

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Housing and Community Growth

Subject: Request by Canadian Mental Health Association to Remove
the Heritage Listed Property at 371-373 Hamilton Road from
the Register of Cultural Heritage Resources, Ward 1
Public Participation Meeting

Date: April 14, 2026

Recommendation

That, on the recommendation of the Director, Planning and Development, the property located at 371-373 Hamilton Road **BE REMOVED** from the Register of Cultural Heritage Resources.

IT BEING NOTED that the property owner be encouraged to salvage building materials from the existing building for re-use elsewhere.

Executive Summary

The property at 371-373 Hamilton Road is listed on the Register of Cultural Heritage Resources. A written request to remove the property from the Register of Cultural Heritage Resources was received from the property owner's authorized agent. The property at 371-373 Hamilton Road is owned by the Canadian Mental Health Association.

A Cultural Heritage Evaluation Report (CHER) was received with the request. The CHER determined that the property, with each resource individually evaluated, did not meet the minimum criteria for designation according to Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest. Heritage staff recommend that the property be removed from the Register of Cultural Heritage Resources. Staff encourage the property owner to salvage building materials, such as the stained-glass transom window for re-use elsewhere.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan areas of focus:

- London has safe, vibrant, and healthy neighbourhoods and communities.
 - Londoners have a strong sense of belonging and sense of place.
 - Create cultural opportunities that reflects arts, heritage, and diversity of community.

Analysis

1.0 Background Information

1.1 Location

The property at 371-373 Hamilton Road is located at the southeast corner of Hamilton Road and Redan Street. As a corner property, the property retains frontage along both Hamilton Road and Redan Street (Appendix A).

1.2 Cultural Heritage Status

The property at 371-373 Hamilton Road is listed on the Register of Cultural Heritage Resources. The property was identified as having potential cultural heritage value as a part of the Cultural Heritage Assessment Report completed for the Hamilton Road

Corridor Planning Study. The property was added to the Register of Cultural Heritage Resources in November 2020 by resolution of Municipal Council.

1.3 Description

The property at 371-373 Hamilton Road includes two distinct building forms with their own respective histories, forms, and original uses. For the purposes of this report, the building described as 371 Hamilton Road consists of the purpose-built commercial form building at the corner of Hamilton Road and Redan Street. The building described as 373 Hamilton Road consists of the one-and-a-half storey residential-form building. Though the buildings existing together on a single parcel, the resources are individually described below.

1.3.1 373 Hamilton Road

The building identified 373 Hamilton Road is a one-and-a-half storey frame dwelling, built c.1890 with Queen Anne Revival architectural influences. The buildings has an L-shaped plan with a steep-pitched cross-gable roof. The entryway is set within an umbrage supported by decorative square columns, with a spandrel fretwork consisting of a decorative off-set rectangular pattern constructed of painted wood. The building is clad with horizontal painted wood siding, and a decorative gable clad with alternating patterns of simple wood shingles, scalloped shingles, and horizontal bands above and below the gable windows. The transom window above the front door includes a decorative stained-glass window, and the front door and front window includes decorative wood trim around each opening. Much like many of the dwellings constructed on Hamilton Road, the building is set back from Hamilton Road and constructed on an oblique angle to the road, following the diagonal trajectory of Hamilton Road. Historic photography, included within the CHER (Appendix C) indicates that many of the building's original design element have been removed or altered.

Historically, the property was first surveyed as a part of Plan 110 in 1856 however, the original ownership records for the lot begin in 1894 under the ownership of John Wright Sifton. Between 1894-1896, the lot was sold seven (7) times until it came under the ownership of George Cooper. City Directory records indicate that Cooper was the first owner who lived in the house. By, 1901 it was purchased by the Hamilton Road Methodist Church and used as a manse for Reverend S.J. Allin. By 1907, the Hamilton Road Methodist Church joined congregations with the Hyatt Avenue Methodist Church at 282 Hamilton Road, just west of the building at 373 Hamilton Road. The church subsequently sold the property at 373 Hamilton Road and its association with the church ceased. The property was purchased and sold many times again between 1908 and 1956 when it was purchased by Robert Gordon, who later that year constructed the purpose-built commercial structure at 371 Hamilton Road. Though Gordon owned the building at 373 Hamilton Road, he did not appear to live in the building. City Directory records suggest 373 Hamilton Road was maintained as a rental property for many years. The building is currently vacant.

For further information related to the history and description of the building at 373 Hamilton Road, please refer to the Cultural Heritage Evaluation Report attached as Appendix C.

1.3.2 371 Hamilton Road

The building at 371 Hamilton Road is a one-storey purpose-built commercial form building with a flat roof and a chamfered corner entry, addressing the corner of Hamilton Road and Redan Street. The building is constructed of cement block with painted brick cladding along its north and west facades. Much like many of the commercial buildings located along Hamilton Road, the corner of the building is constructed with a corner detailing, commonly found along Hamilton Road, as a way to address the unique lot patterns and frontages.

The building at 371 Hamilton Road was originally constructed between 1956-1957 by Robert Gordon to function as the Robert Gordon Company, what appears to have been manufacturer's distributor. The Robert Gordon Company came under the ownership of

E.G. Hall Investments in the 1970s, but continued to operate their store on Hamilton Road until 2000. By 2001, a pet grooming service was operating out of the building. The building is currently operated as the London Coffee House by the Canadian Mental Health Association (Land Registry Records, City Directories).

For further information related to the history and description of the building at 371 Hamilton Road, please refer to the Cultural Heritage Evaluation Report attached as Appendix C.

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 Planning Statement (2024)*, the *Ontario Heritage Act*, and *The London Plan*.

Provincial Planning Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2024)* promotes the wise use and management of cultural heritage resources and directs that “protected heritage property, which may contain built heritage resources or cultural heritage landscapes shall be conserved” (Section 4.6 *Provincial Policy Statement 2024*).

“Significant” is defined in the *Provincial Policy Statement (2024)* as, “in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest.” Further, “Protected heritage property” is defined as “property designated under Part IV or VI of the *Ontario Heritage Act*, property included within an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties, property protected under federal heritage legislation; and UNESCO World Heritage Sites.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological

2.3 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) and/or Heritage Impact Assessment (HIA) 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).

2.3.1 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*.

2.4 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.

2.5 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 371-373 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 the Property from the Register of Cultural Heritage Resources

A written request to remove the property at 371-373 Hamilton Road from the Register of Cultural Heritage Resources was received by the City, along with a Cultural Heritage Evaluation Report (CHER) (Zelinka Priamo Ltd., February 2026) (see Appendix C), on

February 27, 2026. The property at 371-373 Hamilton Road is owned by the Canadian Mental Health Association.

