

HERITAGE IMPACT **ASSESSMENT** REPORT

197 Ann Street,
City of London, Ontario

Date:

July 5, 2019

Prepared for:

York Developments

Prepared by:

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Glossary of Abbreviations

HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
OLR	<i>Ontario Land Registry</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>
SOS	<i>Statement of Significance</i>

Acknowledgements

This report acknowledges that assistance provided by City Staff Planning Staff, University of Western Ontario and the City of London's Library.

***Please note, Fire Insurance Maps and historical aerial photography is used solely for the purpose of research.

Executive Summary

The City of London's Official Plan (2014) policies require a Heritage Impact Assessment for the proposed redevelopment of the subject lands including 175-197 Ann Street, City of London. The subject lands include an existing Italianate building located at 197 Ann Street, formerly the Old Kent Brewery built c 1883. This building is included in the City of London's Inventory of Heritage Resources. Within this report, a Cultural Heritage Evaluation was completed on the property by utilizing Ontario Regulation 9/06 of the Ontario Heritage Act. This evaluation determined that the building should not be considered as a cultural heritage resource. The following rationale summarizes the reasons to support this conclusion:

- *Architectural/ design value is limited to Italianate details along roofline and above windows. Masonry is heavily deteriorated due to signs of efflorescence. Damage to some of the masonry is irreversible and would require replacement. Replacement would be substantial enough to remove remaining details considered having a heritage component;*
- *Heritage integrity has been compromised by several events including fire and adaptive re-use of the property for several commercial businesses and residential tenancy. Interior arrangement has been altered and is disjointed.*
- *There are no significant historical/ associative contributions. The name of the brewery is associated with John Kent's farmstead that originally encompassed the subject lands. Owners of the subject lands were not notable aside from their association with their businesses. There is limited documentation of the Old Kent Brewery aside from advertisements in the London Free Press and Court Records indicating fines that were charged to Joseph Hamilton.*
- *The context has been altered in that it has removed the overall supporting story of the building and associated original industry. Nearby industrial businesses (i.e. Tannery) have been since removed and now include apartments. The building's association with the creek is removed as it no longer contributes to the building and is not a visible feature from the public realm. The railway disturbed the original grid lot pattern on the north side of Ann Street altering the surrounding context of the brewery. Although, the railway line remains a feature within the surrounding area, it no longer serves as a supportive element in the overall context.*
- *The building is Italianate and within the former Ward 2. The building is included in an area comprised of 50% of the heritage buildings in the City and over 300 buildings are listed in the City as Italianate. Thus, there are other representations of this type of building within the City of which are in much better condition and worthy of conservation.*

Due to the fact that there is no identified cultural heritage attributes, there are no impacts on heritage as a result of the development. It recognized that there removal of the building will remove the remaining rudimentary, Italianate brick cornicing and brackets along the roofline of the front façade as well as Florentine arches encased in the interior of the building; these, however, they are neither in good condition and are not rare, unique or display a high degree of craftsmanship, artistic merit or technical and scientific achievement.

It is recommended that due to its lack of qualification as a cultural heritage resource and its loss of heritage integrity, that the City approve demolition of the building and deem this report as sufficient documentation of the building for the archival record and additionally that this report be included in the archival record for this property for future research purposes.

1.0 Introduction

1.1 Background Information

MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained in May 2019 by York Developments to undertake a Heritage Impact Assessment (HIA) for the proposed redevelopment of 175-197 Ann Street, City of London, Ontario hereafter referred to as the ‘subject land’ (see Appendix A). The purpose of this HIA is to evaluate the proposed redevelopment of the subject land in terms of impacts to the existing building located at 197 Ann Street; this is by request of the City of London.

The existing building on the subject land is ‘listed’ (non-designated) on the City of London’s Heritage Building Inventory and is protected from demolition by the *OHA*. The subject land is not located within a Heritage Conservation District under Part V of the *OHA*. The building is identified as a Priority 3 property and described as the “Old Kent Brewery”, an Italianate building built circa 1883 (see Appendix D for the Heritage Listing). Priority 3 buildings may merit evaluation as part of a group of buildings designated under Part IV of the *OHA* or as part of an HCD, although not worthy of designation individually and may be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.

The redevelopment proposal under evaluation includes the demolition of the existing building at 197 Ann Street and the construction of a 28 storey residential building comprised of 274 units. This report will determine the level of impact that this proposal has on the existing ‘listed’ building on site.

2.0 Methodology and Approach

2.1 Methodology

The methodology of this report is based on the Heritage Impact Assessment (HIA) guidelines that are provided by the Ontario Ministry of Culture, Tourism and Sport:

- Identification of the subject land and surrounding area;
- Building evolution and current conditions of the subject property;
- Summary of evaluation under Ontario Regulation 9/06 from HIA Phase I;
- An outline of the proposed development;
- Assessment of impacts as per Info Sheet No.5 of the Ministry of Culture, Tourism and Sport;
- Alternative development approaches; and,
- Conclusions and Recommendations.

Supplementary to the above requirements, this Heritage Impact Assessment also includes the current Section 2.0 Methodology and Approach as recommended by ICOMOS (2011).

2.2 Approach

A site visit was conducted by MHBC Cultural Heritage Staff on May 16, 2019 to complete photographic documentation of the current condition of the existing building at 197 Ann Street, City of London.

This Report reviews the following documents:

- The Planning Act
- The Ontario Heritage Act and the Ontario Heritage Toolkit
- City of London's Official Plan
- City of London's Heritage Building Inventory
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)
- Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada (2016)

This HIA assesses the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage value and attributes of the existing building, if any.

2.2.1 Policy Framework

The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2 *the Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to "encourage the co-operation and co-ordination among the various interests." Regarding Cultural Heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, 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;

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is "intended to be read in its entirety and the relevant policy areas are to be applied in each situation". This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been

evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

The subject land is not considered a protected heritage property since it is not designated under Part IV of the Ontario Heritage Act.

The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The building located at 197 Ann Street is listed under the *Ontario Heritage Act* (OHA) and therefore was guided by the criteria provided with *Regulation 9/06* of the OHA which outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria and will be utilized to evaluate the subject lands. The subject lands have been evaluated as per *Ontario Regulation 9/06* pursuant to the *Ontario Heritage Act* in order to determine cultural heritage value or interest where,

A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

The Ontario Heritage Tool Kit

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the *Ontario Heritage Tool Kit*, the following constitutes adverse impacts which may result from a proposed development:

- Destruction;
- Alteration;
- Shadows;
- Isolation;
- Direct or indirect obstruction;
- A change in land use; and
- Land disturbances.

City of London Official Plan

The City of London Official Plan does not provide specific policies regarding evaluation criteria of properties of cultural heritage value or formal Terms of Reference regarding the preparation of Heritage Impact Assessments. The preparation of this report is guided by the Ontario Ministry of Culture (now the Ministry of Tourism, Culture and Sport) *InfoSheet #5 Heritage Impact Assessments and Conservation Plans*, part of the 2006 *Heritage Resources in the Land Use Planning Process* document. As per the guidance in the Ministry document, this report contains the following components:

- Historical research, site analysis and evaluation
- Identification of the significance and attributes of the cultural heritage resources
- Description of the proposed development or site alteration
- Measurement of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods
- Implementation and monitoring
- Summary statement and conservation recommendations

The following description of the priority levels on the Inventory of Heritage resources is as follows¹:

Priority 1: London's most important heritage structures and all merit designation under Part IV of the OHA.

Priority 2: Buildings that merit evaluation for designation under Part IV of the OHA. They have significant architectural and/ or historical value.

¹ It is important to note that as of January 21, 2019, the Municipal Council of the City of London has removed all assigned priority levels from properties included on the Register (Inventory of Heritage Resources).

Priority 3: Buildings may merit evaluation as part of a group of buildings designated under Part IV of the OHA or as part of an HCD, although not worthy of designation individually. May be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.

3.0 Identification of Subject Lands

3.1 Description of Subject Lands

The subject lands are municipally addressed as 175-197 Ann Street, City of London (PLAN 183 PT LOT 7 RP 33R8755, PART 1, PLAN 183 LOT 6, REG, PLAN 183 PT LOT 5, PLAN 183 LOT 4 PT LOT 3 PT, LOT 5). The subject lands are located in Ward 13, on the side of Ann Street and the CPR corridor, west of Richmond Street, east of St. George Street and north of Mill Street. The building is located at the terminus of Ann Street. The subject lands are located within Central London Planning District and within a designated Business Improvement Area. The zoning as of May 31, 2019 for the subject lands is R9-3 H12. In addition to the building complex located at 197 Ann Street, there are three (3) other buildings located on the subject lands.



Figure 1: Aerial view of subject land identified as a heritage property by the City of London (City of London E-Map, 2019)

3.2 Description of Buildings and Structures

Address	Description	Photo
175 Ann Street	A one storey cottage with a hipped roof and rear one storey addition. Rectangular floor plan with symmetrical windows and centred entryway. Exterior covered in blue, vinyl siding. Location of Joseph Hamilton's residence (original home replaced with current residence).	
179 Ann Street	One storey yellow brick cottage with hipped roof and rectangular floor plan. Original window openings with double hung windows and brick voussoirs. Asymmetrical entrance with brick voussoir and transom light. Bay window on western elevation (Queen Anne).	
183 Ann Street	Two storey Queen Anne brick house with cross-sectioned hipped roof and open gable dormer on front and western façade and L-shaped floor plan. Bay window located on eastern elevation. Dentils are located along the roofline and below the open gable dormer on front façade. There are also brackets along the roofline. Original window openings and door openings with brick voussoirs. Formerly John Hamilton's house.	
197 Ann Street	This building complex is comprised of two storeys with a one storey western wing. Later additions to the rear have been added to facilitate automotive industries.	

3.3 Description of Surrounding Area

To the south and east of the subject lands is high rise residential apartments; the subject property located at 197 Ann Street is within close proximity of these buildings (see Figure 2). To the north of the subject property is the railway corridor and a parking lot and mid-rise residential apartment (see Figure 3). To the west of the subject property is a low scale, residential neighbourhood (see Figure 2).



Figure 2 & 3: (Above) View of subject land identified by red circle looking south-east towards downtown London; (Below) View of subject lands identified by red circle looking north east (Google Earth Pro, 2018)

Aside from views of the property directly to the west, the building located at 197 Ann Street includes a form of high-rise building in its background. The building includes a commercial business in addition to its current use as a duplex. It is one of two (2) commercial businesses in the block. The immediate area is dominated residential buildings.



Figure 4 & 5: (Above left) View of adjacent high-rise development to the east of the subject property looking south west, red arrow identifies location of building at 197 Ann Street; (Above right) View of high-rise in the background view of the subject property looking south west; (Below left) View of Ann Street streetscape from its terminus looking westward showing residential neighbourhood; (Below right) View looking eastward showing terminus of Ann Street and high-rise building in the background view of the building located at 197 Ann Street identified by the red arrow (MHBC, 2019)

The railway corridor is located to the north of the subject lands. The formation of the Ann Street block was prior to the construction of the railway line. Once the railway line was constructed, it changed the land pattern and circulation of the immediate area. The lots that were opposite to the subject property were expropriated for the construction of the railway in the latter half of the 19th century. This landscape feature was part of the overall historical evolution of the Ann Street streetscape and neighbourhood.

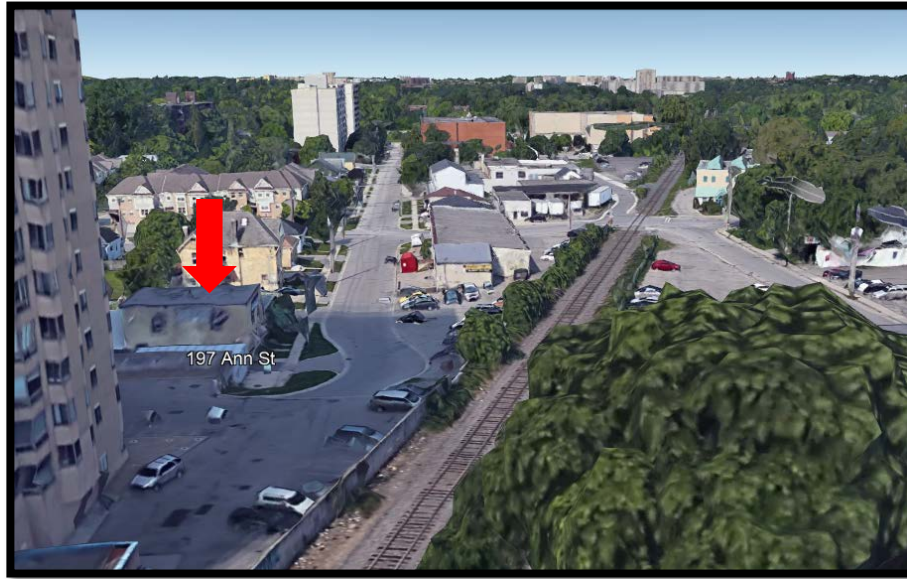


Figure 6 & 7: (Above) View of railway line opposite to the subject property looking westward; red arrow identifies location of the building at 197 Ann Street (Source: Google Earth Pro, 2019); (Below) View of railway line directly opposite to the subject property looking north-east (MHBC, 2019)

4.0 Historical Overview

First Nations

The City of London was originally inhabited by the Anishnaabeg, Haudenosaunee and Leni-Lenape Nations. After Europeans arrived in the area, there were agreements made between the First Nations in the area and the European immigrants; one particular to the area was the London Township Treaty of 1796 (City of London, 2019). Information regarding pre-contact settlement history can be found with the City of London Archaeological Master Plan (1995).

Middlesex County and London Township

Middlesex County represents the central tract of the Erie and Huron Peninsula in Ontario. In the 17th century, French explorers travelled through unknown territory which later became Middlesex County, between Lake Erie and Lake Huron. The river, first known as *La Tranchée*, later became The Thames, renamed in the late 18th century by Governor Simcoe. During the winter season of 1792/1793, Governor Simcoe ordered parts of Middlesex County to be surveyed (Godspeed, 1889).

Col. John Graves Simcoe was appointed to take charge of Upper Canada after fighting in the Revolutionary War. Among his first orders of business were defense of the territory and land surveying. In December 1791, he reviewed maps of *La Tranchée*, which was known as a large waterway at the time. Simcoe decided that it may serve as the potential location for his Capital. He gave orders to begin surveying the land in 1793. Upon visiting the land surrounding *La Tranchée*, (which was known in the late 18th and early 19th centuries as 'The Forks') on March 2, he found a suitable location for the capitol, and the land was surveyed in 1793 by Patrick McNiff (Campbell, 1921).

In 1788, Lord Dorchester divided the colony into Districts, which were renamed by Simcoe as Western, Home, Midland, and Eastern. In 1799 the province was further divided into nine districts, Western, London, Gore, Niagara, Home, Midland, Newcastle, Johnston, and Eastern. These nine districts were further subdivided into counties, or "circles", as they were first known. The counties were subdivided again into townships (Campbell, 1921).

The County of Middlesex included the townships of London, Westminster, Dorchester, Yarmouth, Southwold, Dunwich, Aldborough, and Delaware. London quickly became the commercial centre for the County (Godspeed, 1889).

City of London, Ontario

London, Ontario was settled by United Empire Loyalists through the Niagara gateway. The area was settled due to the proximity to the 'Forks' of the Thames. The location made it convenient to trade with nearby indigenous populations. In 1795, a grant of 2,000 acres was obtained by Ebenezer Allen on the condition that he built a mill and a church. Thomas Talbot, another prominent early settler, was granted an officer's 5,000 acres and became the land agent of London (Campbell, 1921).

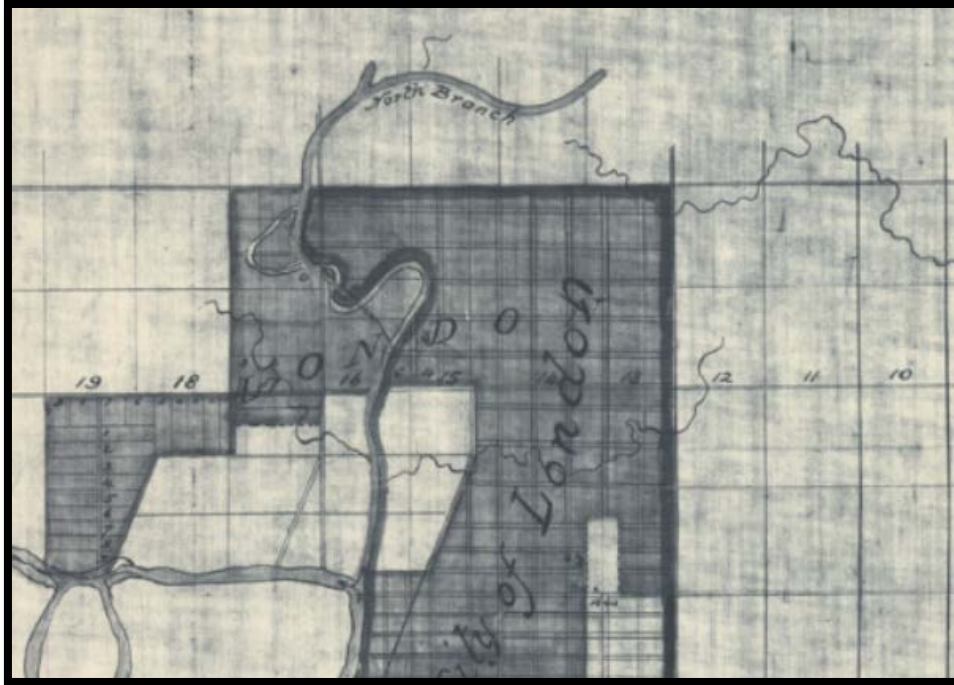


Figure 8: Copy of Part of the Township of London, Copied from Mr. Burwell's 31st May 1819 Plan (Courtesy of Western University)

The subject land was to the north of the original plan of the Township of London of 1819. It was not until 1838 that the land was no longer part of the Crown Lands within the Township of London.

