolidated).
 Land Registry Records.
 Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.
Ontario Heritage Act. 2023, c. 21. Sched. 6.

Common Bond Collective. Cultural Heritage Evaluation Report: 689 Hamilton Road,
London, June 2023.

Appendix A – Property Location



Figure 1: Location of the subject property at 689 Hamilton Road.

Appendix B – Images



Image 1: North elevation of the building on the subject property at 689 Hamilton Road, June 21, 2023.



Image 2: Remnants of signage on the north elevation of the subject property at 689 Hamilton Road, June 21, 2023.



Image 3: Square-shaped cupola on the roof of the front gable feature on the building, June 21, 2023.



Image 4: East elevation of the building on the subject property at 689 Hamilton Road, June 21, 2023.



Image 5: West and south elevations of the building on the subject property showing large original window openings on the original 1947 portion of the building, June 21, 2023.



Image 6: Enameled brick showing buff brick material beneath on the original 1947 portion of the building on the subject property at 689 Hamilton Road, June 21, 2023.



Image 7: 1947 photograph showing the original service centre with pumps in foreground, and main building behind, UWO Archives via Vintage London Facebook.



Image 8: 1947 photograph showing the new interior space of the service centre, Vintage London Facebook.



Feat. ID	Address	CH Status	R. Type ¹⁴	Historical	Architectural Description ¹⁵	D/A/B	Contextual	Photograph(s)
CHR116	689 Hamilton Road	Potential Cultural Heritage Resource	C/R	<p>Built in 1947 (Kirkwood 1997). Esso Tennyson station opened in 1947. Operated by Frank Griffith, this location was his business and residence. The dwelling was on the east portion of the building. By 1958 this location is the Jack Vine Shell Station. In the 1970s (or late 1960s) the building was remodeled and opened as a restaurant. White Horse and Scott's Chicken Villa occupied the location. KFC occupies the location (Kirkwood 1997:1.231-232).</p>	<p>Two storey concrete block building. A frame addition with a large gable was added to the front façade to convert the building for use as a restaurant. Esso Service Station, circa 1947 (UPF Collection of Photographic Negatives, June 20, 1947, Archives and Special Collections, Western University). View in 1969 (Vintage London, Ontario@vintagelondon).</p>	Unknown at this time.	Commercial/residential building contributes to the surrounding mixed-use area on Hamilton Road.	 <p>689 Hamilton Road (ASI 2019)</p>  <p>Western elevation of 689 Hamilton Road (ASI 2019)</p>



Figure 2: Cultural Heritage Assessment Report for the subject property at 689 Hamilton Road, Hamilton Road Corridor Planning Study (2020).

Appendix D – Cultural Heritage Evaluation Report

Cultural Heritage Evaluation Report (Common Bond Collective, dated June 2023) –
attached separately