Municipal Council must respond to a request to remove a property from the Register of Cultural Heritage Resources within 60-days, or the request is deemed approved. During this 60-day period, the CACP is consulted, and pursuant to the Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the request to remove the property at 371-373 Hamilton Road from the Register of Cultural Heritage Resources expires on April 28, 2026.

4.2 Cultural Heritage Evaluation Report

A Cultural Heritage Evaluation Report (Zelinka Priamo Ltd., dated February 2026) was submitted as a part of the request to remove the property at 371-373 Hamilton Road from the Register of Cultural Heritage Resources (see Appendix C). The CHER included historic research, site photographs, a property description, and separate evaluations of each of the resources on the property (371 Hamilton Road and 373 Hamilton Road, respectively), according to Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest).

The CHER completed an evaluation of the resource addressed as 371 Hamilton Road (Table 1).

Table 1 : Summary of the evaluation of property at 371 Hamilton Road in the CHER.

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 design value or physical 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, belief, 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 an architect, artist, builder, designer, or theorist who is significant to a community.	No
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

Based on the evaluation included within the CHER, none of the criteria have been met for the resource addressed as 371 Hamilton Road. Heritage staff agree that the property does not meet the minimum of two criteria required for designation under the *Ontario Heritage Act*.

The CHER completed an evaluation of the property at 373 Hamilton Road (Table 2).

Table 2: Summary of evaluation of the property at 373 Hamilton Road in the CHER

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 design value or physical 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, belief, 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 an architect, artist, builder, designer, or theorist who is significant to a community.	No
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.	Yes
9. The property has contextual value because it is a landmark.	No

Based on the evaluation included within the CHER, one of the nine criteria has been met for the property at 373 Hamilton Road. Heritage staff agree that the property meets one of the criteria but does not meet the minimum of two criteria required for designation under the *Ontario Heritage Act*. The CHER determined that the property had contextual value as the building has strong physical, functional, visual, and historical linkages to the surrounding properties, including nearby properties that are demonstrate similar Queen Anne Revival stylistic influences.

The CHER also included a comparative analysis of the similar one-and-a-half storey, cross gable side hall plan properties that exhibited similar design details. When compared to similar properties, it was noted that many of the comparison properties demonstrated a higher degree of craftsmanship or artistic merit, or as a better example of a styler or type, while also possessing a higher degree of heritage integrity.

Despite the property not meeting the minimum criteria to warrant designation under the *Ontario Heritage Act*, the building includes some design details that could be salvaged for re-use elsewhere such as the stained-glass transom window.

For further information on the evaluations, please refer to Appendix C.

4.3 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, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex Historical Society, Urban League of London, and the Hamilton Road BIA.

In accordance with Section 27(4) of the *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACP, the City's municipal heritage committee) is required before a property may be removed from the *Register of Cultural Heritage Resources*. The CACP was consulted at their meeting held on March 19, 2025.

Conclusion

A request to remove the property at 371-373 Hamilton Road from the Register of Cultural Heritage Resources was received along with a Cultural Heritage Evaluation Report (CHER), including an evaluation of the property according to Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

The CHER determined that the resource addressed as 371 Hamilton Road met none of the criteria of Ontario Regulation 9/06, and therefore did not meet the minimum criteria to merit designation pursuant to the *Ontario Heritage Act*. The CHER also determined that the resource addressed as 373 Hamilton Road met one of the criteria of Ontario Regulation 9/06, and therefore did not meet the minimum criteria to merit designation pursuant to the *Ontario Heritage Act*. Heritage staff agree with the conclusions and recommendations of the CHER. The property should be removed from the Register of Cultural Heritage Resources. Staff encourage the property owner to salvage building materials, such as the stained-glass transom window for re-use elsewhere.

Prepared by: Michael Greguol, CAHP
Heritage Planner

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

Recommended by: Heather McNeely, RPP, MCIP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Housing and Community Growth

Appendices

Appendix A Property Locations

Appendix B Images

Appendix C Cultural Heritage Evaluation Report (Zelinka Priamo Ltd., February 2026)

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.

Corporation of the City of London. *The London Plan*. 2022 (consolidated).

Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.

Zelinka Priamo Ltd. Cultural Heritage Evaluation Report, 371-373 Hamilton Road, London, ON. February 2026.