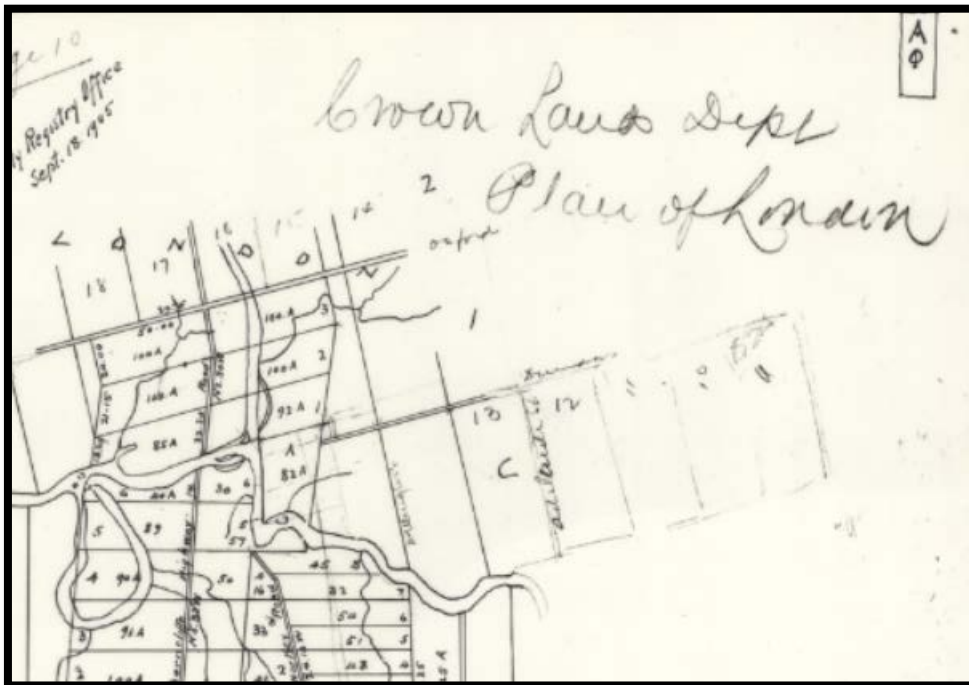


Figure 9: Map of Crown Lands, Department of Planning of London (original 1824, revised 1905) (Courtesy of Western University)

A survey of London was carried out which contained 240 acres. The river was located at the south and west boundaries, and extended to the east as far as Wellington Street, bounded to the north by North Street (now Queen's Avenue) (Campbell, 1921).



Figure 10: 1855 View of London, Canada West (Courtesy of Western University)

Primitive streets were laid out in what is now Downtown London in the first half of the 19th century. They were unpaved, lacking sewers and ditches (Campbell, 1921). A large swamp on the east side of Richmond Street (near Dundas), was also present.

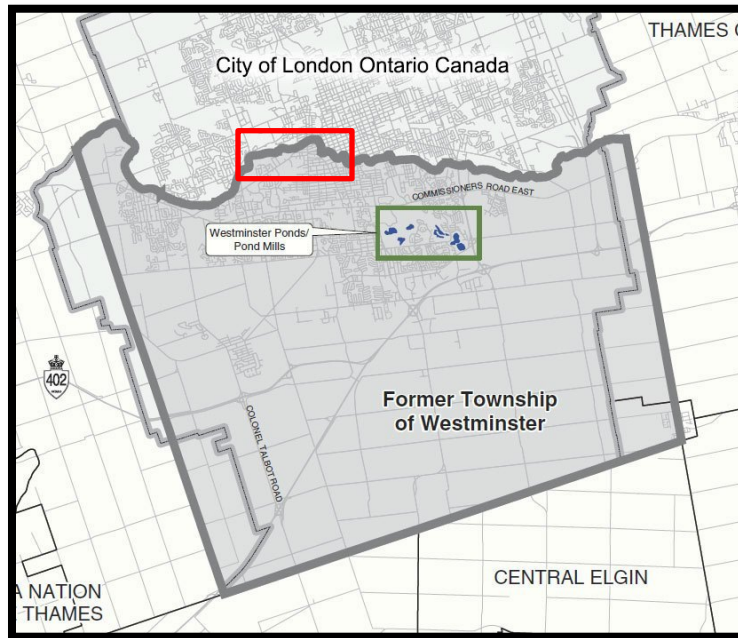
By the 1850s the population more than doubled, approximately 5,000 of which were skilled working-class men. By this time, London was growing and self-sufficient (Campbell, 1921). In 1854 the Town of London was incorporated into a city and separated from Middlesex County (Godspeed, 1889). At the edge of the City, lay the rural development of the Township of London, which would have included the subject land.



Figure 11: Bird's Eye View of London, 1872.

Westminster Township

Westminster Township was one of the largest townships within Middlesex County and formerly separated from the City of London (Canadian Encyclopedia, 2019). The Council for the Township was first established in March of 1817 (Brock and Moon, 84). By the mid-1800s, the City of London had significantly expanded resulting in the annexation of land from Westminster Township as part of the city's boundaries. In 1961, portions of Westminster Township became part of the City and were developed in the 1970s which included the subject lands; any remaining portions were annexed by the City in the early 1990s (Meligrana, 5).



WESTMINSTER TOWNSHIP.									
SUB-DIVISION NO. 1									
NAME.	Con.	Lot.							
Vicar Archd, Glencoe.....	5	1	Simpson Wm J, Glencoe.....	3	1	Fleming Wm,...	4	10	Moor
Vicar David, Knapdale....	7	12	Sinclair Richd, Knapdale....	7	7	Fox Allan,.....	1	13, 14	Moor
Vicar Don, ".....	6	10	Taylor Henry, Alvinston....	12	1	Frank Robt,....	4	12	Moor
Vicar Niven, ".....	7	11	Toules Jerome, ".....	10	4	Frank Thos W,...	4	12	Moor
schell Dun, Kilmartin....	6	8	Walker Eben, Glencoe.....	3	5	Frank Wm F,...	4	12	Noce
schell John, Glencoe....	4	6	Walker Chris, ".....	3	5	Gartley Geo,...	2	8	Murr
schell Peter, ".....	4	4	Walker James, ".....	3	4	Gram Henry,....	4	2	Murr
schell Wm, Alvinston....	9	4	Walker John J, ".....	3	5	Gram Wel H,...	3	2	Murr
ran Patrick, Knapdale....	5	17 & 16				Grieve James,...	2	13	Murr
						Grieve Richard,...	2	10	Murr
						Grieve T, sen,...	2	10	Myri
						Grieve Thos,...	2	12	Nich
						Griffin Wm,....	3	8	Nich
						Griffith Jer,...	2	11	Nich
						Groat Edw,....	2	3	Nich
						Hair Arch,....	2	7	Nich
						Hamilton John,...	1	18	Nich
						Harding John,...	3	7	Nich
						Harding Robt,...	3	7	Nort
						Hart James,....	2	4, 5	O'Br
						Boyt Miles E,...	1	14, 15	Odell
						Hutchinson J,...	2	7, 8	Parr
						Irwin Wm,....	1	13	Pass
						Jackson David,...	1	12	Pear
						Jackson S A,...	1	3, 4	Pear
						Jackson Wm,...	2	13	Pear
						Jarvis Eli S,...	1	5	Piek
						Jeffery George,...	4	1	Puge
						Jenken Ben,...	2	7	Rae
						Jenken Wm,...	2	6	Red
						Kendrew Edw,...	1	18	Reyn
						Kernohan And,...	3	1	Richt
						Kernohan Wm,...	3	1	Ritch
						Keyes Henry,...	2	2	Root

Figure 12 & 13: (Above) Boundaries of the former Westminster Township; red box indicates approximate location of the subject land (Source: Westminster Historical Society), (Below) 1875 McAlpine's London City and County of Middlesex Directory (Courtesy of the Library and Archives Canada).



Figure 14: Current bird's Eye View of surrounding area around subject lands formerly part of industrial area of Westminster Township
(Source, Google Earth Pro).

197 Ann Street, City of London

The overall spatial organization of the subject lands and immediate surrounding lands has changed significantly over time. Originally, a mill pond called 'Lake Horn' covered the subject lands (see Figure 15). In 1824, the land in which the subject lands reside was not yet surveyed and was used as agricultural lands. The City of London, however, was taking form to the east.

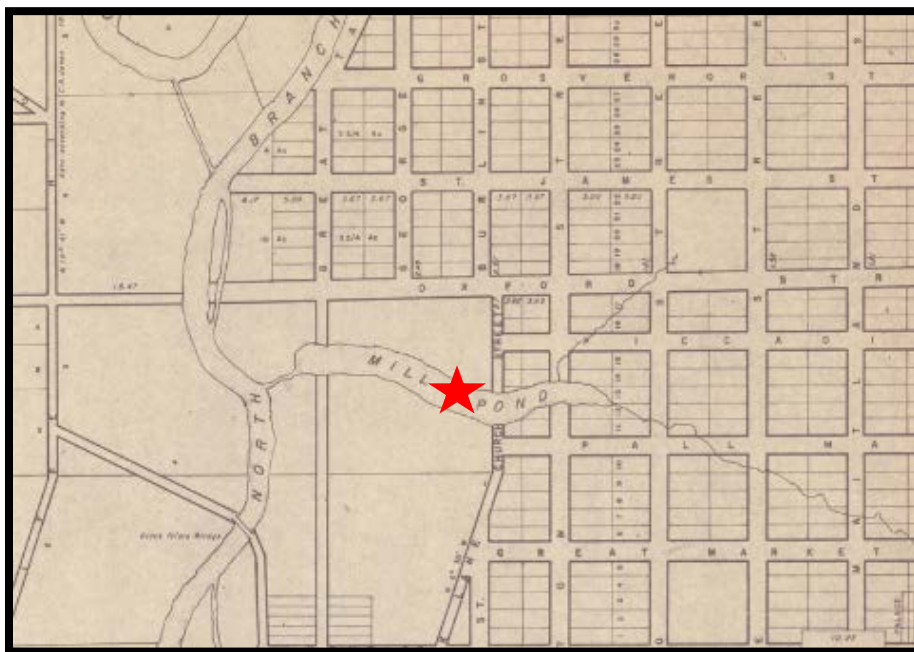


Figure 15: 1824 Map of the City of London; approximate location of subject lands indicated by red star (Courtesy of the University of Western)

By 1840, the land in which the subject lands reside was divided into lots formerly John Kent's farm. The surrounding lands had a much different functionality during the early half of the 19th century (see Figure 16). The lots being developed to the immediate south-east of the property were formerly military reserves/ British garrison (ceased c. 1865). The mill pond, known as Lake Horn, was a result of the militia damming Carling Creek which was used for swimming and recreation (Piccadilly Area Neighbourhood Association, 2019). After the garrison ceased to use the land, the mill pond was returned to its original form as a creek which was used for several industrial enterprises including the Old Kent Brewery. The Carling Creek offered ice for the icehouse supporting the production of the brewery and supplied the washhouses on site. The garrisons were transformed into lots to form part of the inner City of London.

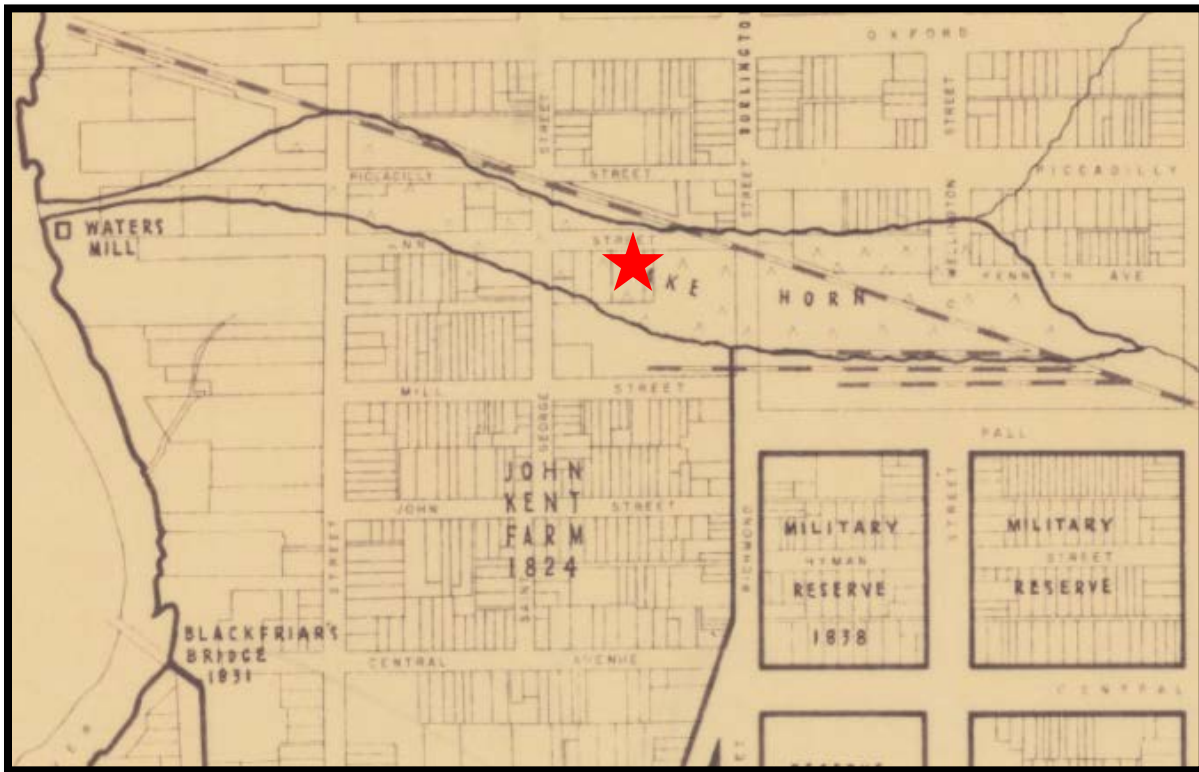


Figure 16: 1840 Map of the City of London; approximate location of subject lands indicated by red star (Courtesy of the University of Western)

The land (Lot 4 originally) was originally owned by S.D. Dalton who then sold the land to John Hamilton in 1874 who established Kent Brewery (OLR). The area in which Kent Brewery was situated was dominated by industrial businesses. The excerpt from the Cherrier & Kirwin's London Directory from 1874 exemplifies the popularity of industrious business that took place along Ann Street in the 19th century. The Kent Brewery was noted for its sale of London Porter and Amber Ale (see figures 18 & 19). The Kent Brewery produced London Porter and Pale Ale and was the namesake of John Kent who owned a farm that included the subject lands in the 1840s (see Figure 16).

