

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng.
Managing Director, Development and Compliance Services
And Chief Building Official

Subject: Passage of Heritage Designating By-law for 432 Grey Street

Meeting on: March 18, 2019

Recommendation

That, on the recommendation of the Heritage Planner, Development Services, the attached by-law to designate 432 Grey Street to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on March 26, 2019; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

Executive Summary

Summary of Request

The designation of the Fugitive Slave Chapel – at its new location at 432 Grey Street – was requested by the property owner.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to pass the by-law to designate the property at 432 Grey Street under Section 29 of the *Ontario Heritage Act*. This is the final step in the designation process.

Rationale of Recommended Action

The evaluation of the property at 432 Grey Street found that the property is of significant cultural heritage value or interest, and merits designation under the *Ontario Heritage Act*.

Analysis

1.0 Background

The property at 432 Grey Street is of significant cultural heritage value because of its physical or design values, its historical or associative values, and its contextual values.

The building on the property (known as the Fugitive Slave Chapel) was originally located at 275 Thames Street and was relocated to 432 Grey Street in 2014. It is adjacent to 430 Grey Street, which is the location of Beth Emanuel British Methodist Episcopal Church (c1868). The Fugitive Slave Chapel is a 1-storey, wood-framed structure, dating from 1853-1855, and built in the vernacular style. The building originally functioned as a place of worship for the African Methodist Episcopal Church congregation (at 275 Thames Street), and was later sold in 1869 and converted to a residential use. It has associations with the Black community which took shape in the formative years of London's early growth. The building is also a built remnant of the community of African Canadians whose roots are anchored in the history of the Underground Railroad.

The Fugitive Slave Chapel was previously designated at its original location at 275 Thames Street (L.S.P.-3432-10). Property owners, the Trustees of the London Congregation of the British Methodist Episcopal Church in Canada, requested the designation of this property at 432 Grey Street to recognize its cultural heritage value or interest on its new location. Supported by the recommendation of the London Advisory Committee on Heritage (LACH) at its meeting on September 12, 2018, Municipal Council resolved to issue its notice of intent to designate the property under Section 29 of the

Planner: L. E. Dent

Ontario Heritage Act at its meeting on October 2, 2018. This notice was served on the Ontario Heritage Trust and the property owner. The notice was also published in *The Londoner* on November 29, 2018; the thirty day appeal period expired on January 2, 2019. No appeals were received.

The final steps to designate the property at 432 Grey Street under the *Ontario Heritage Act* are the passage of the designating by-law (Appendix A), and registration of that by-law on the title of the property.

2.0 Conclusion

The property at 432 Grey Street is a significant cultural heritage resource in the City of London and should be protected under the *Ontario Heritage Act*.

Recommended by:	Laura E. Dent, M.Arch, PhD, MCIP, RPP Heritage Planner
Reviewed by:	Michael Tomazincic, MCIP, RPP Manager, Current Planning
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

March 11, 2019
LED/

Appendix A

Bill No.
2019

By-law No. L.S.P.-_____

A by-law to designate 432 Grey Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 432 Grey Street has been duly published and served;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 432 Grey Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on DATE.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – DATE
Second Reading – DATE
Third Reading – DATE

SCHEDULE "A"
To By-law No. L.S.P.-_____

Legal Description

Part Lot 13, N/E Grey Street, Plan 178(E) as in LC74719, London

SCHEDULE "B"
To By-law No. L.S.P.-_____

Description of Property

The property at 432 Grey Street is located on the north side of Grey Street between Colborne and Maitland Streets. It is adjacent to 430 Grey Street, which is the location of Beth Emanuel British Methodist Episcopal Church (c1868). The building on the property at 432 Grey Street (known as the Fugitive Slave Chapel) was originally located at 275 Thames Street, part of Lot 26, south of Bathurst Street, in the City of London. It is a 1-storey, wood-framed structure, dating from 1853-1855, and built in the vernacular style. The building originally functioned as a place of worship for the African Methodist Episcopal Church congregation (at 275 Thames Street), and was later sold in 1869 and converted to a residential use. The building was relocated to 432 Grey Street in 2014.

Statement of Cultural Heritage Value or Interest

The property at 432 Grey Street is of significant cultural heritage value because of its physical or design values, its historical or associative values, and its contextual values.

The cultural heritage interest of the property and building at 432 Grey Street is based on its associations with: 1) the early development of the Black community in London; 2) its later connections to the Underground Railway; and, 3) the emergence in London of a branch of the African Methodist Episcopal Church – later renamed the British Methodist Episcopal Church. The building, originally used for the intended purpose as a house of worship, also marks one of the oldest extant structure used as a church in London and is the first African Methodist church in London. The building's construction dates from the mid-1800s and reflects wood-framing using bent structural system and assembly. Its current location historically links the building to its surroundings in SoHo as an area where – in the late 1800s – a more prosperous Black community relocated from the Thames Street area. Situated adjacent to Beth Emanuel Church at 430 Grey St, together both buildings represent two eras of a common history of the Black community in London.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 432 Grey Street include:

- The one-storey vernacular cottage style building form with pitched-end gable roof;
- A symmetrical front façade with a single centered door and two evenly spaced window openings;
- Original exterior materials dating to the time of construction; including (but not limited to) all wood elements used on the exterior, bent structural system and assembly; and,
- One open, non-divided interior space or room.