Appendix A – Property Location

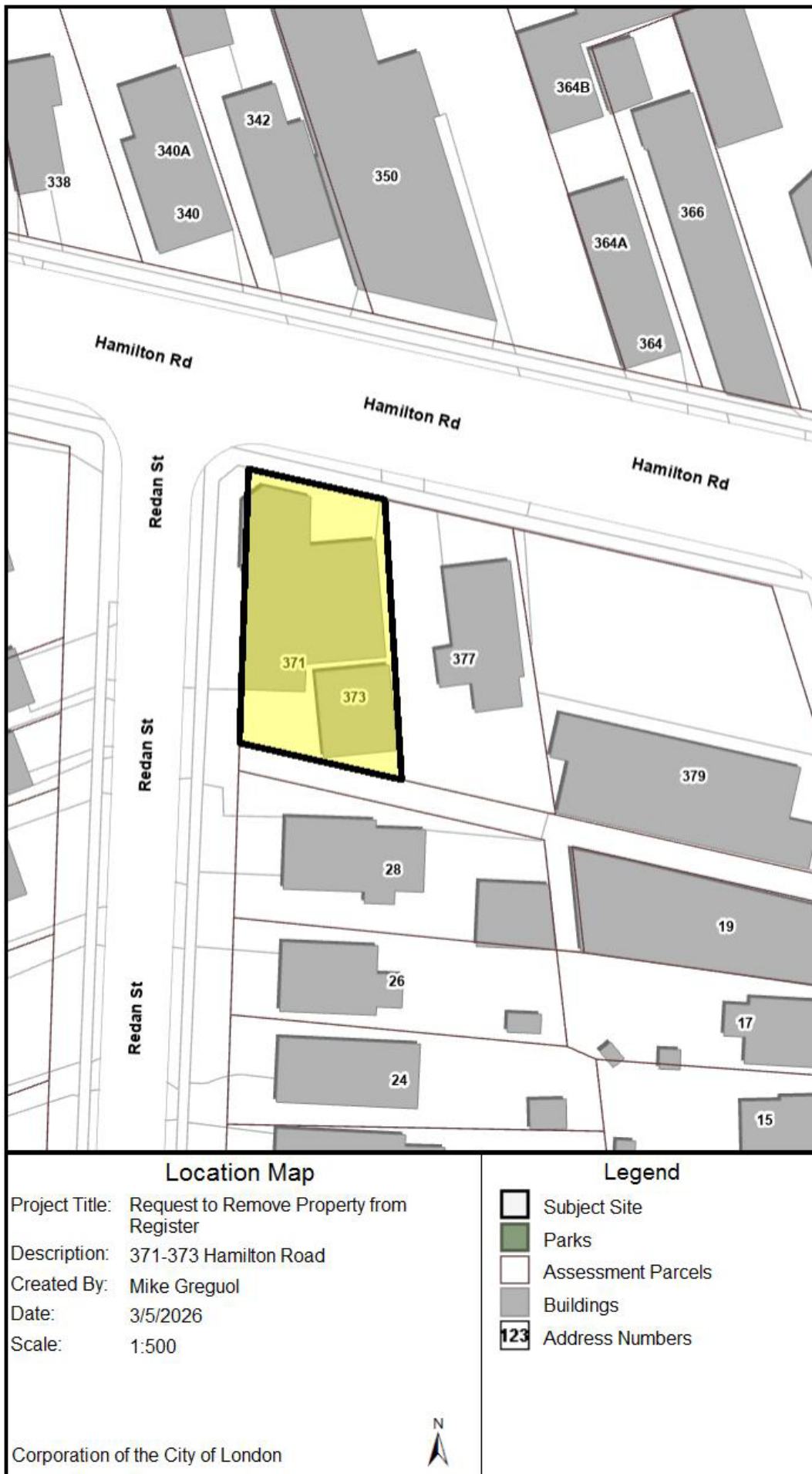


Figure 1: Location of the subject property

Appendix B – Images



Image 1: Photograph showing the buildings on the heritage listed property at 371-373 Hamilton Road. The residential form building on the left is addressed as 373 Hamilton Road and the commercial form building on the right is addressed as 371 Hamilton Road.



Image 2: Photograph showing the buildings on the heritage listed property at 371-373 Hamilton Road. The residential form building on the left is addressed as 373 Hamilton Road and the commercial form building on the right is addressed as 371 Hamilton Road.



Image 3: Photograph showing the ground storey and entry to the building at 373 Hamilton Road.



Image 4: Photograph showing the gable detailing on the building at 373 Hamilton Road.



Image 5: Photograph showing the corner entry to the building at 371 Hamilton Road, including sawtooth brick corner detailing.



Image 6: Photograph showing the side and rear elevations of the building at 373 Hamilton Road, from Redan Street.

Appendix C – Cultural Heritage Evaluation Report

Zelinka Priamo Ltd., 371-373 Hamilton Road, London, ON (February 2026) [attached separately].



Cultural Heritage Evaluation Report

371-373 Hamilton Road
London, Ontario

Canadian Mental Health Association

February 2026



Zelinka Priamo Ltd.

LAND USE PLANNERS

EXECUTIVE SUMMARY

Zelinka Priamo Ltd. was retained by the client, Canadian Mental Health Association (CMHA), to prepare a Cultural Heritage Evaluation Report (CHER) to evaluate the historic and architectural merit of the property known as 371-373 Hamilton Road (hereinafter referred to as the 'subject lands'). The subject lands are presently occupied by two buildings: a one-and-a-half storey Queen Anne Revival-style home at 373 Hamilton Road (constructed 1890) and a single storey commercial building (constructed 1960). Both properties are listed on the City of London's *Register of Cultural Heritage Resources*.

The purpose of this CHER is to determine if the built heritage resources present on the subject lands have significant cultural value. The resources will be evaluated within the context of the current policy and evaluation criteria framework (Provincial and Municipal) regarding the conservation of built heritage resources in the land use planning process. The conclusions and recommendations contained in this CHER are based on: an assessment of the physical characteristics of the subject lands, including structures and landscape elements; a documentation of the history of the subject lands; and, an analysis of the relationship between the subject lands and the surrounding context.

Overall, this report finds that the two properties that comprise the subject lands (371-373 Hamilton Road) lack the historic or architectural merit to be considered exemplary. Construction techniques, materials, and craftsmanship do not demonstrate a high degree of technical or aesthetic achievement, and the buildings are not found to have any strong physical, historical, or contextual value. The one-and-a-half storey dwelling at 373 Hamilton Road is found to have modest heritage value, but many of its defining attributes have been lost or altered significantly from their original state. Additionally, the building is in a state of disrepair due to a lack of routine maintenance and years of neglect. Based on these findings, this CHER concludes that the subject lands do not have significant cultural heritage value or interest. As such, it is recommended that the properties be removed from the City of London's *Register of Cultural Heritage Resources*.

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1.0 INTRODUCTION

Zelinka Priamo Ltd. was retained by the client, Canadian Mental Health Association (CMHA), to prepare a Cultural Heritage Evaluation Report (CHER) to evaluate the property known as 371-373 Hamilton Road (hereinafter referred to as the 'subject lands') and its heritage status on the City of London *Register of Cultural Heritage Resources*.

1.1 Purpose

The purpose of this CHER is to determine if the built heritage resources at 371 and 373 Hamilton Road hold significant cultural value within the City by responding to provincial and municipal policy requirements and evaluation criteria regarding the conservation of built heritage resources in the land use planning process.

This report will examine the property, its relationship to its surroundings, as well as its individual elements such as buildings, engineering works, or landscape features. The recommendations of the CHER are based on an understanding of the physical characteristics of the property, a documentation of its history, and an analysis of its context in relation to the history of the surrounding area and the city of London.

1.2 Subject Lands

The subject lands are known municipally as 371-373 Hamilton Road (Figure 1). These lands were listed on the City of London Register of Cultural Heritage Resources on November 24, 2020.

Figure 1 – Subject Lands (present day)



2.0 BUILT HERITAGE RESOURCE EVALUATION CONTEXT

The Province of Ontario and the City of London have established policies, guidelines, and terms of reference for the protection and conservation of built heritage resources. This section provides an overview of the relevant documents, as well as relevant definitions.

2.1 The Ontario Heritage Act

The Ontario Heritage Act (OHA), R.S.O, 1990, c.0.18 (updated 2023) provides policy direction relating to the identification and conservation of cultural heritage resources in the Province of Ontario. Under Part IV of the OHA, individual properties can be designated by a municipality or by the Minister, while Part V provides for the designation of Heritage Conservation Districts (HCD) encompassing multiple properties.

While the subject lands are not designated under the Ontario Heritage Act, many properties close to the subject lands are designated individually under Part IV, or under Part V as part of the Old East Village Heritage Conservation District. This CHER considers the policies of the Ontario Heritage Act and will evaluate the cultural heritage value and interest of the subject lands within the OHA policy framework.

The following terms are defined in Section 1 of the OHA:

Alter means to change in any manner and includes to restore, renovate, repair or disturb.

Heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest

2.1.1 O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06 sets out criteria for determining cultural heritage value or interest (CHVI) under the Ontario Heritage Act. This regulation was created to ensure a consistent approach to the designation of heritage properties under Part IV and Part V of the Ontario Heritage Act. All properties designated after 2006 must meet the minimum criteria outlined below:

Criteria for Determining CHVI

According to O. Reg. 9/06, a property may be designated under Section 29 of the Ontario Heritage Act if it meets two or more of the following criteria for determining whether it has CHVI:

- i. 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.
- ii. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
- iii. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

- iv. 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.
- v. 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.
- vi. The property has historical value 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.
- vii. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- viii. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
- ix. The property has contextual value because it is a landmark (O. Reg. 569/22, s. 1).