ANN	STREET 18 DIRECTORY.	BAT
Gleeson James, tavern keeper Mills James, boilermaker Heywood Thomas, laborer Claydon Joseph, blacksmith Luxtun William, blacksmith McIntyre Neil, cartier Quick James, pumpmaker Carruthers Robert, pumpmaker <i>Here Horton st. commences.</i> <i>Here G.T.R. track intersects.</i> Sills Escott, machinist Milroy John, oil refiner Daly Dennis, cooper Bigger John, carpenter Kent Alfred, cooper Plummer John, blacksmith Easton James, butcher <i>Here Hamilton road intersects.</i> Primitive Methodist church, Revs. W. S., Hugban & J. Ferguson Wilson Adam, laborer Marx John, potter Scully Patrick, cooper { Marques James, laborer { Milburn John, laborer <i>Here Hill st. commences</i> Godwin Sidney, grocer <i>Here Nelson st. commences.</i> Wilson John, laborer ALMA, east side, from St James to Grosvenor. Elair James Balkwell William Groves James, gardener Meyer Adolphus F. { Mazyck A. { Mazyck E. { Manigault G. { Manigault E., clerk { Manigault William ALMA, west side, from St James to Grosvenor. Overholt Peter, shoemaker ANN, north side, from Richmond to River Thames. Traves Michael, carriage maker Moyles Joseph, teacher Cruickshank Mrs. Catherine, wid John Stringer James, shoemaker Halpin rev. William H., professor Huron col- lege O'Donnell Edward, tailor Clarke Francis S., broker Griffin Robert Arscott Richard, tanner ANN, south side, from Richmond to River Thames. Brennan John, tanner Kent brewery, John Hamilton, proprietor <i>Street from Ann, and George</i> Brennan Dennis, laborer	O'Neil Patrick, laborer Tan yard <i>Here George st. intersects.</i> McNeil George, plasterer Chapman John, tanner Birch William, plasterer Scott William, carpenter BARTON, north side, from Ridout to River Thames. Harris George, of Harris, Magee, McNab & Campbell BARTON, south side, from Ridout to River Thames. Morgan David, janitor fire department BATHURST, north side, from Adelaide to River Thames. Low Richard, laborer Ward William, warehouseman Rowland's pork packing house <i>Here William st. intersects.</i> Slater's grain store <i>Here Mailland st. intersects.</i> Grand Trunk passenger and freight stations <i>Here Bursell st. intersects.</i> London and Port Stanley Round house <i>Here Colborne st. intersects.</i> London & Port Stanley R.R. works <i>Here Waterloo st. intersects.</i> G.W.R. workshops <i>Here Wellington st. intersects.</i> Ellis Lawrence, laborer Wiggles Chas, stove factory Anderson Joseph, laborer { Wigglesworth Mrs. Kate, wid Anthony { Abraham William, wheelwright Smith George, cooper McIntosh Alexander, turnkey Green John, planing mill Green H. C., lumber yard <i>Here Clarence st. intersects.</i> House unoccupied Gray John, cartage agent G.T.R. Davidson Charles House unoccupied { Coldrick Mrs. Mary, wid Samuel { Huydon Mrs. Bridget, wid Henry <i>Here Richmond st. intersects.</i> House unoccupied House unoccupied Archer Mrs. Mary, wid William { James Thomas, laborer { Adamson James, plumber Irons Mrs. Ann, wid James Dickson George, clerk House building Holmes John, engineer G.W.R. { Haggerty John, G.T.R. { Dunn Joseph, carpenter	

Figure 17: Excerpt from 1874 City of London and County of Middlesex Gazetteer (Library and Archives Canada)



Figure 18 & 19: 19th century advertisements for the Kent Brewery

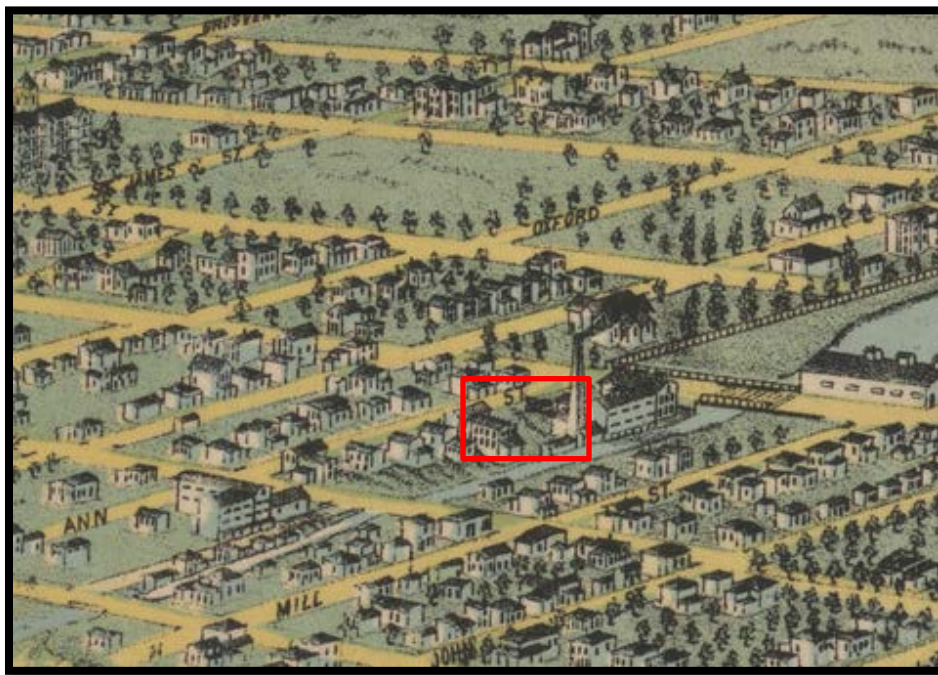


Figure 20: 1872 Bird's Eye View of Westminster Township including subject lands; red box indicates location of the Kent Brewery (Courtesy of Western University).

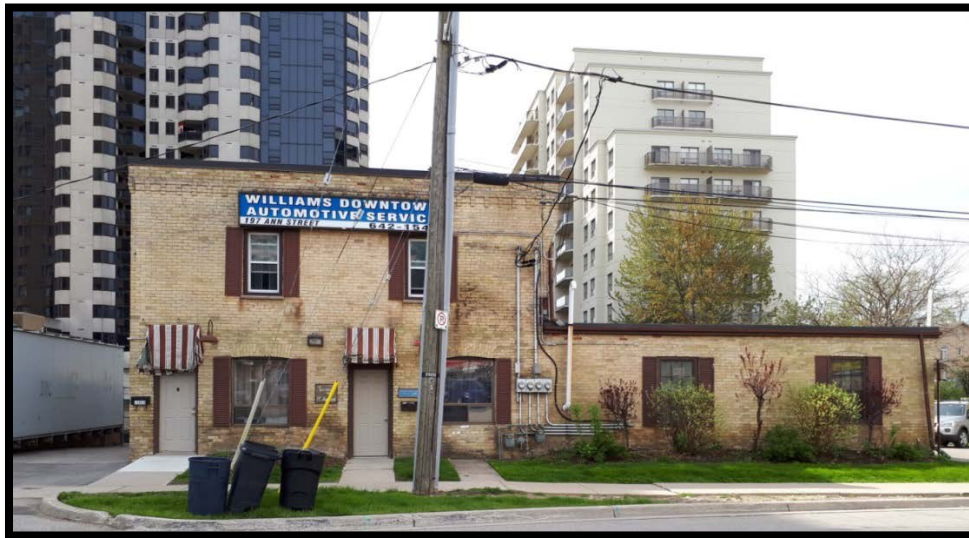
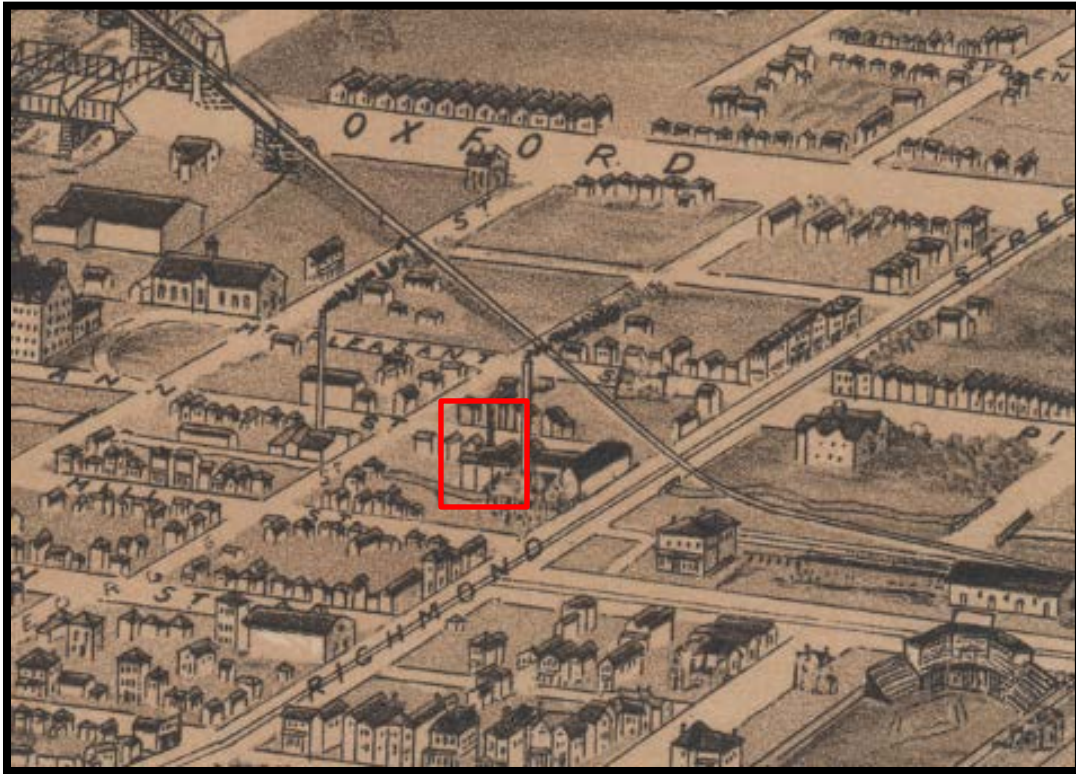


Figure 21 & 22: (Above) 1893 Bird's Eye View of Westminster Township including subject lands; red box indicates future location of the Kent Brewery (Courtesy of Western University) (Below) Current view of the former Old Kent Brewery (MHBC, 2019)

In 1884, John Hamilton sold the land to Joseph Hamilton (OLR). John Hamilton is listed as a Scotch Presbyterian in the 1881 Census at the age of 45 (Library and Archives Canada). He was married to Agnes and together they had four children: Ellen, Joseph, Mary and Jemma. Ellen and Joseph were twins and listed as 20 years old in the census; Ellen is listed as living at 183 Ann Street in 1890 (see Figure 22) . Both John and Joseph are listed as a brewer. At the age of 23, Joseph became the owner of his father’s brewery- Kent Brewery (OLR).

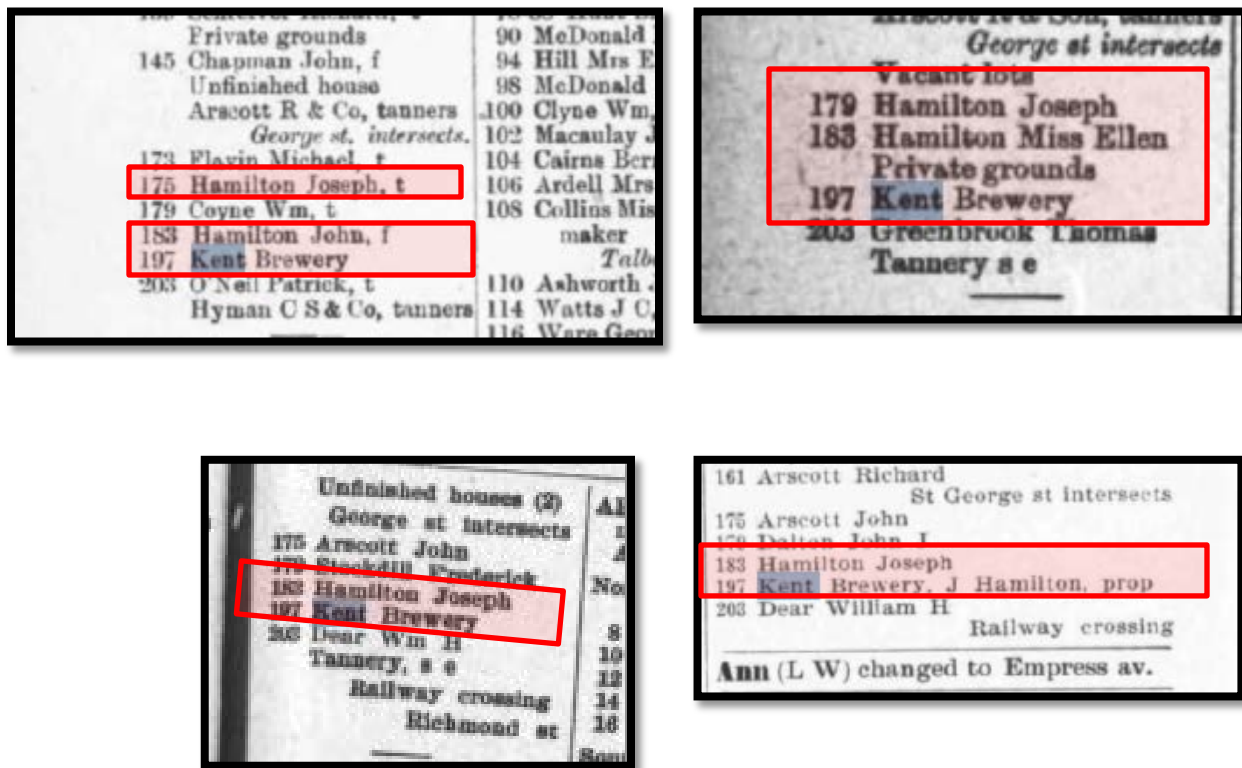


Figure 21, 22, 23 & 24: (Above left) Excerpt from 1886 London and Middlesex County Directory; (Above right) Excerpt from 1890 London and Middlesex County Directory; (Below left) Excerpt from 1895 London and Middlesex County Directory; (Below right) Excerpt from 1900 Foster's London City and Middlesex County Directory (Courtesy of Western University).

In 1891, Joseph is listed as being married to Lusie from Ontario and together they had Ella (5 years old), Mabel (3 years old), John (1 ½ years old); this census lists Joseph as a brewer (Library and Archives Canada).

In 1901, Joseph has a different wife Susan and an additional child Laurence. He is listed as an Employer and Brewer. In 1911, Joseph remained a Brewer. There is limited documentation in relation to John and Joseph Hamilton. The records that do exist were recorded in the London Free Press which stated that a court of law fined Joseph for \$7.00 for being an inmate of a disorderly house” (London Library, Reference no. lfp-20150310130738).

In 1919 a portion of land was granted to the City of London to establish an electric substation (OLR). In 1937, the estate of Joseph Hamilton sold the lands to Philip P. and Luigi Magliano although the building had ceased its operations as a brewery by 1920 (OLR). The property changed ownership several times since its ownership by Magliano (OLR). Between 1950 and the present several owners have owned the

building. Table 1.0 reviews the transfer of ownership to and from the Hamilton Family who operated the Kent Brewery.

Table 1.0

Grantor	Grantee	Date
S. D. Dalton	John Hamilton	1874
John Hamilton	Joseph Hamilton	1884
Estate of Joseph Hamilton	Philip P. and Luigi Magliano	1937

Building Morphology

This evaluation of the current condition considers the matter of heritage integrity as outlined by the Ministry of Culture, Tourism and Sport. The photographic documentation of the current conditions of the building is included in Appendix 'D' of this report.

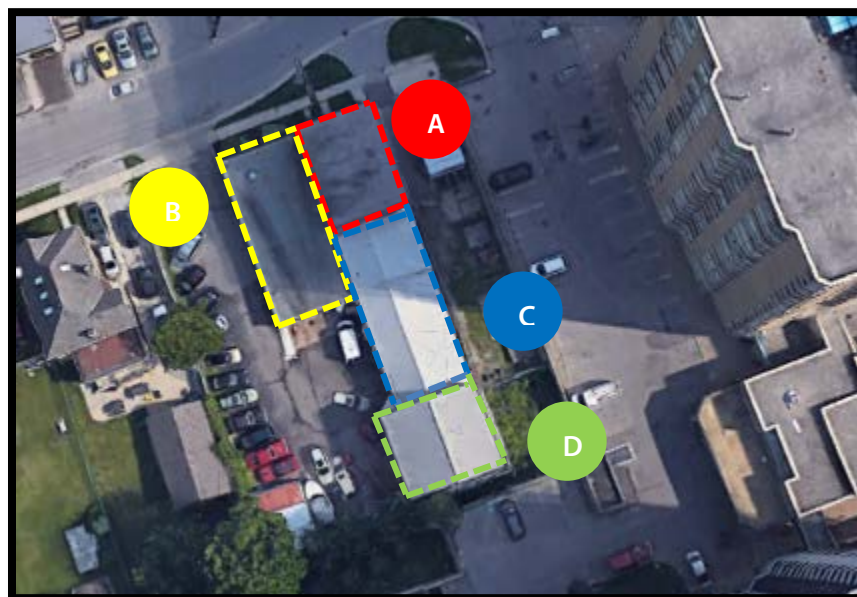
The historical evolution of a building is significant in comprehending its previous and current function uses and should not be discredited due to a later construction in time; this is based on heritage theory that a building's history and evolution is part of the overall story of a building and should not be negated in its value by default. This sub-section uses historical cartography, in particular, Fire Insurance Plans, as well as historical aerial photography to explain the physical morphology of the building. It is acknowledged that a fire had occurred in the original building and that the original interior arrangement of the building complex has been significantly altered which was identified during the site visit by MHBC Staff. This report focuses predominately on the exterior form, however, the interior arrangement is examined through photographic documentation to display this result of reconstruction post historical catastrophic event (fire) and adaptive re-use of space which has rendered most of the original features disjointed and dysfunctional.

The architectural style of the building is Italianate with a later western wing which is part of the original business establishment as a brewery. The fire insurance map of 1881 (revised 1889) shows that the building complex was mainly comprised of stone buildings with the exception of the northern portion of the storage area and a one-and-a-half rear addition, which were brick. The building complex was adjacent to underground cellars (195 Ann Street). Joseph Hamilton who owned the property is noted at living in adjacent house.

By 1907, stone buildings had been changed to brick with the exception of some of the buildings to the rear. The icehouse to the west of the brewery was removed and placed to the rear of the property with two adjacent stone structures. The main building shows to be a frame building with a brick veneer. A brick wash house was added to the west of the building which remains to be the current western wing. Between 1881 and 1907, the original stone main building fronting on Ann Street was replaced by a frame building with a brick veneer.

By 1915, the rear buildings were replaced with wood structures and all stone buildings were replaced. The main building and attached storage building are listed as being wood frame with a brick veneer. By 1922, the building complex was no longer identified as Kent Brewery but the composition of the buildings remained as it were in 1915.

Over the years, the building complex has changed significantly in arrangement and material. The main building was rebuilt between 1889 and 1907 which included a frame building with a brick veneer.



Building Section	Date of Construction	Notes
A	1889-1907	Original building section was burned in a fire in the 1880s and rebuilt as a frame building with brick exterior.
B	1889-1907	Location original used as an underground cellar. This brick building section was constructed during the reconstruction of the other building sections post fire. It was originally a washhouse. The southern wall is plastered.
C	c. 1870	Portion of section rebuilt post fire. Earliest section of the building complex. Northern portion includes wood frame with brick veneer (which appears to have survived the fire). Southern portion includes a brick section formerly used as a wash house which has been plastered on the west elevation.
D	c. 1990s	Rear cinder block building with vinyl siding added to the rear to facilitate automotive industry.

5.0 Description of Building Complex and Current Conditions

This sub-section describes the current architecture of the existing building complex located at 197 Ann Street, City of London, Ontario. Photographic documentation of the building complex can be viewed in Appendix E of this report.