The subject lands are evaluated against these criteria in Section 6.1 of this report.

2.2 The Planning Act

The *Planning Act* is provincial legislation that provides a framework for land use planning in Ontario. The *Planning Act* defines matters of provincial interest in Part I, and identifies that (2) the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

2.3 The Provincial Planning Statement, 2024

The *Provincial Planning Statement* (PPS), issued under the authority of Section 3 of the *Planning Act*, provides policy direction on matters of provincial interest. All planning and land use decisions are required to be consistent with the policies of the PPS, including the following provisions relating to heritage conservation:

4.6.1 *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*

4.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

The following relevant terminology is defined in Section 8 of the PPS:

Adjacent lands *(for the purposes of policy 4.6.3) those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*

Built heritage resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.

Heritage attributes means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Protected heritage property means a property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Significant (in regard to cultural heritage and archaeology) resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the province under the authority of the Ontario Heritage Act.

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

2.4 The London Plan

The London Plan was adopted by City Council and approved by the Province of Ontario on December 28, 2016. At the time of Provincial approval, the London Plan was appealed to the Ontario Land Tribunal (OLT). Through an OLT decision on May 25, 2022, the final phase of policy appeals were resolved, though several site-specific appeals remain active. The London Plan sets out policies that pertain to properties listed on the City of London Register of Cultural Heritage Resources, including those on the subject lands, while also governing development on adjacent parcels. The following general objectives from The London Plan regarding cultural heritage resources apply to the proposed development:

154 *Through our urban regeneration efforts we will (3) encourage the conservation, restoration, and appropriate use of cultural heritage resources.*

554 *In all of the planning and development we do, and the initiatives we take as a municipality we will:*

- 1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.*
- 2. Conserve London's cultural heritage resources so they can be passed on to our future generations.*
- 3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.*

565 *New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.*

The London Plan defines:

Adjacency means “sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource”

Conservation means “actions or processes that are aimed at safeguarding the heritage attributes of a cultural heritage resource so that it retains its cultural heritage value or interest and extends its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes.”

Cultural heritage landscape means “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal Community. The area may involve features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association. Such a cultural heritage landscape is valued by Londoners and is of significance to an understanding of the histories of a people or place.”

Cultural heritage resource means “a human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage.”

Intensification means “the development of a property, site, or area at a higher density than currently exists. Intensification adds one or more residential units to a site, or creates one or more additional lots from an existing lot.”

Streetscape means “the combination of visual and structural elements including such things as the street right-of-way, the design and placement of buildings, street trees, landscape elements, street furniture, lighting, and signage.”

Street wall is “the condition created when the front façades of a series of buildings are aligned facing a street to create a sense of definition, enclosure, and a level of protection from the weather along a streetscape. It is an important feature of designing a street to be comfortable for pedestrians. The term street wall does not necessarily imply that buildings are joined together.”

3.0 HISTORICAL CONTEXT

3.1 Local Context and Settlement History

3.1.1 *City of London*

Prior to European contact and settlement, the Thames Valley and surrounding area was home to the Indigenous people of the Anishnaabeg, Haudenosaunee, and Leni-Lenape Nations. Archaeological investigations have produced evidence of human settlements the area dating from the Paleo Period (beginning 11,500 B.P.), the Archaic Period (9,500 B.P. to 2,900 B.P.), and the Woodland Period (2,900 B.P. to the 16th century).

The European settlement of present-day London began after Lieutenant Governor John Graves Simcoe selected the forks of the Thames River as the site of the future capital of Upper Canada in 1793. On September 7, 1796, an agreement was made between representatives of the Crown and certain Anishnaabeg peoples called the London Township Purchase (also known as Treaty #6). The area remained largely unsettled until after the War of 1812 at which time the area was surveyed by Mahlon Burwell who arrived to the early with prominent military man and colonist Colonel Thomas Talbot. Burwell surveyed from 1810-1818, completing Concessions 1 through 6 before the outbreak of hostilities, with the remainder of the survey completed after the war. The original plot was laid out in 1826, and the Town of London was founded in the same year with several lots granted to early settlers.

London developed rapidly in the following decades as a result of improved roads (1840s), the arrival of the Great Western Railway (1854), and its incorporation as a City (1855). Economic growth was further stimulated by the discovery of oil to the west of the city. Throughout the latter half of the nineteenth century, the city emerged as a regional economic centre defined by a robust financial and banking sector, including London Life and Canada Trust, and notable merchants and industrialists such as John Labatt and Thomas Carling.

Some of the built heritage from these periods has been retained, including several buildings associated with the industrial, wholesaling, retailing, and financial institutions that were important role in the development of London and southwestern Ontario. Overall, the city has a diverse and extensive inventory of heritage structures, with over 6,000 buildings (about 3% of buildings in London) listed on the City's Register of Cultural Heritage Resources.

3.1.2 *Hamilton Road Corridor*

Hamilton Road roughly follows an indigenous route known as the Iroquois Trail that connected the forks of the Thames River to Lake Ontario at Hamilton Harbour. The routing reflects the contours and topographical features of the region, resulting in a path that contrasts the grid implemented by surveyor Mahlon Burwell. In 1810, Lieutenant Governor Simcoe opened this route as a new principal road for trade. It was improved in the 1840s (bridged, graded, graveled, and planked) and became commonly referred to as "Plank Road".

The Hamilton Road Corridor remained mostly rural through the mid-nineteenth century, with surrounding properties used primarily for agriculture as well as some institutions including a

makeshift cholera hospital that later became the White Ox Inn (1841-1853), pictured below in Figure 2. As the Town of London grew in the 1840s and 1850s, the Hamilton Road Corridor was developed for industrial uses that had been banned within the Town limits (west of Adelaide Street); specifically, noxious uses such as rail yards and especially oil refineries which occupied nearly fifty acres of land by 1866 (Figure 3).

Figure 2 – White Ox Inn at 495 Hamilton Road (N.D.), demolished in the 1980s (London Public Library)



Figure 3 – The Atlantic Petroleum Works, circa 1875 (London Public Library)



The establishment of these industries contributed to the rapid development of workers housing in the area, beginning in the late-nineteenth century and accelerating with the introduction of a London Street Railway Company service along Hamilton Road in 1895. In the first decades of the twentieth century, the introduction of a sanitary sewer system and the gradual deindustrialization of the area attracted further residential growth which continued until the onset of the Great Depression in 1929. Much of the building stock in the area can be dated to this period. While the area was mostly developed for residential uses, portions were also developed for institutional uses (schools, places of worship, library) as well as small concentrations of commercial and mixed-use properties.

Following the Great Depression and Second World War, the Hamilton Road Corridor was subject to a third wave of housing development, specifically the area east of Egerton Street (Figure 4, below). The area became popular with new Canadians and was mostly settled by those of Portuguese, Polish, and Italian descent. These communities remain prominent in the area and continue to define its commercial offerings and community institutions.

Figure 4 – Hamilton Road near St. Julien Street, circa 1954 (Western University)



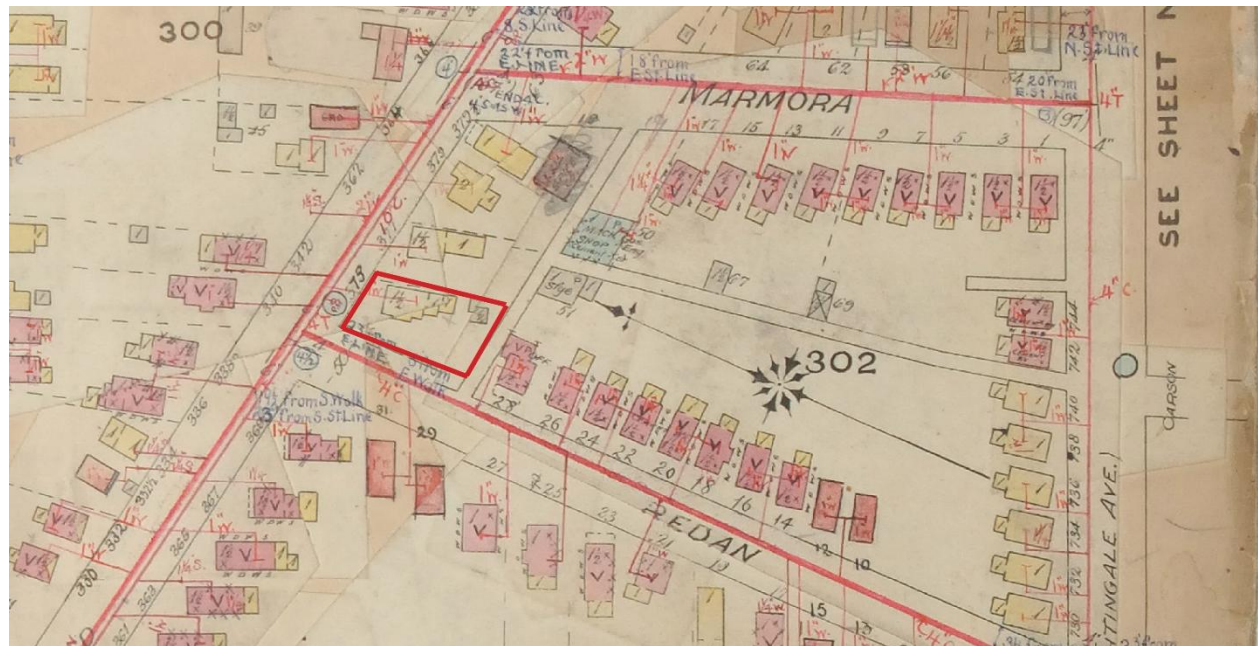
3.2 The Subject Lands

The subject lands are comprised of two parcels (371 and 373), located on the south side of Hamilton Road between Redan Street and Marmora Street. The lands are within Lot 12, Concession C, in the former Geographic Township of London. The earliest available mapping of the city from 1862 shows no structures on or near the subject lands (Figure 5, below). By 1892, Fire Insurance Mapping (Figure 6, below) shows the subject lands and surrounding area had been developed, including a residential dwelling on the eastern portion of the subject lands (373 Hamilton Road) noted as a one-and-a-half storey structure. The City of London *Register of Cultural Heritage Resources* confirms this building was constructed in 1890.

Figure 5 – 1862 Map of Middlesex County, subject lands highlighted in red (McMaster University)



Figure 6 – 1892 Fire Insurance Mapping (1907 Rev.), subject lands outlined in red



Aerial imagery from 1922 (Figure 7, below) shows a similar condition, while a 1965 aerial photograph (Figure 8, below) shows a structure on the western portion of the subject lands at 371 Hamilton Road. This single-storey commercial building was constructed in approximately 1957.

Figure 7 – 1922 Aerial Imagery with the subject lands shown in red (Western Air Photo Library)



Figure 8 – 1965 Aerial Imagery (Western Air Photo Library)



The subject lands remain occupied by the one-and-a-half storey dwelling (c. 1890) and single-storey commercial structure (c. ±1957), as shown on the following page in Figure 9. The subject lands represent the evolution of development patterns along Hamilton Road: 373 Hamilton Road exemplifies the early residential development of the area, houses were designed in the (late) Victorian style and were oriented at an oblique angle to the right-of-way. 371 Hamilton Road exemplifies the introduction of commercial uses to the area and its general intensification, typically in the form of flat-roof utilitarian structures. Further details on each property's history and architectural characteristics are provided in the following sections.

Figure 9 – Existing 1.5ST dwelling (373 Hamilton Rd) and 1ST commercial structure (371 Hamilton Rd)



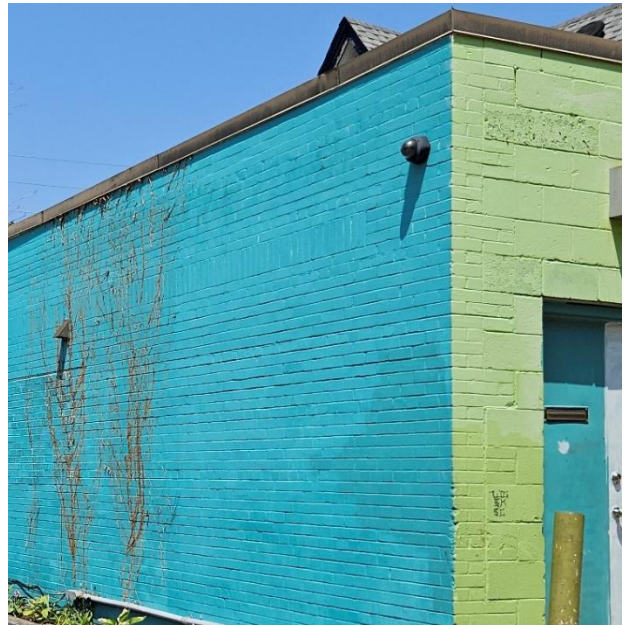
3.2.1 371 Hamilton Road

The commercial portion of the subject lands (371 Hamilton Road) is a one-storey flat roof building. The northwest corner of the building is chamfered, housing an entrance that faces the intersection of Hamilton Road and Redan Street. The building has a cinder block structure with a painted brick finish along the front (north) and exterior side (west) facades. The chamfered corner is designed with pigeonhole brick detailing while the remainder of the brick facing is laid in a standard running bond pattern with soldier course banding located 3 to 4 feet below the top of the facade. Figure 10 (following page) shows the building as it was in 1965 while Figures 11 and 12 show the current condition of the property.