5.1 Description of Building Complex

North (Front) Elevation

The front elevation of the building has elements representative of the Italianate architectural style such as the brick corncicing and Italianate brick detailing along the roofline. The flat platform roof line was a popular trend for commercial business in the later 19th century (see Photo 1).

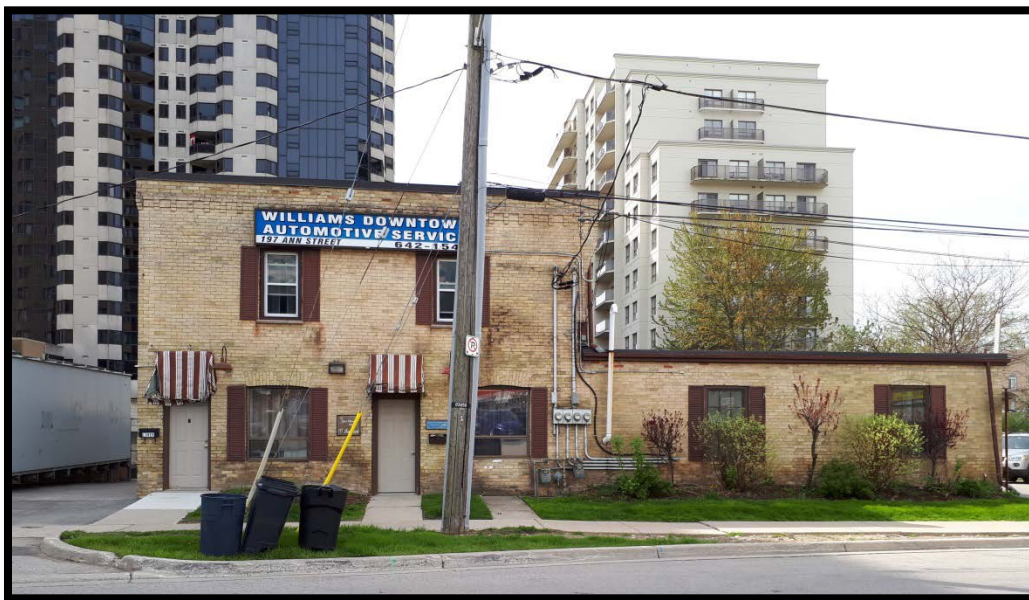


Figure 25: View of north (front) elevation (MHBC, 2019)

The main two storey portion of this elevation is constructed of a brick veneer (Section 'A'); fire insurance plans indicate that a wood frame building is below the veneer. The original window openings remain with brick voussoirs and stone sills; none of the original window frame or doors remain. The door opening to the west of the façade was created to facilitate a secondary entrance when the building was transformed into a duplex and is not original. The doorway to the east of the façade has been altered to be retrofitted for a newer door. The original brick voussoir remains above the doorway (Photo 2).

A significant alteration viewed on the elevation is the removal of the brick veneer on the right side of the façade. The current orientation of windows and doors has been significantly altered due to this alteration (see Photo 1 and 5). Originally, there was one centred entryway and symmetrical windows.

There is significant damage to the brick façade, in particular on the right side of the façade. Poor drainage from the upper window sills have resulted in severe efflorescence. This can also be observed along the foundation sill and similarly below the windows on the first level where moisture has been trapped

causing the brick to crumble and decay. The original brick window sills have been filled; only the voussoir remains (see Photo 1 & 4, 5).

Several pieces of mechanical/ electrical equipment have been affixed to the façade. The extent of the damage to the brick is unknown due to these affixations (see Photo 3 & 4).

The one-storey yellow brick addition with low sloped roof to the right of the main façade was built in the 1880s soon after the construction of the main building (Section 'B') (see Photo 1). Unlike the main building, the building in its entirety was constructed of brick. The window opening has been widened to facilitate a newer window frame although the window voussoir remains. The window opening to the left of the addition is not original to this addition and was created when the alteration was made to widen the window to the right. Poor drainage has led to efflorescence below the windows and along the foundation sill.

East Elevation

The east elevation of building Section 'A' is brick veneer (see Photo 6). The brick corncing and brackets extend only to the middle of the façade (see Photo 7). The right hand side of the façade has original window openings with brick voussoirs; stone sills remain on upper storey level, however have been removed on lower level window openings. An original door has been bricked in to the centre of the façade, however, the brick voussoir remains (see Photo 7). The brick foundation sill is deteriorated due to poor drainage (see Photo 7). Original window sills have been filled, only the brick voussoirs remains (see Photo 9 at foundation sill). There is a smaller window opening to the left of the façade with a modest voussoir. An additional window opening was created to the left of the façade of this building section (Photo 7).



Figure 26: View of east elevation (MHBC, 2019)

The east elevation of building Section 'B' is the oldest portion of the building complex (former washhouse) (see Photo 12). The northern portion of this building section has been covered with vinyl siding. It has an open gabled metal roof with extended eaves supported by wooden posts (see Photo 11).

The southern portion shows the original brick of the oldest portion of the building and is divided centrally into two (2) sections (see Photo 12). The section to the north is of a reddish brick and to the south is a yellow brick. This portion of the building has an open gabled metal roof with extended eaves supported by wooden posts. The façade has two (2) openings; one (1) window opening and another which was formerly a coal shoot (photo 12). Two (2) window/ door openings have been filled on this façade, however, the brick voussoirs remain (photo 13). The dark stains along the façade are indicative of fire. The west elevation of the southern portion of this section has been plastered.

The east elevation of the two storey rear addition is cinder block; there are no openings on this façade (see Photo 11).

South (Rear) Elevation

The south elevation consists of the cinder block façade of the latest addition and open gabled roof line; the roof is flush to the façade. This elevation is challenging to view as it abuts a platform above ground parking garage for the adjacent residential high-rise apartment (see Photo 14).



Figure 27: View of south elevation (MHBC, 2019)

The south elevation of building Section 'A' has been covered with a vinyl siding and there is one (1) window visible on this elevation on the second level of the building (Photo 15).

The south elevation of building Section 'B' has been covered with plaster. It includes one (1) industrial garage door opening and one (1) human door to the right of the elevation. The opening shows exposed wood beams framing the entry. Rubble stone is exposed where the plaster has broken. A concrete

retaining wall and extension of the parking lot has been attached to the left side of this façade. A large exhaust vent is located to the right of this façade (see Photo 16 & 20).

West Elevation

The western elevation displays the side of the building Section 'B' which includes a view of a stone foundation (see Photo 17 & 18). The establishment of a sloped driveway has changed the grade and asphalt has covered a portion of the original foundation sill. Door entries have been filled to the far left and right of this façade of the addition; brick voussoirs remain (see Photo 17 & 18). It appears that there formerly were also two (2) architectural features on either side of the former doorway on the right side but what they were exactly is unknown (see Photo 18). The brick is in poor condition on this elevation; some areas the brick has crumbled away, in particular in the area of the foundation.

The western elevation of Building 'A' can be seen from this elevation; it is covered with a vinyl siding and there are two (2) window openings visible on the second storey (Photo 17). The gabled roof of the brick northern section of building 'Section C' can be viewed on this elevation (Photo 20). The west elevation of building 'Section C' consists of a square window on the upper, left side of the façade of the building section, a human door entry and an industrial garage door opening (Photo 20 & 21). The original brick façade has been covered with plaster and painted.

The west elevation of building Section 'D' includes two (2) industrial garage door openings.

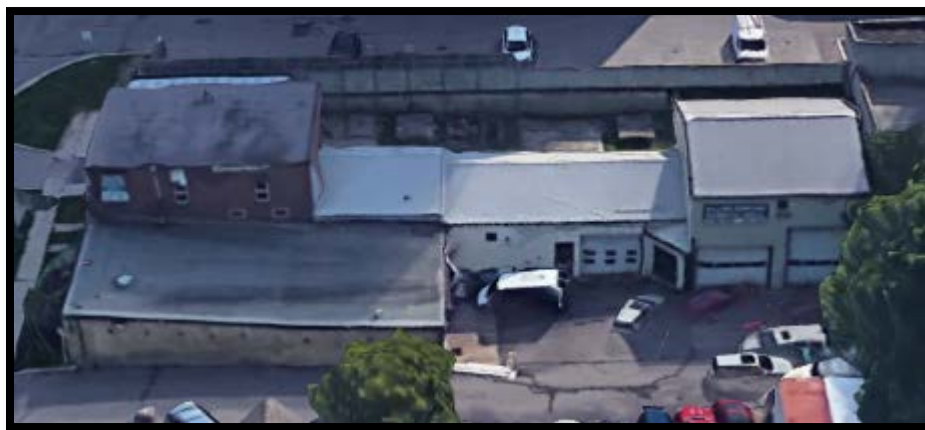


Figure 28: View of west elevation (Google Earth Pro, 2019)

5.2 Interior

The interior arrangement of the building complex is significantly altered due to several factors: catastrophic events (fire), change in grading, change in functionality related to adaptive re-use. Several of the original window openings have been filled and appear within the interior at various heights.

Section 'A'

Section 'A' of the building complex has been converted into duplex and currently serves a residential purpose (see Photos 22 & 23). The exterior form of the building has been altered due to changes to the interior arrangement to serve this purpose. An additional door has been carved out of the front façade to facilitate an additional entry to a secondary unit. The interior of this building section has been heavily renovated is not correlated to its original form or function.



Figure 29: Interior view of lower unit of building Section 'A' (MHBC, 2019)

Section 'B'

Section 'B' has been reinforced with steel beams and spray foamed (Photos 24 & 25). Portions of the original brick façade remains however, it is in poor condition. There is an original Florentine doorway that leads from the interior of this building section into the northern portion of building Section 'C'. There are a few Florentine arches that remain in the interior of the building, only this one serves a functional purpose as a doorway (see Photo 26/ Figure 30).



Figure 30: Interior view of Florentine arched doorway within building Section 'B' (MHBC, 2019)

Section 'C'

Portions of original brick flooring have been uncovered from alternate forms of material that have been used to cover them (see Photo 36). There are exterior tiered brick supports enclosed in the interior of this building section (see Photo 33). A Florentine arch is filled in this section and is below grade; it is currently located in the washroom in the former washhouse (see Photo 31). There is another Florentine arch which has been altered to facilitate mechanical/ electrical services (see Photo 32). All window and door openings original to the façade, aside from the square window on the west elevation have been filled with brick/ cinder block (see Photos 27-30, 34). The building has been reinforced with steel beams and patched with Portland cement. There is utility/ mechanical room located below the west elevation of the building section (See Photo 34 & 35).

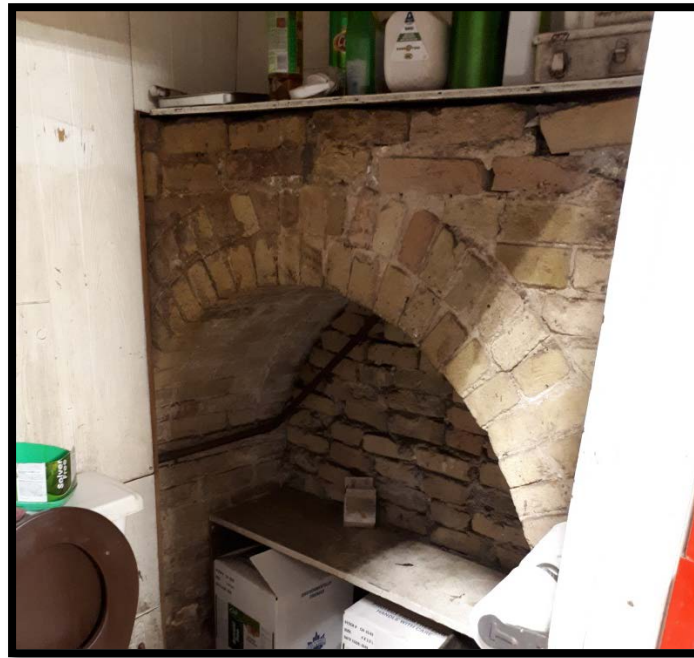


Figure 31: Interior view of building Section 'B' showing Florentine Arch (MHBC, 2019)

5.2 Heritage Integrity

Although *Ontario Regulation 9/06* does not consider the structural integrity of the building, the Ministry of Culture Tourism and Sport advises on *Integrity* and *Physical Condition* of *properties* in part of Section 4, *Municipal Criteria* of the *Heritage Property Evaluation* document of the *Ontario Heritage Toolkit*.

In the matter of integrity the Guide notes that: (underline for emphasis),

A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. 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.

For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality. The surviving features no longer represent the

design; the integrity has been lost. If this same building had a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest for these reasons, but not for its association with the architect.

Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity.

There can be value or interest found in the evolution of a cultural heritage property. Much can be learned about social, economic, technological and other trends over time. The challenge is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Ministry guidelines from the *Ontario Heritage Took Kit Heritage Evaluation* resource document note that:

Individual properties being considered for protection under section 29 must undergo a more rigorous evaluation than is required for listing. The evaluation criteria set out in Regulation 9/06 essentially form a test against which properties must be assessed. The better the characteristics of the property when the criteria are applied to it, the greater the property's cultural heritage value or interest, and the stronger the argument for its long-term protection.

5.3 Conclusion of Current Conditions

The building is in poor-fair condition and has undergone several exterior and interior alterations which are irreversible. There is water damage in several locations on the exterior which subsequently could have severe effects on the interior. It appears that repairs have been made over the years to address water penetration, however, not with the proper form of mortar compatible to the historic masonry or adequate enough to remedy the damage. The heritage integrity of the building is limited to the original brick cornicing and Italianate brick brackets on the front façade, remaining brick voussoirs and remaining Florentine arch doorway in building Section 'B'. Heritage integrity has been compromised by several events including fire and adaptive re-use of the property for several commercial businesses and residential tenancy. Interior arrangement has been altered and is disjointed.

6.0 Summary of Evaluation under Ontario Regulation

9/06

6.1 Cultural Heritage Value

Physical Design Value:

The inventory listing identifies the building as Italianate which is represented by the brick cornice detailing along the roofline which replicates Italianate brackets. Within the interior portion of the original storage area, there are remaining portions of Florentine arch windows which are part of the Italianate architectural style. Although, there are remnants of the architectural style remaining, they are neither in good condition, nor in a reversible condition, and are not rare, unique or display a high degree of craftsmanship, artistic merit or technical and scientific achievement. The building has been significantly altered over time and although, the building has representative elements of Italianate architectural style in the City of London, it is one of 300 other existing examples of this style within the City.

Historical/ Associative Value:

The inventory of heritage properties within the City of London identifies the building as the 'Old Kent Brewery'. The historic records show that the Old Kent Brewery was not highly popularized in its time, nor was it noted for being associated with a specific theme, event, belief, person, organization or institution significant to the community. The former brewery did demonstrate the tradition of beer making, however, the building does not demonstrate this in particular in its physical design, nor was the beer itself noted in historic record to be unique or significant to the area.

Context Value:

The building complex is identified as Priority 3 by the City which means that the building is not worthy of designation individually but potentially as part of a context for higher priority buildings. The "Heritage Properties Map" in Appendix A of this report indicates that the building is not adjacent to listed properties. There are no listed properties on either side of the streetscape within the block in which the building complex resides.

Historically, the area was primarily industrious as the Carling Creek provided a resource for several industries including the adjacent tanneries to the east which have been replaced with a high rise apartment building. The former industrial character of the area has changed and the context of the area is now characterized by residential development.

6.2 Summary of Cultural Heritage Value

After reviewing the existing building complex under Ontario Regulation 9/06 it has been determined that the subject property does not have significant cultural heritage value and therefore, does not warrant designation under the Ontario Heritage Act.

7.0 Description of Proposed Development

7.1 Description of Development

The redevelopment proposal under evaluation includes the demolition of the existing building at 197 Ann Street and the construction of a 28 storey (90.4m) residential building comprised of 274 units for student housing. The development proposes 209 parking spaces.



Figures 32: Rendering of north elevation of proposed development (Source: zedd Architecture, 2019)

8.0 Assessment of Impacts of Proposed Development

8.1 Classifications of Impacts

There are three classifications of impacts that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial impacts may include retaining a resource of cultural heritage value, protecting it from loss or removal, restoring/repairing heritage attributes, or making sympathetic additions or alterations that allow for the continued long-term use of a heritage resource. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions which remove or obstruct heritage attributes. The isolation of a

cultural heritage resource from its setting or context, or addition of other elements which are unsympathetic to the character or heritage attributes of a cultural heritage resource are also considered adverse impacts. These adverse impacts may require strategies to mitigate their impact on cultural heritage resources.

8.2 Assessment of Impacts of the Proposed Development

Due to the fact that there is no identified cultural heritage attributes, there are no impacts on heritage as a result of the development. It recognized that there removal of the building will remove the remaining rudimentary, Italianate brick cornice and brackets along the roofline of the front façade as well as Florentine arches encased in the interior of the building; these, however, they are neither in good condition and are not rare, unique or display a high degree of craftsmanship, artistic merit or technical and scientific achievement.

9.0 Consideration of Development Alternatives and Mitigation Measures

9.1 Alternative Development Approaches

Heritage Impact Assessments require that alternative development options be identified that will avoid or limit the adverse impact on a cultural heritage resource. The following alternatives have been identified that may be considered as part of the heritage planning process.

9.1.1 Do nothing alternative

This option would result in no development on the site. This would have considerable economic impact and negate the viability of the land as a residential development. The current building is in poor condition and if redevelopment is not approved, then the building could continue to fall into disrepair and may be cause of health and safety issues. The option is not recommended.