Figure 10 – Robert Gordon Company at 371 Hamilton Road, circa 1965 (Western University)



Figures 11-12 – Pigeonhole brick detail at the corner (left), running bond and soldier course patterning (right)



3.2.2 373 Hamilton Road

The eastern portion of the subject lands (373 Hamilton Road) is occupied by a one-and-a-half storey wood frame dwelling constructed in 1890 in the Queen Anne Revival style. The form, scale, and massing of the building are typical of the late Victorian period, with an 'L'-shaped plan and steep-pitched cross-gable roof. The building is also setback from Hamilton Road at an oblique angle that is typical of development in the area and represents a unique condition in the city. Figure 13 (below) shows the building as it was in 1908.

Figure 13 – 373 Hamilton Road, circa 1908



The building has a recessed front entrance set in an umbrage beneath the projecting gable roof. The upper level is supported by a fluted square column and fretwork below a simple wood entablature. The fretwork is designed in an offset rectangular pattern with triangular bracing at corners. Similar cases are found throughout the neighbourhood and it was likely made from a kit or pattern.

The remainder of the building is clad with simple drop siding (painted white) with sections of hexagonal shingles on the gable. Each elevation is accented with wood trim (painted navy), framing windows, eaves, and building corners. The fretwork and horizontal banding across the front gable are also painted navy. Images of the hexagonal shingles and fretwork are provided on the following page in Figures 14 and 15, respectively.

Figures 14-15 – Hexagonal shingles and gable treatment (left) and recessed entrance with fretwork (right)



Notably, many original features have been removed or altered since 1890, including finials on each gable, a diamond motif on the front gable, a corbelled chimney along the east elevation, and a large front window with a curved, oblong stained glass transom window. These features are visible in Figure 13 on the previous page.

3.2.3 Occupational History

The subject lands have hosted various residents and commercial establishments, beginning with the first recorded occupant in 1897. All known occupants are listed below in chronological order:

- 1892-1896: Vacant or other similar records
- 1897-1900: George W Cooper
- 1901: Reverend S.J. Allin
 - In 1901, the property appears to have been purchased (or rented) by the Hamilton Road Methodist Church for use as a Manse and was occupied by Reverends of the Church between 1901 and 1908. The Hamilton Road Methodist Church was located at 366 Hamilton Road, approximately 30m east of the subject lands. The current building at 366 Hamilton Road does not have any religious iconography and does not appear to have been used as a church, suggesting the original building was demolished or heavily renovated.
- 1902-1904: not stated, likely the above or below mentioned pastor
- 1905-1908: Reverend D.E. Martin
 - In 1907, the Hamilton Road Methodist Church became part of the Hyatt Avenue Methodist Church at 282 Hamilton Road, approximately 120m west of the subject lands. At this time, the Manse was relocated to Hyatt Avenue and the 373 Hamilton Road was sold. The Hyatt Avenue Methodist Church discontinued as a congregation in 2010, and the building was converted into a Mosque in 2015.

- 1908-1929: Rodway (Thomas & Mary) (Thomas d.1918)
- 1930-1931: Frank F. Radway
- 1932-1934: Allan Wyant
- 1935: Reuben Taffler
- 1936-1945: Kenneth McLennan
- 1946-1955: George Witherden
- 1956-1957: Robert Gordon
 - The single-storey commercial building at 371 Hamilton Road was constructed in approximately 1957 and was initially use by the Robert Gordon Company (the commercial structure may have been purpose-built). Robert Gordon appears to have occupied the house at 373 Hamilton Road during the construction and/or initial operation of his business but vacated the house by 1958.
- 1958: Walter Farrar
- 1959: Vacant
- 1960: M. Verhagen
- 1961: Vacant
- 1962-1963: Konrad Sheib
- 1964: R Sullivan
- 1965: William E Rist
- 1966-1968: Donald Geiser
- 1969: Donald Book
- 1970-1973: William Trotter
- 1974: "no return"
- 1975: J LeMay/warehouse
- 1976-1978: K Williamson/warehouse
- 1979-1982: warehouse
- 1989: J Walton/warehouse
- 2000: warehouse
- 2006: C Beck

The subject lands have a mixed occupational history, and the individuals and businesses listed above do not have significant records and are not associated with any known historical events, groups, institutions, etc.

4.0 COMPARATIVE ANALYSIS

A comparative analysis was undertaken to evaluate other nearby one-and-a-half storey, cross gable, buff brick, side hall plan properties that are listed or designated on the City's *Registrar of Cultural Heritage Resources*. The following properties were identified as being similar in their date of construction and architectural style:

- 12 Redan Street (1904) – Victorian
- 24 Redan Street (1890) – Victorian
- 26 Redan Street (1890) – Victorian
- 803 Queen's Avenue (1901) – Queen Anne
- 230 St. George Street (1898) – Queen Anne
- 236 St. George Street (1900) – Queen Anne
- 238 St. George Street (1899) – Queen Anne
- 111 Forward Street (1910) – Queen Anne
- 36 Pegler Street (1897) – Queen Anne
- 75 Dillabough Street (1919) – Vernacular
- 377 Hamilton Road (1896) – Queen Anne

Some of the above-noted properties are pictured below or on the following pages (Figures 16-20).

Figure 16 – 377 Hamilton Road, immediately east of the subject lands (Google Street View)



Figure 17 – 12 Redan Street (Google Street View)



Figure 18 – 26 Redan Street (Google Street View)



Figure 19 – 111 Forward Street (Google Street View)



Figure 20 – 238 St. George Street (Google Street View)



Many of the comparison properties demonstrate a higher degree of craftsmanship and artistic merit than the existing dwelling at 373 Hamilton Road. They were constructed with higher quality materials (frequently buff brick) and features that are not present on the subject property such as voussoirs, stained glass windows, and intricate wood details such as vergeboards, moulding, brackets, spindles, and corbels. Importantly, they have also been kept in a state of good repair and many of the original features have been maintained whereas the subject property has been altered, poorly maintained, and several character-defining features have been removed. In summary, the subject property does not exhibit a high degree of architectural achievement and stylistic expression when compared to similar properties in the surrounding area.

5.0 HERITAGE ATTRIBUTES

5.1 371 Hamilton Road

This section examines the physical attributes of the single-storey commercial building at 371 Hamilton Road. Notable physical attributes that may contribute to cultural heritage value or interest are listed below and notated in Figure 21 on the following page:

- Single-storey, flat roof, rectilinear form that represents of mid-century commercial infill along Hamilton Road;
- Minimal setbacks at the front and exterior side lot lines;
- Massing addresses the corner with a chamfered northwest edge facing the intersection of Hamilton Road and Redan Street:
 - Corner entrance consisting of a single door surrounded by a transom and sidelight windows on each side. Note: The original door has been replaced.
 - Curved canopy above the corner entrance
- Wide storefront windows on the front (north) and exterior side (west) facades, abutting the chamfered corner. Note: Original single-pane windows have been replaced, and several smaller windows along the west elevation have been filled with brick.
- Brick finish along the front and exterior side facades:
 - Standard running bond pattern interrupted by a soldier course band 3ft-4ft below the top on each façade.
 - Pigeonhole brick detail at each edge of the chamfered corner.

Notably, 371 Hamilton Road has been altered substantially since its construction, thereby reducing the potential heritage value and interest of the property. Several features that are visible in a 1965 photograph (Figure 10) have either been removed, such as windows and doors, or altered, such the as brick finish which has been painted.

Figure 21 – 371 Hamilton Road, Notation of Heritage Attributes with descriptions on following page





1
Single-storey, rectilinear massing



2
Shallow/narrow setbacks at the front and exterior side yards



3
Chamfered corner facing the intersection of Hamilton Road and Redan Street



4
Corner entrance with transom and sidelight windows



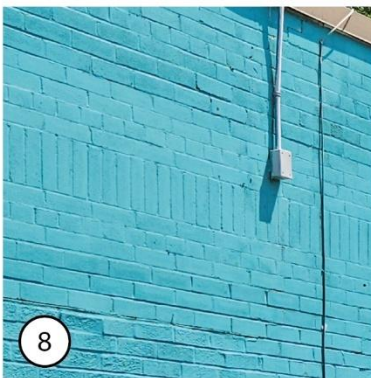
5
Curved canopy above corner entrance



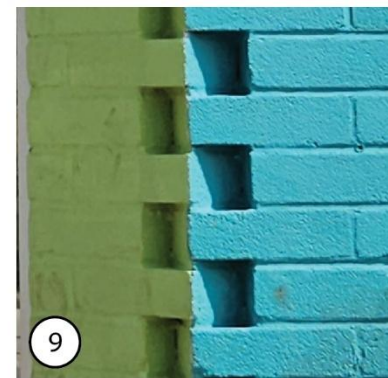
6
Wide storefront windows on the front and exterior side elevations



7
Running bond brick pattern



8
Soldier course band on upper facade



9
Pigeonhole brick detail at chamfered corners

5.2 373 Hamilton Road

This section examines the physical attributes of 373 Hamilton Road that contribute to its cultural heritage value or interest. Many features are representative of the Queen Anne Revival Style (1890-1914) including the asymmetrical facade, steep-pitched and irregular roofline, front-facing gable, overhanging eaves, unusual windows, ornate siding, detailed textures, and use of colour. The notable physical attributes of this property are listed below and notated in Figure 22 on the following page:

- Form, scale, and massing; specifically, the one-and-a-half storey height and ‘L’-shaped plan;
- Setback of the building from Hamilton Road at an oblique angle from the sidewalk;
- Steep-pitched cross-gable roof geometry;
- Entrance recessed from the front elevation and set in an umbrage beneath the projecting gable roof. Supported by a fluted square column (wood) and fretwork below a simple entablature. Fretwork designed in an off-set rectangular pattern with triangular bracing at corners. Similar fretwork patterns are found throughout the neighbourhood, indicating it may have been from a kit or a pattern;
- Windows and storm windows, including:
 - Two (side-by-side) sash windows on the front gable with simple trim (wood painted navy).
 - Note: The large window on the ground level of the front elevation is not original though parts of the window surround likely are. Trim design is simple with a narrow projecting stool/sill, fluted lintel with cornice, and side casing with some fluted sections and ribbing. Each window corner is also decorated with a circular ornament.
- Exterior finish of simple drop siding (wood) with sections of hexagonal shingles and trim;
- Simple front (north) and side (west) gables, including:
 - Plain bargeboards with no ornamentation;
 - Horizontal banding above sash windows, decorated with a pattern of raised squares (mimicing a bracket course) that was typical of the Queen Anne Revival style;
 - Lower gables finished with alternating courses of horizontal siding and hexagonal wood shingles; and,
 - Upper gables clad in hexagonal shingles only.
- Simple wood (navy) trim at each corner of the building;
- Horizontal band (navy) below the eave, decorated with a pattern of raised squares, identical to the above-noted gable treatment; and,
- Buff brick chimney at the rear, simple brick detailing.

Notably, the original building had several decorative components typical of the Queen Anne Revival style that have since been removed, thereby reducing the heritage value and interest of the subject property. A 1908 photograph (Figure 13) shows several features that have since been removed including: finials on each gable, a diamond motif on the front gable, a corbelled chimney along the east elevation, and a large front window with a curved, oblong stained glass transom. The original front door has also likely been replaced.

Figure 22 – 373 Hamilton Road, Notation of Heritage Attributes with descriptions on following page





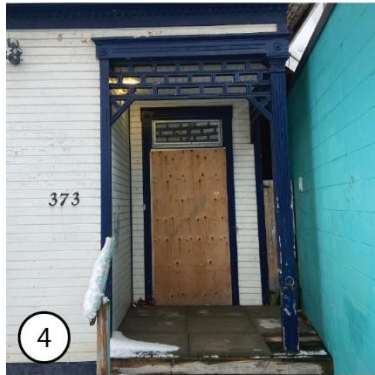
1
One-and-a-half storey, L-shape, cross-gable massing, typical of the Queen Anne style



2
Setback from Hamilton Road at an oblique angle



3
Steep-pitched front and side gables



4
Main entrance recessed from the front elevation and set in an umbrage



5
Off-set rectangular fretwork with triangular bracing at corners



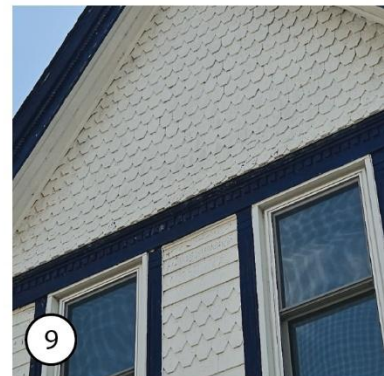
6
Side-by-side sash windows on front gable



7
Simple window trim with narrow projecting stool/sill and fluted lintel with cornice



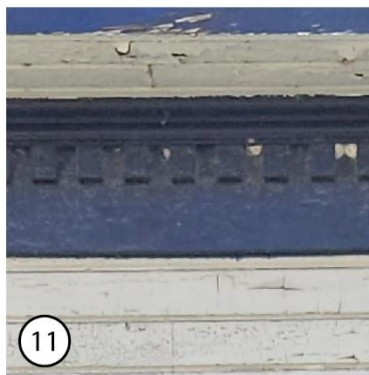
8
Alternating courses of horizontal drop siding and hexagonal wood shingles



9
Horizontal banding across gable above sash windows with a pattern of raised squares



10
Simple wood trim at each corner of the building, painted navy



11
Horizontal band below the eave, decorated with a pattern of repeated raised squares



12
Buff brick chimney at the rear, simple brick detailing

6.0 CULTURAL HERITAGE EVALUATION

6.1 Ontario Regulation 9/06 Evaluation

Both properties that comprise the subject lands (371 & 373 Hamilton Road) are listed on the City's *Register of Cultural Heritage Resources*. This section will evaluate these heritage assets within the context of *Ontario Heritage Act Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. Per *Section 27(3)(b)1.(2)*, the dwelling at 373 Hamilton Road has “contextual value” because it is “physically, functionally, visually or historically linked” (*viii.*) to the surrounding area.