9.1.2 Develop the site as proposed

This option would result in the redevelopment of the subject lands as designed in the attached site plan in Appendix A which would include the removal of the existing building. This option is recommended as the building does not merit cultural heritage value under Ontario Regulation 9/06 and the heritage integrity of the building has been removed in so much that many alterations are irreversible. Material from the building complex could be re-used on-site or within other parts of the City, in particular, in heritage conservation districts that have buildings with similar brick.

9.1.3 Develop the site with an alternate design

An alternative option would be to retain a portion of the building and incorporate it into the proposed design. This option might reduce the development potential of the redevelopment. The building complex is not identified as having significant heritage value and therefore, does not require this type of approach.

10.0 Conclusions and Recommendations

The City of London's Official Plan (2014) policies require a Heritage Impact Assessment for the proposed redevelopment of the subject lands including 175-197 Ann Street, City of London. The subject lands includes an existing Italianate building located at 197 Ann Street, formerly the Old Kent Brewery built c 1883. This building is included in the City of London's Inventory of Heritage Resources. Within this report, a Cultural Heritage Evaluation was completed on the property by utilizing Ontario Regulation 9/06 of the Ontario Heritage Act. This evaluation determined that the building should not be considered as a cultural heritage resource. The following rationale summarizes the reasons to support this conclusion:

- *Architectural/ design value is limited to Italianate details along roofline and above windows. Masonry is heavily deteriorated due to signs of efflorescence. Damage to some of the masonry is irreversible and would require replacement. Replacement would be substantial enough to remove remaining details considered having a heritage component;*
- *Heritage integrity has been compromised by several events including fire and adaptive re-use of the property for several commercial businesses and residential tenancy. Interior arrangement has been altered and is disjointed.*
- *There are no significant historical/ associative contributions. The name of the brewery is associated with John Kent's farmstead that originally encompassed the subject lands. Owners of the subject lands were not notable aside from their association with their businesses. There is limited documentation of the Old Kent Brewery aside from advertisements in the London Free Press and Court Records indicating fines that were charged to Joseph Hamilton.*
- *The context has been altered in that it has removed the overall supporting story of the building and associated original industry. Nearby industrial businesses (i.e. Tannery) have been since removed and now include apartments. The building's association with the creek is removed as it no longer contributes to the building and is not a visible feature from the public realm. The railway disturbed the original grid lot pattern on the north side of Ann Street altering the surrounding context of the brewery. Although, the railway line remains a feature within the surrounding area, it no longer serves as a supportive element in the overall context.*
- *The building is Italianate and within the former Ward 2. The building is included in an area comprised of 50% of the heritage buildings in the City and over 300 buildings are listed in the City as Italianate. Thus, there are other representations of this type of building within the City of which are in much better condition and worthy of conservation.*

Due to the fact that there is no identified cultural heritage attributes, there are no impacts on heritage as a result of the development. It recognized that there removal of the building will remove the remaining rudimentary, Italianate brick cornicing and brackets along the roofline of the front façade as well as Florentine arches encased in the interior of the building; these, however, they are neither in good condition and are not rare, unique or display a high degree of craftsmanship, artistic merit or technical and scientific achievement.

It is recommended that due to its lack of qualification as a cultural heritage resource and its loss of heritage integrity, that the City approve demolition of the building and deem this report as sufficient documentation of the building for the archival record and additionally that this report be included in the archival record for this property for future research purposes.

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Appendix **A**-Maps of the Subject Lands



Location Map

LEGEND



Subject Property (197 Ann Street)



Subject Lands (175-197 Ann Street)

Note:

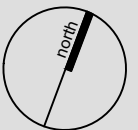
Subject Property & Subject Lands are located within the Business Improvement Area- Central London Neighbourhood.

DATE: June 28, 2019

SCALE: 1: 2,000

FILE: 1094AU

DRAWN: GC

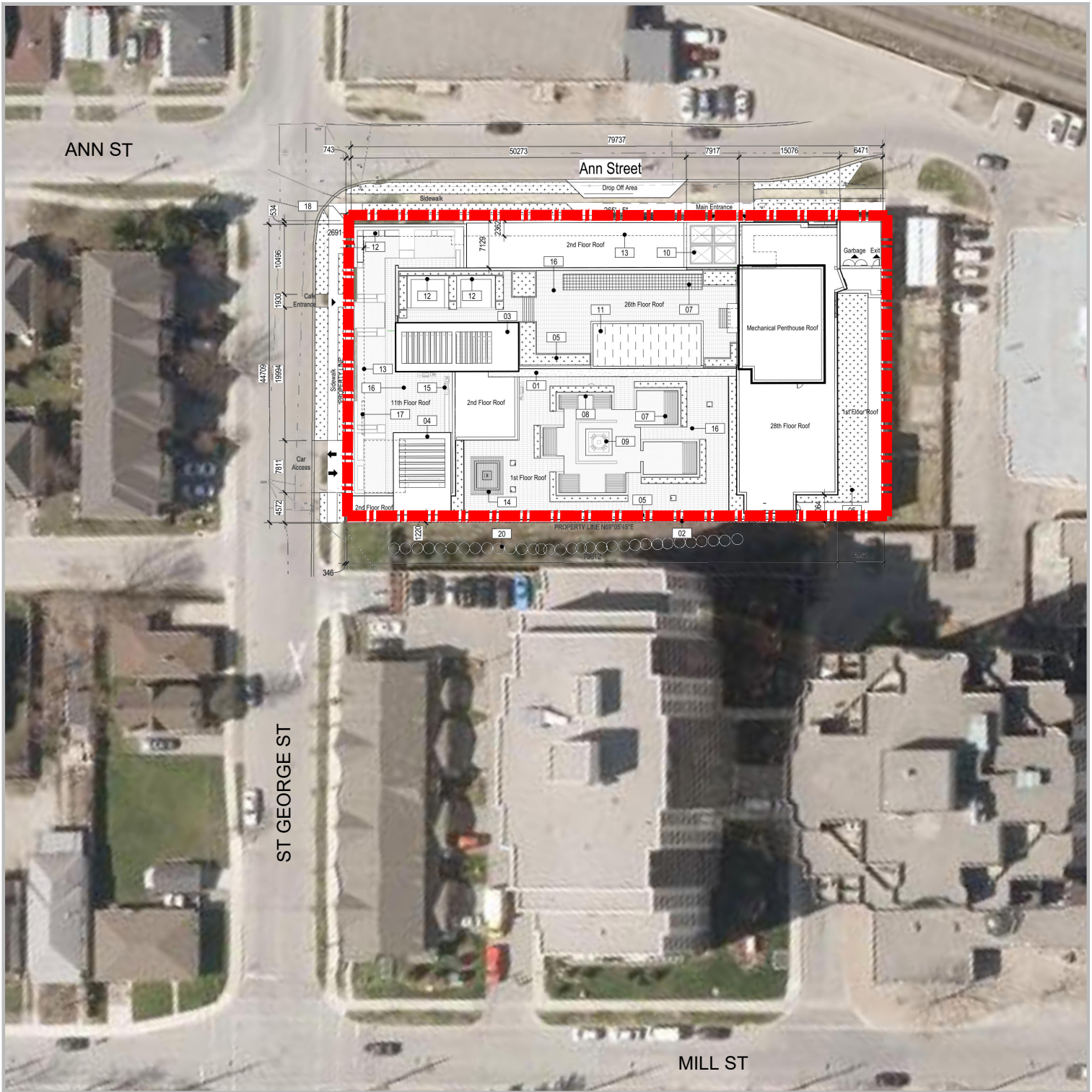


K:1094AU- ANN STREET LONDON\RP\LOCATION.DWG

197 Ann St
 Lt 4 & Pt Lts 3 & 5 S/s Ann St Plan
 183(w) As in 575011 London
 City of London


Base Map Source: City of London (2017)

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM



Propsoed Site Plan

LEGEND

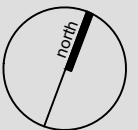
 Subject Lands (175-197 Ann Street)

DATE: June 28, 2019

SCALE: NTS

FILE: 1094AU

DRAWN: GC

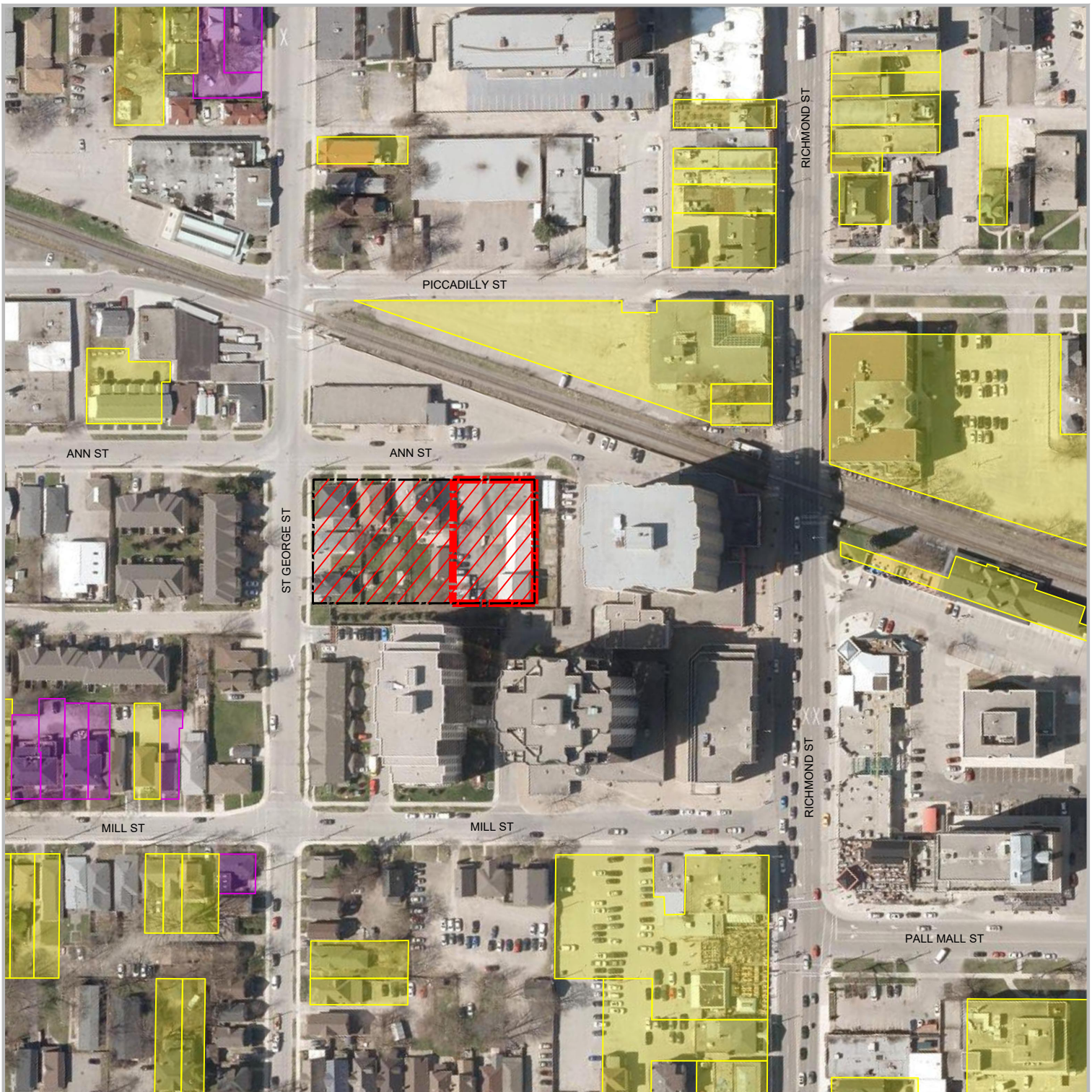


K:1094AU- ANN STREET LONDONRPT:SITE PLAN.DWG

197 Ann St
 Lt 4 & Pt Lts 3 & 5 S/s Ann St Plan
 183(w) As in 575011 London
 City of London

Base Map Source: City of London (2017)

 **PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**
 200-540 BINGEMANS CENTRE DR, KITCHENER, ON, N2B 3X9
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Heritage Properties

LEGEND

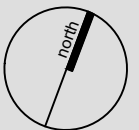
-  Subject Property (197 Ann Street)
-  Subject Lands (175-197 Ann Street)
-  Designated Heritage Property
-  Listed Heritage Property

DATE: June 28, 2019

SCALE: 1: 2,000

FILE: 1094AU

DRAWN: GC



K:1094AU- ANN STREET LONDON RPT/HERITAGE PROPERTIES DWG

197 Ann St
 Lt 4 & Pt Lts 3 & 5 S/s Ann St Plan
 183(w) As in 575011 London
 City of London

Base Map Source: City of London (2017)

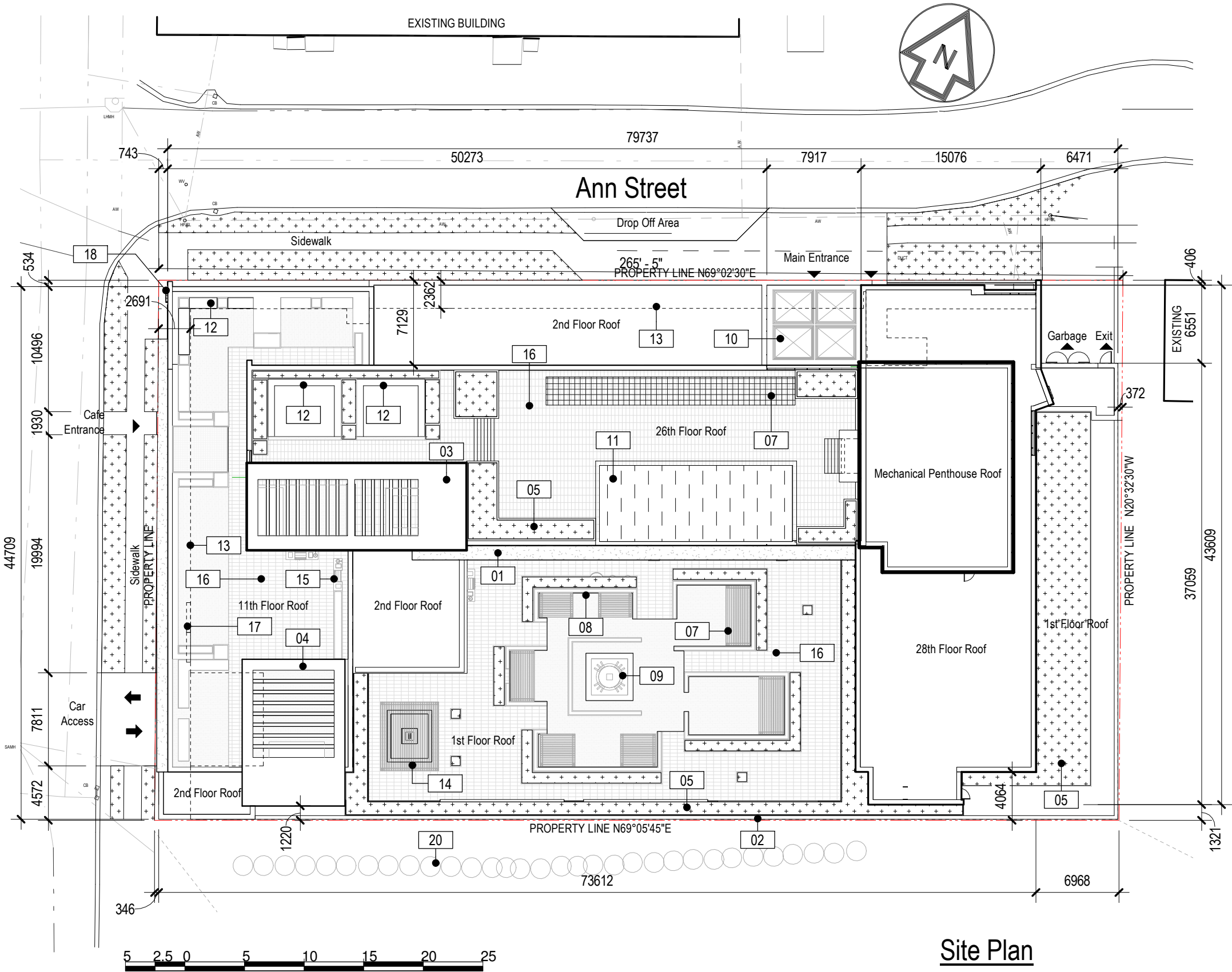


**PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE**

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

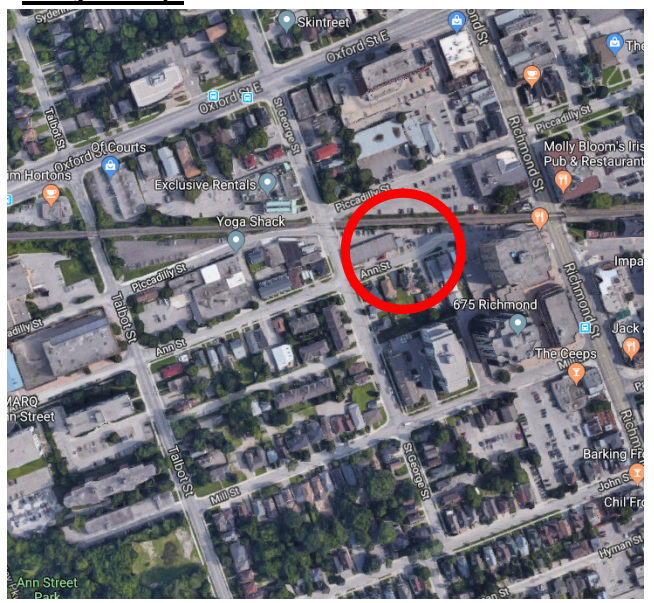
Appendix **B**- Site Plan

St. George Street



Site Plan
1"=30'-0"

Key Map



Keynote Legend	
Item	Description
01	ROOF OVERHANG
02	5'-0" H WALL
03	26TH FLOOR CONCRETE AND METAL CANOPY
04	11TH FLOOR CONCRETE AND METAL CANOPY
05	PLANTER
07	PERGOLA
08	18" WALL/ BENCH
09	FOUNTAIN

Keynote Legend	
Item	Description
10	SKYLIGHT
11	SWIMMING POOL
12	BUILT-IN SEATING AREA
13	SECOND FLOOR LIMIT
14	GAZEBO
15	BBQ
16	FLOORING
17	BICYCLE RACKS
18	SIGNAGE
20	EXISTING TREES

SITE STATISTICS		
Address: 175 ANN STREET - Zoning: R9-3(5)		
ZONING	REQ'D	PROPOSED
SITE (LOT) AREA:(min.)	1000m ²	3,668m ²
LOT FRONTAGE (min.)	30 m	80.90 m
FRONT YARD (min.)	6 m	0 m
EXTERIOR YARD (min.)	6 m	0.35 m
INTERIOR YARD (min.)	4.5m	0.4m
REAR YARD (min.)	7m	1.22 m
LOT COVERAGE (max.)	60%	97%
LANDSCAPE, OPEN SPACE (min.)	30%	0% - 1,783m ² (Roof Terraces, Planters & Pool)
BUILDING HEIGHT (max.)	12m	90.4m
No Of UNITS		274
DENSITY (max.)	100 UNIT/ Ha	740 UNIT/ Ha
PARKING:	1.25 SPACE/ UNIT	209 (0.76/ Unit)

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Scale : As indicated

18-032

Ann Street Student Housing

London Ontario

Site Plan

02/09/19

SK02

zedd

ARCHITECTURE

363 horton street east london ontario N6B 1L6 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com

Appendix C- Elevations/ Renderings

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Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

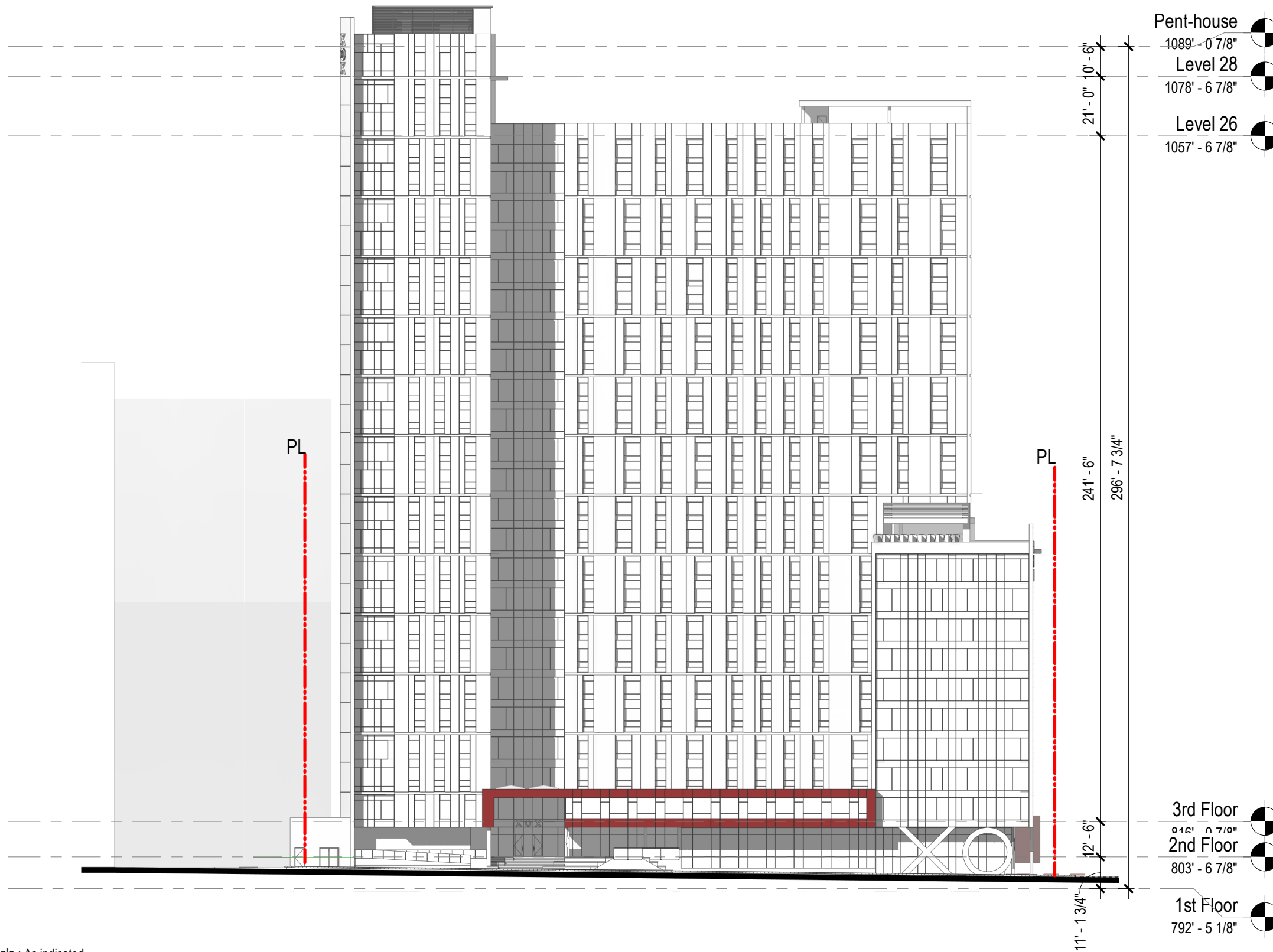
North Elevation

11/30/18

SK38

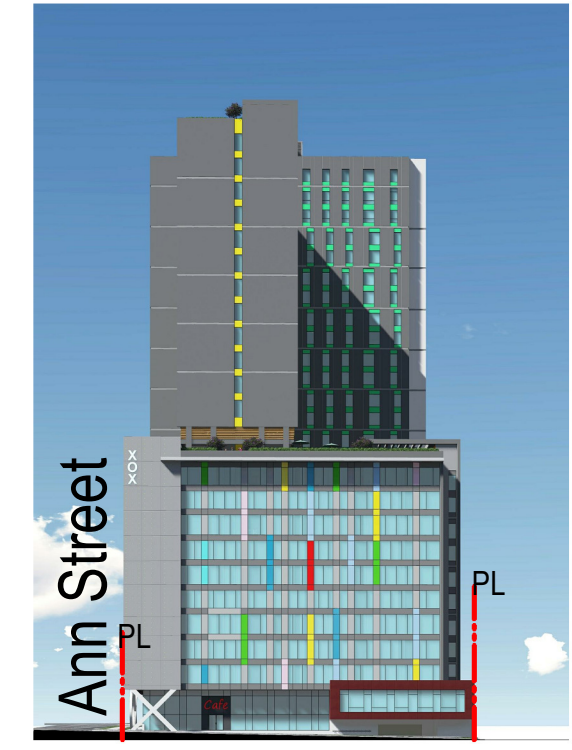
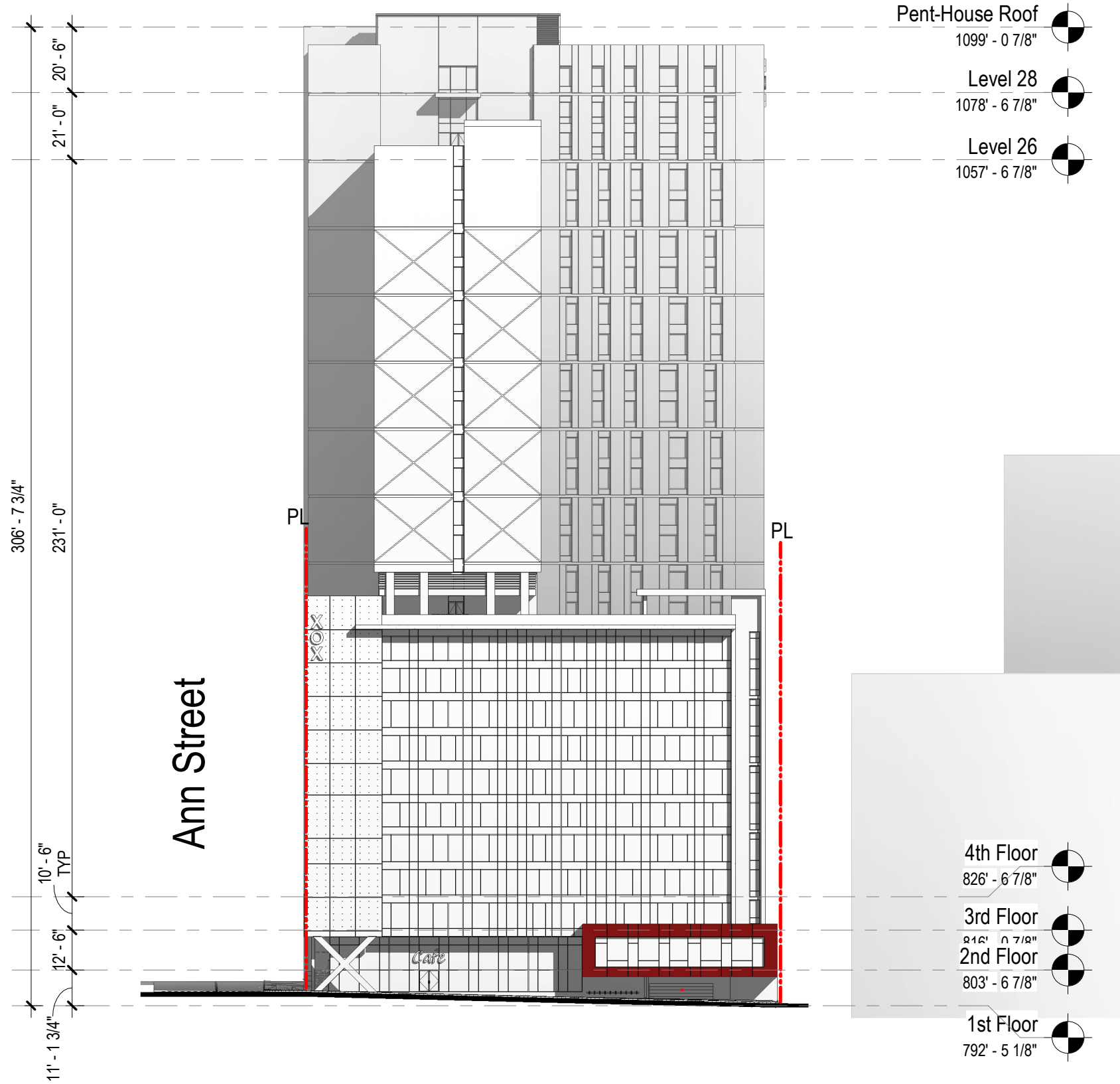
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North Elevation
1"=40'-0"

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West Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

West Elevation

02/10/19

SK39

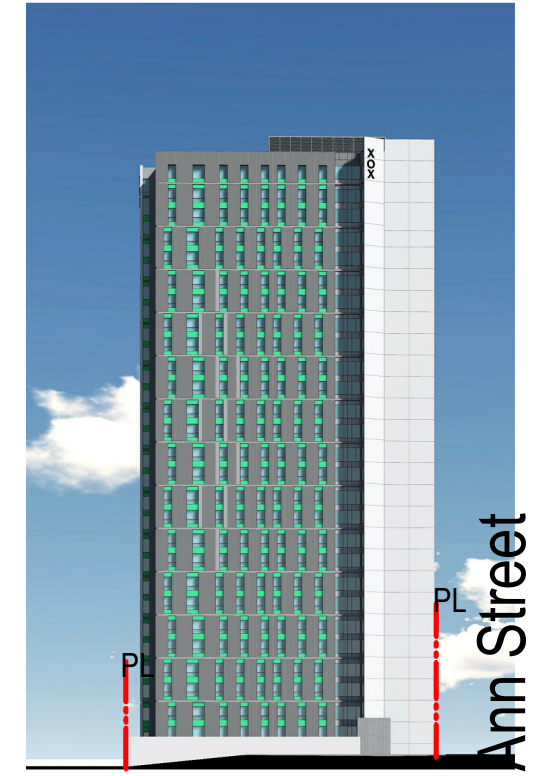
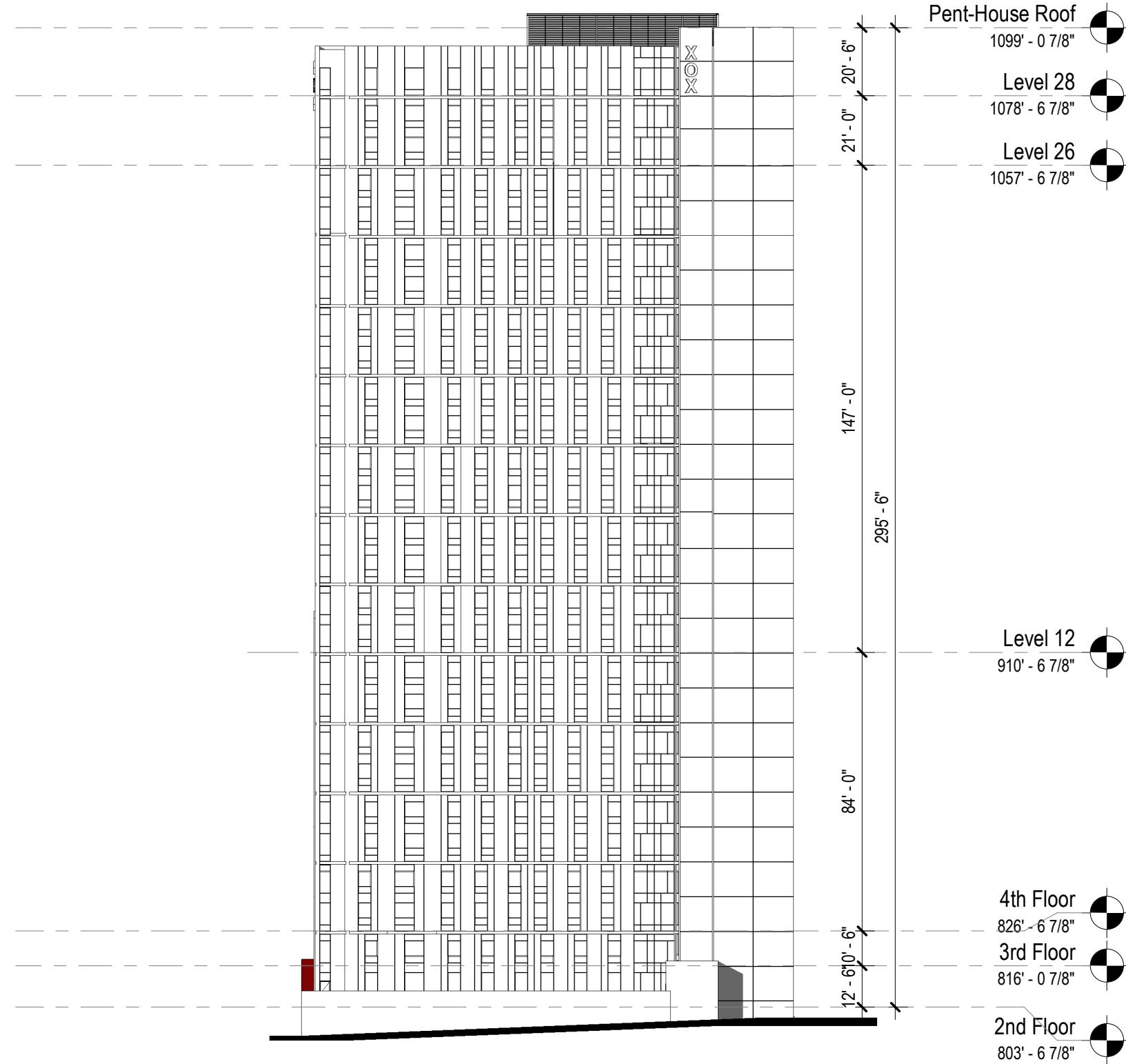
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2019-05-15 6:49:01 PM

File: C:\Users\mmajzoub\Documents\18-032 - Ann Street Student Housing-Central File_mrajzoub.rvt

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East Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