The physical value, historical value, and contextual value of the subject lands are evaluated in Table 6.1.1 and Table 6.1.2 below in accordance with *O. Reg. 9/06*.

6.1.1 371 Hamilton Road

Table 6.1.1: Ontario Regulation 9/06 Evaluation – 371 Dundas Street

CRITERIA		Y/N	EVALUATION
i.	The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.	N	371 Hamilton Road is not strongly associated with any architectural style and is not exceptional in its expression, materiality, or construction methods.
ii.	The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.	N	The single-storey commercial building does not display a high degree of craftsmanship or artistic merit. The building can be described as utilitarian and was built with generic materials (CMU) and simple detailing.
iii.	The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.	N	The property does not demonstrate a high degree or technical or scientific achievement.
iv.	The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	The subject property does not have direct associations with a theme, person, activity, or organization. None of the individuals and businesses that occupied the property since its construction in ±1957 have significant records associated with their names and are not related to any known historical events, groups, institutions, etc.

v.	The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	N	The subject property is not known to yield information that contributes to an understanding of any community or culture.
vi.	The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The building is not associated with the work of any significant designer, builder, architect, theorist, or school of thought.
vii.	The properties have contextual value because they define, maintain or support the character of the district.	N	The surrounding area has an inconsistent character with varied building typologies, orientations, and styles. While 371 Hamilton Road has a relationship with other nearby commercial infill buildings along Hamilton Road, the property is not critical to defining, maintaining, or supporting the overall character of the area.
viii.	The properties have contextual value because they are physically, functionally, visually or historically linked to each other.	N	The single-storey commercial building at 371 Hamilton Road has moderate physical, functional, visual, and historical linkages to surrounding properties. The form, massing, and siting are somewhat representative commercial infill buildings along Hamilton Road. However, the building was constructed ± 70 years later than many of the Queen Anne and late Victorian homes in the area. Potential contextual linkages have been diminished by several alterations to the subject property since its construction, removal of original features and painting of the exterior finish.
ix.	The properties have contextual value because they are defined by, planned around or are themselves a landmark.	N	While the building occupies a corner property and is sited close to the street line, it is not designed or scaled as a landmark.

6.1.2 373 Hamilton Road

Table 6.1.2: Ontario Regulation 9/06 Evaluation – 373 Hamilton Road

CRITERIA		Y/N	EVALUATION
i.	The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.	N	The house at 373 Hamilton Road is not a rare or early representation of the Queen Anne style and is not exceptional in its expression, materiality, or construction methods.
ii.	The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.	N	The dwelling does not display a high degree of craftsmanship or artistic merit. Gable treatments, trim, and other carpentry details are simple and repeated. While the fretwork is notable, it is identical to several other properties in the surrounding area and therefore may have been prefabricated. Several original features that would have contributed to the design and physical value have been lost, including finials, a corbelled chimney, and a large plate glass window with a curved, oblong stained-glass transom.
iii.	The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.	N	The property at 373 Hamilton Road does not demonstrate a high degree or technical or scientific achievement.
iv.	The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	The house does not have direct associations with a theme, person, activity, or organization. None of the individuals and businesses that occupied the property since 1897 have significant records associated with their names and are not related to any known historical events, groups, institutions, etc.
v.	The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.	N	The dwelling is not known to yield information that contributes to an understanding of any community or culture.

vi.	The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The house is not associated with the work of any significant designer, builder, architect, theorist, or school of thought.
vii.	The properties have contextual value because they define, maintain or support the character of the district.	N	The surrounding area has an inconsistent character with varied building typologies, orientations, and styles. While the subject lands have a visual relationship with some nearby properties, the property is not critical to defining, maintaining, or supporting the overall character of Hamilton Road.
viii.	The properties have contextual value because they are physically, functionally, visually or historically linked to each other.	Y	The dwelling at 373 Hamilton Road has strong physical, functional, visual, and historical linkages to surrounding properties. The form, massing, siting, and architectural details of the building are representative of the Queen Anne Revival style which is prominent in the area. Surrounding properties were also constructed at the same time as the subject lands. Contextual linkages have been diminished by several alterations to the subject property since its construction, including the commercial addition and removal of features such as the front window and stained-glass transom.
ix.	The properties have contextual value because they are defined by, planned around or are themselves a landmark.	N	The property is not scaled, sited, or designed as a landmark.

6.3 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), *“Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.”* The following discussion of integrity considers the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building or interior elements, and observations have been made from the public right-of-way and on-site.

This report finds that several original features have been removed since the construction of the house in the 1890s, including: finials on each gable, a diamond motif on the front gable, a corbelled chimney along the east elevation, and a large front window with a curved, oblong stained-glass transom. The original windows and front door have also been replaced with that are not representative of the Queen Anne Revival style. The commercial building has also been altered significantly, including the replacement of windows/doors and painting of the brick finish. The loss or alteration of these features has compromised heritage value of the property and its overall integrity.

Additionally, many of the heritage attributes identified in Section 5.0 of this report are in a state of disrepair as a result of poor maintenance and prolonged vacancy. The ongoing neglect of remaining attributes and removal of several character-defining features has compromised the integrity of the property. Overall, the subject lands has a modest heritage value.

7.0 CONCLUSION AND RECOMMENDATION

Based on the results of background historical research, field review, and application of criteria from Ontario Regulation 9/06, this report finds that the two properties that comprise the subject lands (371-373 Hamilton Road) do not have significant cultural heritage value or interest. The properties do not have any strong physical, historical, or contextual value, and the construction techniques, materials, and craftsmanship do not demonstrate a high degree of technical or aesthetic achievement. While the dwelling at 373 Hamilton Road is found to have modest heritage value, many of its defining attributes have been lost or altered significantly from their original state. Additionally, the building is in a state of disrepair due to a lack of routine maintenance and years of neglect. Based on these findings, this CHER recommends the removal of the subject lands from the City of London's *Register of Cultural Heritage Resources*.

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