East Elevation

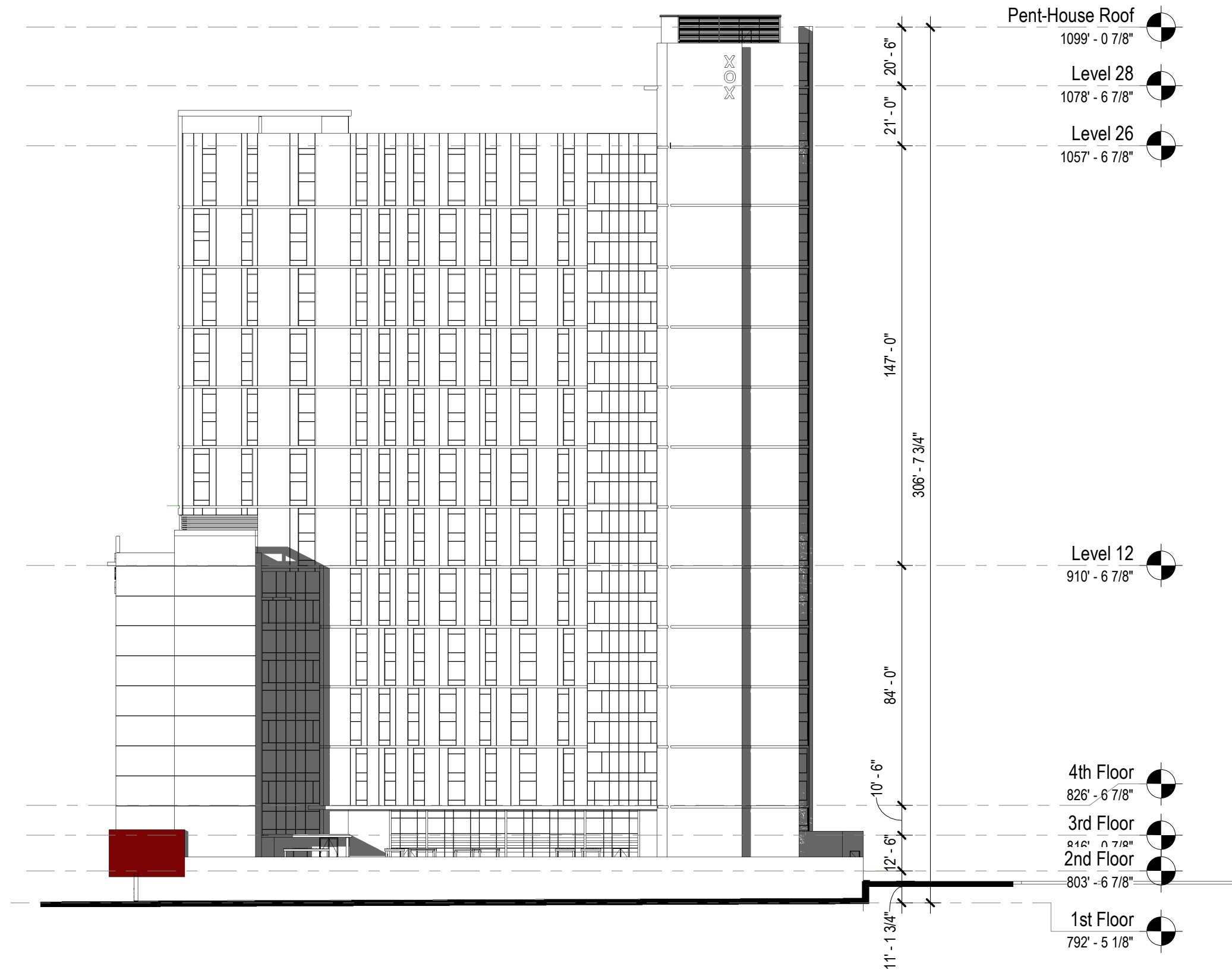
02/10/19

SK40

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South Elevation
1"=40'-0"

Scale : As indicated

18-032 Ann Street Student Housing

London Ontario

South Elevation

02/10/19

SK41

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Amenities							
Sym.	Level	Room	Description	Sym.	Level	Room	Description
█	L1	"A"	GYM 2,935.00 SQ.FT	█	L4	"O"	Study Room 282.00 SQ.FT
		"B"	Spinning/Storage 1,060.00 SQ.FT			"P"	Vending/Ice Machine 190.00 SQ.FT
		"C"	Yoga 870.00 SQ.FT		L5-11	"O"	Study Room 7x282.00 SQ.FT
		"D"	Kitchen Storage 425.00 SQ.FT			"P"	Vending/Ice Machine 7x190.00 SQ.FT
		"E"	Home Theater 730.00 SQ.FT		L12	"Q"	indoor/Multipurpose Room 450.00 SQ.FT
		"F"	Home Theater 890.00 SQ.FT		Total SQ.FT	L1-12	18,850.00 SQ.FT
	"G"	Virtual Reality 535.00 SQ.FT	Others				
	L2	"H"	Bike Storage 810.00 SQ.FT	█	L1	"I"	Cafe/ Lounge 3,350.00 SQ.FT
		"I"	Kitchen/ Prep 820.00 SQ.FT	█	L2	"ii"	Lockers 1,535.00 SQ.FT
	"J"	Cafe/Lounge/Snack Bar:2,350 SQ.FT	█	"1"		PublicWashrooms4 450.00 SQ.FT	
	L3	"K"	Rec Room 820.00 SQ.FT	█		"2"	Janitor 140.00 SQ.FT
"L"		Business Center 650.00 SQ.FT	"4"			Garbage/ Recycle 970.00 SQ.FT	
"F"		Advisor/ Instructor 450.00 SQ.FT	"5"			Mail Room 140.00 SQ.FT	
"G"		Virtual Reality 535.00 SQ.FT	"6"			Clinic 156.00 SQ.FT	
"N"		Meeting Room 272.00 SQ.FT	"7"			Admin Office 245.00 SQ.FT	
"O"		Study Room 282.00 SQ.FT	"8"			Meeting Room 440.00 SQ.FT	
"P"		Vending/Ice Machine 190.00 SQ.FT	"9"			Administration 504.00 SQ.FT	
				"11"		Security Check 310.00 SQ.FT	
			Total SQ.FT	L1-2		8,240.00 SQ.FT	

- a. Total Parking Spaces In All Levels: 209.00 Spaces
- b. Rooftop Area: 6,615.00 Sq.Ft.
- c. Terrace/ Green Roof: 8,380.00 Sq.Ft.

Residential Units (Total)						
L2 - L28 Floor Levels						
Level	No Of Floors	Total No Of Units	Unit Type			Total No Of Beds
			1 Bed	2 Bed	3 Bed	
L2	1	3	0	1	2	8
L3	1	9	1	1	7	24
L4	1	14	2	1	11	37
L5-11	7	14x7=98	2x7	1x7	11x7	37x7=259
L12	1	9	1	1	7	24
L13	1	9	0	1	8	26
L14-25	12	10x12=120	0	1x12	9x12	29x12=348
L26	1	4	0	1	3	11
L27-28	2	4x2=8	0	1x2	3x2	11x2=22
Grand Total	27*	274	18	27	229	759

* Plus First Floor Amenities & Bar = 28 Storey Building

Total Floor Area			
P3 - L28 Floor Levels			
Level	No Of Floors	Floor Area SQ.FT.	Total Floor Area-SQ.FT.
P3	1	17,693.00	17,693.00
P2-1	1	32,862.00	32,862.00
P1-1	1	32,862.00	32,862.00
L1	1	34,000.00	34,000.00
L2	1	15,600.00	15,600.00*
L3	1	20,650.00	20,650.00**
L4	1	20,335.00	20,335.00
L5-11	7	20,335.00	142,345.00
L12	1	13,720.00	13,720.00
L13	1	13,720.00	13,720.00
L14-25	12	15,210.00	182,520.00
L26	1	6,830.00	6,830.00
L27-28	2	6,830.00	13,660.00
Grand Total	31		546,797.00

* : (Not Including Gym & Cafe Below)
 ** : (Not Including Cafe/Lounge/Snack Bar Below)

Scale : As indicated

Appendix **D**- Inventory of Heritage Properties for the City of London

Heritage Building Inventory

1	A	B	C	D	E	F	G	H
	MUNNUM	STREET NAME	PRIORITY	YEAR BUILT	BUILDING NAME	ARCHITECTURAL STYLE	DESIG	COMMENTS
2	155	ADELAIDE ST N	2	c1908		ITALIANATE	Y	LSP328680
3	360	ADELAIDE ST N	2	1885	AMBASSADOR BAPTIST	ROMANESQUE		
4	429	ADELAIDE ST N	1	c1860		BLACKSMITH SHOP		
5	430	ADELAIDE ST N	2	1928	O-PEE-CHEE BUILDING	INDUSTRIAL		CONVERTED TO RESIDENTIAL APARTMENTS
6	442	ADELAIDE ST N	1	1907	BANTING HOUSE	LATE VICTORIAN	Y	LSP2673337
7	479	ADELAIDE ST N	2	1880		SECOND EMPIRE	Y	LSP317968
8	546	ADELAIDE ST N	2	1907		QUEEN ANNE		
9	551	ADELAIDE ST N	2	c1900		VERNACULAR		
10	556	ADELAIDE ST N	1	c1888		ECLECTIC	Y	LSP3364172
11	563	ADELAIDE ST N	3	c1900		VERNACULAR		
12	565	ADELAIDE ST N	3	c1900		VERNACULAR		
13	567	ADELAIDE ST N	3	c1900		VERNACULAR		
14	596	ADELAIDE ST N	1	1892	CENTRAL CAT HOSPITAL	QUEEN ANNE		
15	857	ADELAIDE ST N	3	1886		QUEEN ANNE COTTAGE		
16	866	ADELAIDE ST N	1	c1890	ORANGE HALL	FRAME		
17	1220	ADELAIDE ST N	2	1950	CITY OF LNDN WATR WRKS	MODERNE		
18	1324	ADELAIDE ST N	3	1880	"WALTZING WEASEL" PUB	LATE VICTORIAN		
19	76	ALBERT ST	2	c1865	LONDON SQUASH CLUB	GEORGIAN REVIVAL		
20	90	ALBERT ST	2	c1870		TUSCAN		
21	119	ALBERT ST	1	c1877		REGENCY - DOUBLE HOUSE		
22	121	ALBERT ST	1	1877		REGENCY - DOUBLE HOUSE		
23	135	ALBERT ST	3	c1872		ITALIANATE		
24	176	ALBERT ST	1	c1881		HIGH VICTORIAN		
25	180	ALBERT ST	1	1891		HIGH VICTORIAN		
26	186	ALBERT ST	3	1881		ITALIANATE		FRONT FAÇADE REBLT 17' FORWARD OF ORIG, USING SOME ORIG LINTELS
27	63	ALBION ST	3	c1870		ONTARIO FARMHOUSE		
28	68	ALBION ST	3	1886		ONTARIO COTTAGE		
29	75	ALBION ST	3	c1880		VERNACULAR		
30	82	ALBION ST	1	1865		ONTARIO COTTAGE	Y	LSP3130357
31	85	ALBION ST	1	1886	MILNE PROPERTY	GOthic REVIVAL	Y	LSP3185132
32	88	ALBION ST	1	1865		QUEEN ANNE		
33	26	ALMA ST	2	1881		ITALIANATE		
34	32	ALMA ST	2	c1850		COTTAGE		
35	36	ALMA ST	3	1881		COTTAGE		
36	40	ALMA ST	3	1881		COTTAGE		
37	75	ANDERSON AVE	2	c1905		QUEEN ANNE/STREETSCAPE		
38	77	ANDERSON AVE	2	c1905		QUEEN ANNE/STREETSCAPE		
39	78	ANDERSON AVE	2	c1905		QUEEN ANNE/STREETSCAPE		
40	81	ANDERSON AVE	2	c1905		QUEEN ANNE/STREETSCAPE		
41	82	ANDERSON AVE	2	c1905		QUEEN ANNE/STREETSCAPE		
42	87	ANDERSON AVE	3	1906		ITALIANATE		DOUBLE HOUSE W/89
43	127	ANN ST	2	c1878		GOthic REVIVAL		
44	146	ANN ST	1	c1888		HIGH VICTORIAN TERRACE		146, 148, 150, 152, 154 = ROW HOUSE - 5 UNITS
45	148	ANN ST	1	c1888		HIGH VICTORIAN TERRACE		
46	150	ANN ST	1	c1888		HIGH VICTORIAN TERRACE		
47	152	ANN ST	1	c1888		HIGH VICTORIAN TERRACE		
48	154	ANN ST	1	c1888		HIGH VICTORIAN TERRACE		
49	197	ANN ST	3	c1883	OLD KENT BREWERY	ITALIANATE		
50	1	ARDAVEN PL	2	1915		ENGLISH COTTAGE		DOUBLE HOUSE WITH #5
51	15	ARGYLE ST	3	c1890		LATE VICTORIAN		
52	18	ARGYLE ST	3	c1890		ONTARIO COTTAGE		
53	24	ARGYLE ST	3	c1880		COTTAGE		

Appendix **E**- Photographic Documentation

Appendix E- Photographic Documentation of 197 Ann Street, City of London



Exterior

North (Front) Elevation

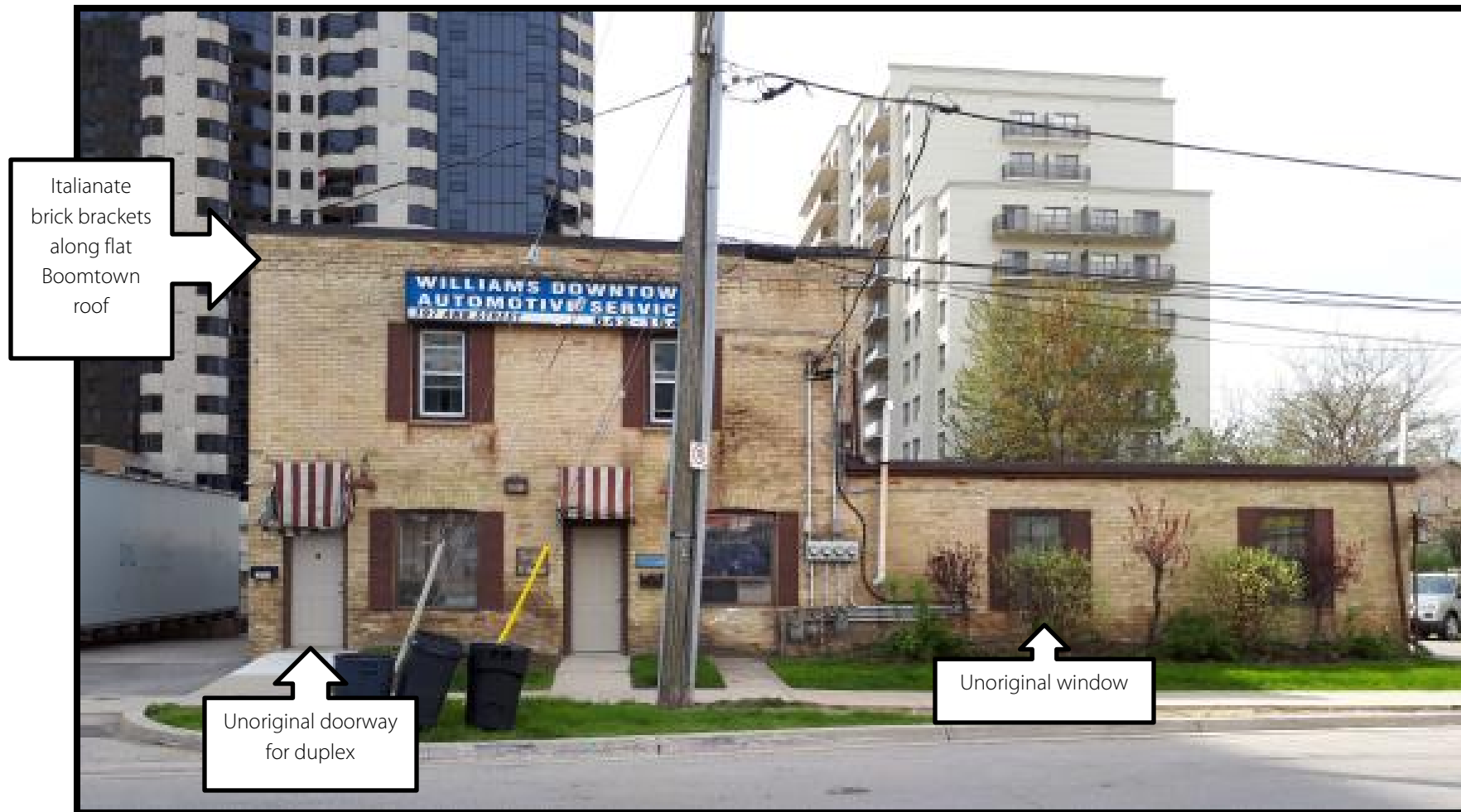


Photo 1



Photo 2



Photo 3

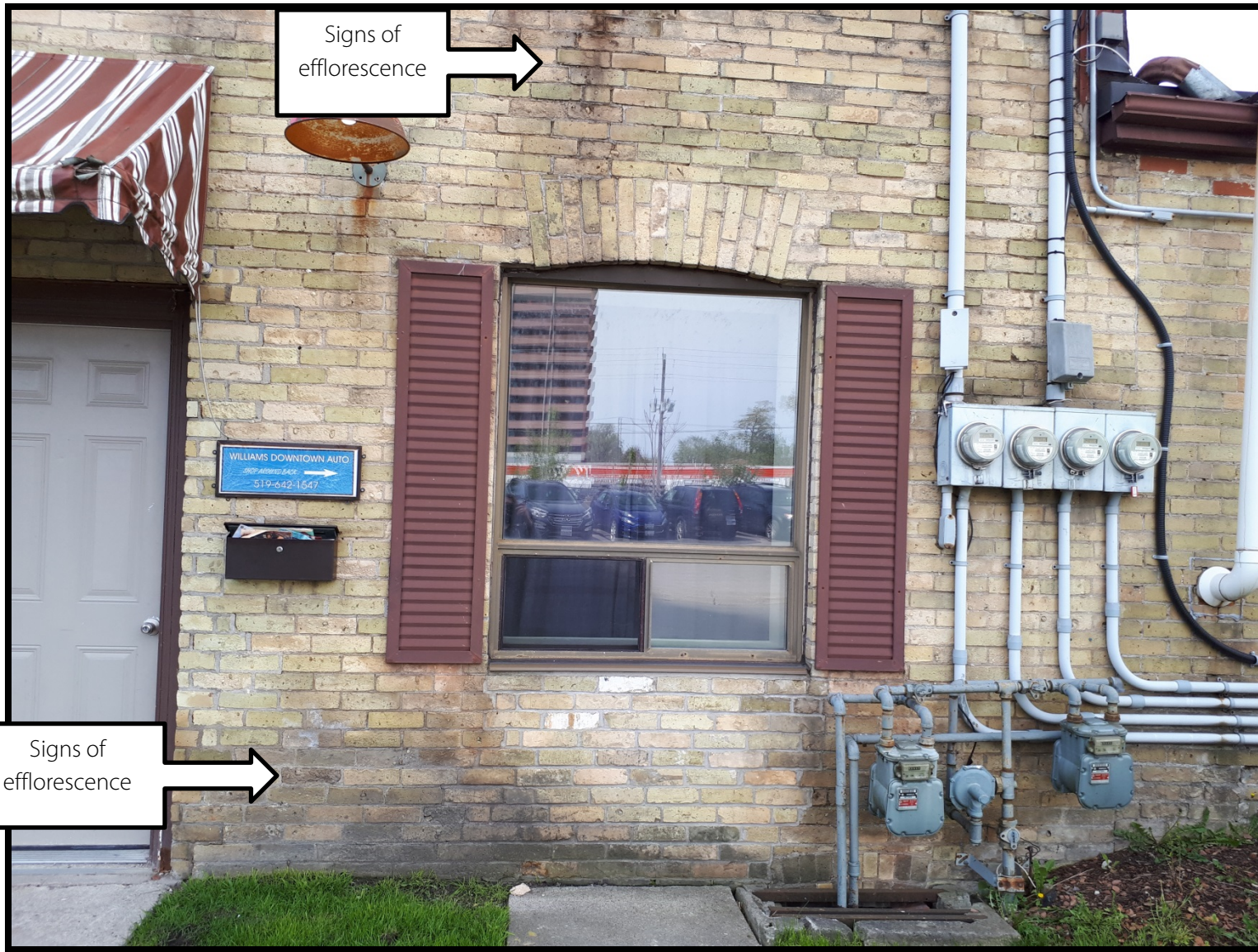


Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

South (Front) Elevation



Photo 14

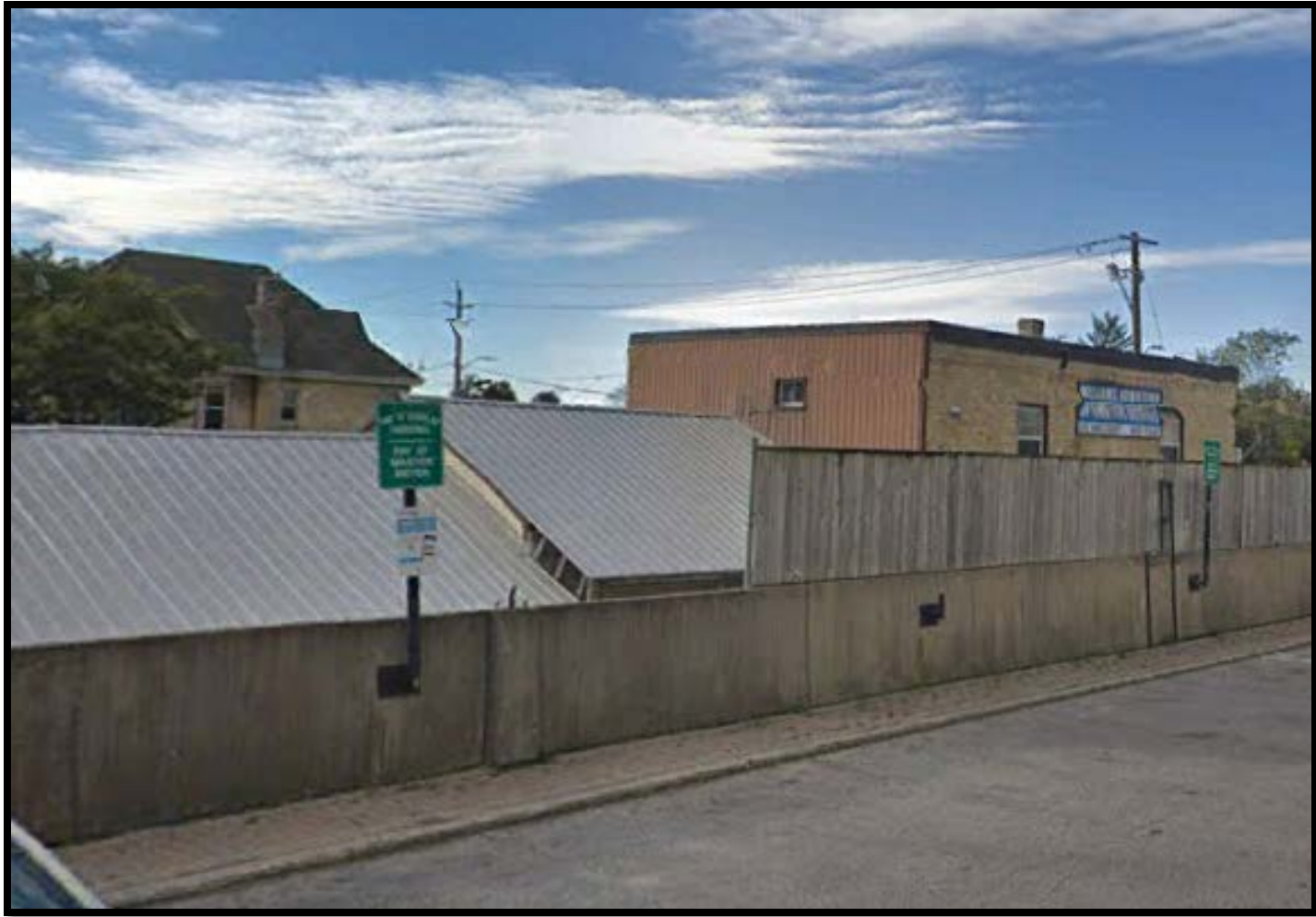


Photo 15



Photo 16

West (Front) Elevation

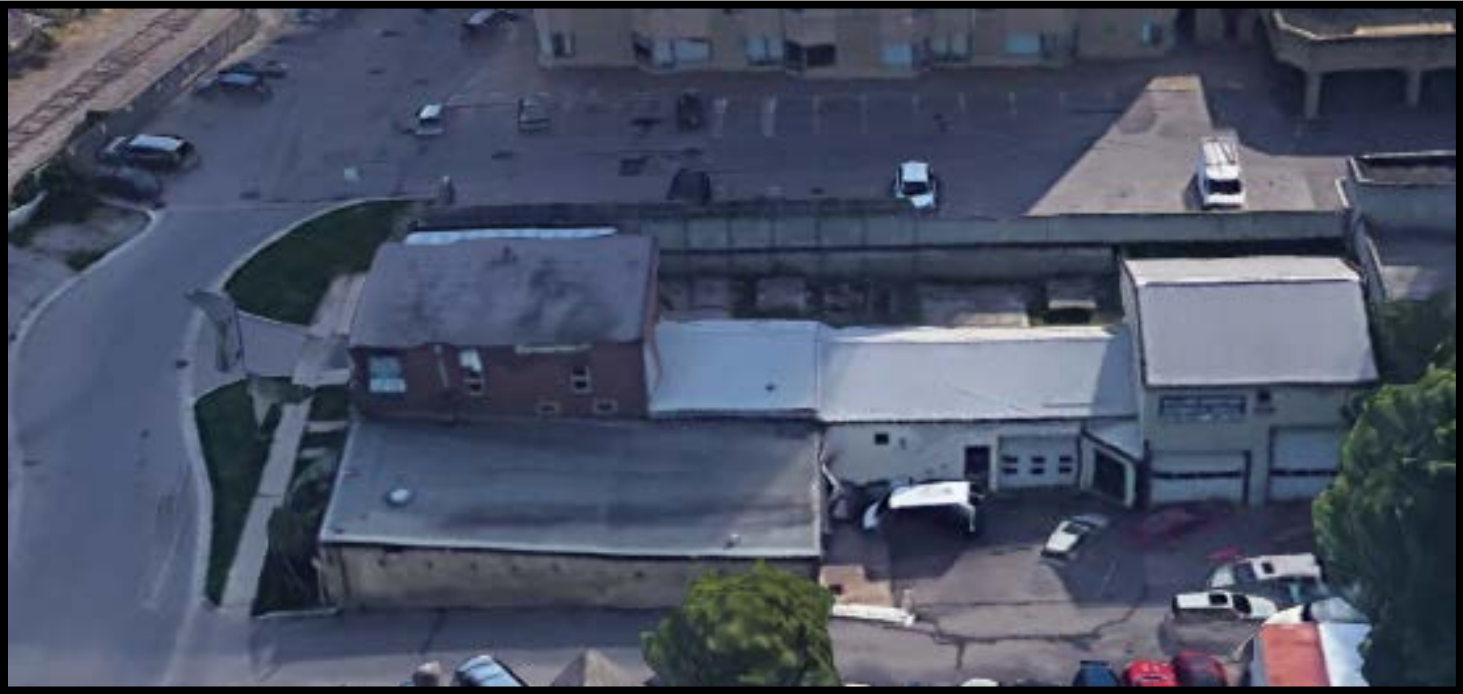




Photo 17



Photo 18



Photo 19



Concrete retaining wall and asphalt paving affixed to building Section 'B'

Photo 20



Photo 21

Interior

Building Section A (Lower Unit)



Photo 22



Photo 23

Building Section 'B'



Photo 24



Photo 25



Florentine brick doorway
leading to building Section 'C'

Photo 26

Building Section 'C'



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Altered Florentine arch
in building Section 'C'

Photo 32



Photo 33



Filled (formerly exterior)
window from eastern elevation
of building Section 'C' currently
below grade

Photo 34

Small utility room
constructed along the
eastern elevation of
building Section 'C'
below grade

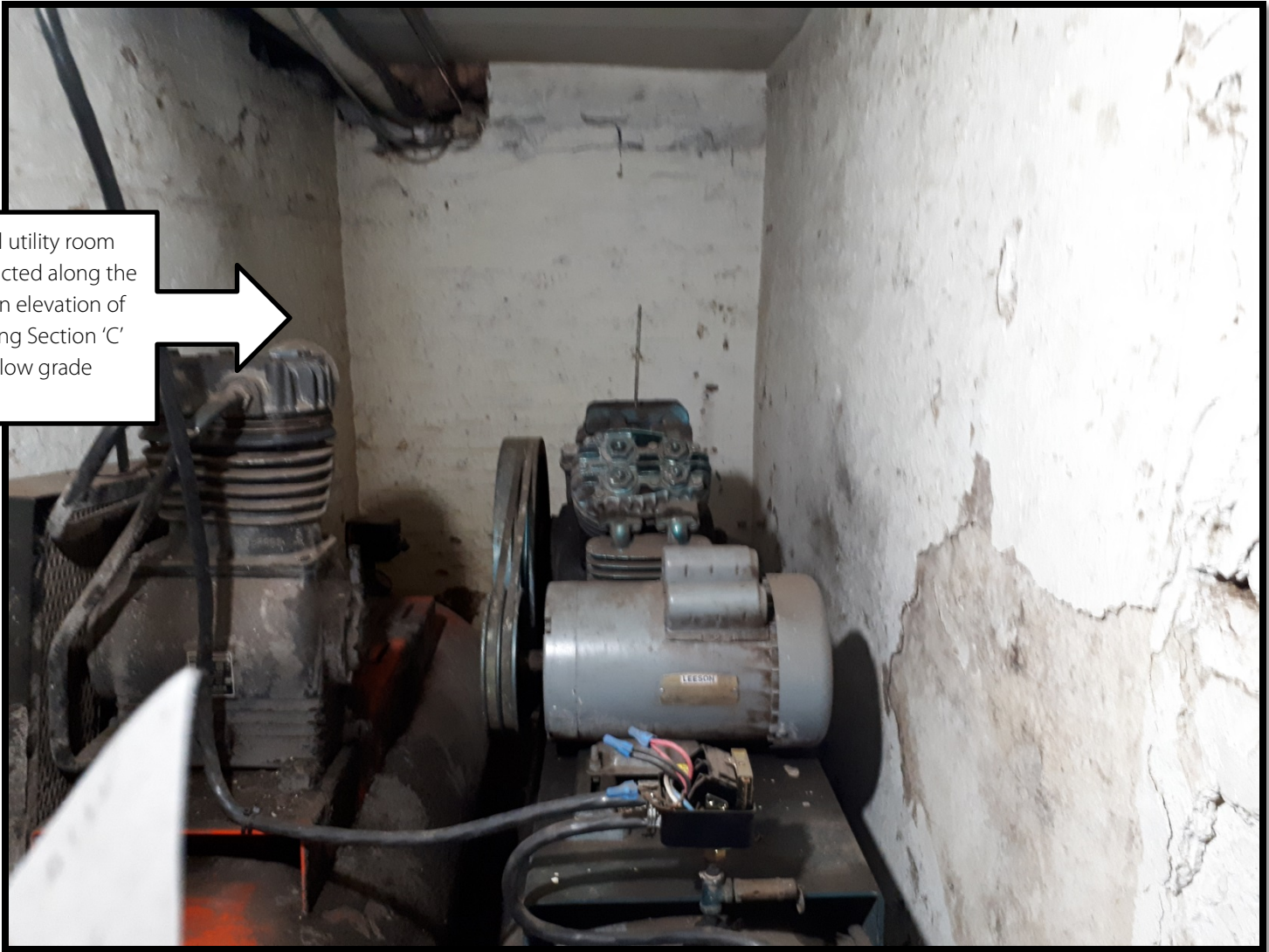


Photo 35

Original brick flooring
exposed in lower
level of building
Section 'C'



Photo 36

Appendix F- Historical Aerial Photography

****Digital versions available from 1922 - 1967 (50 year copyright restriction applies)*





1922 Aerial Photograph (A2034-1922)



1942 Aerial Photograph



1945 Aerial Photograph



1950 Aerial Photograph



1955 Aerial Photograph

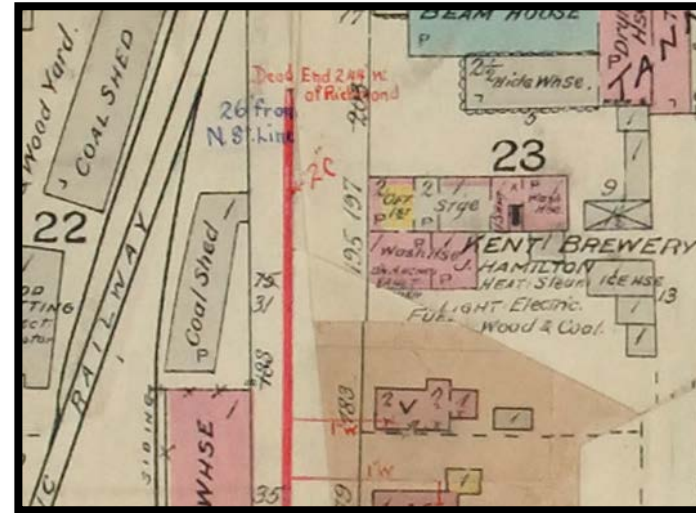


1965 Aerial Photograph

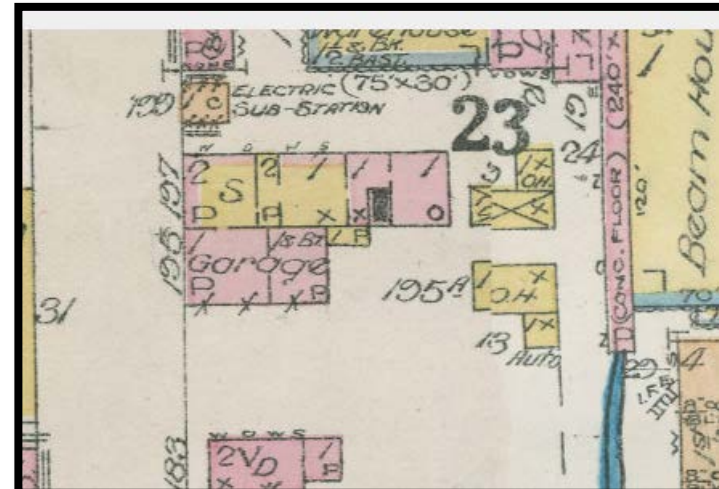
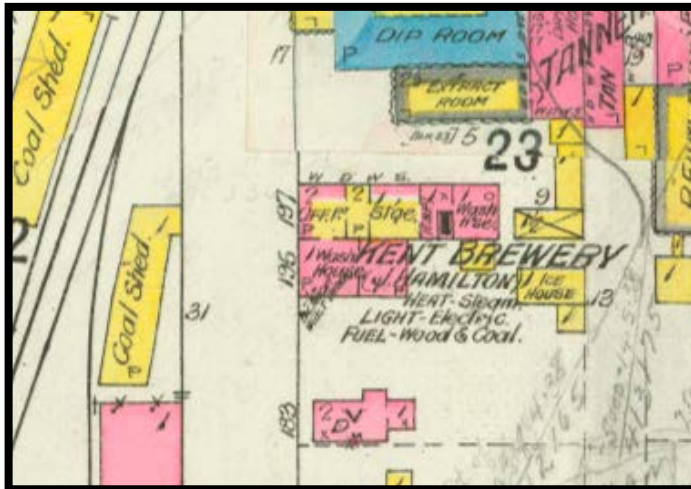


1967 Aerial Photograph

Appendix **G**- Historical Maps



(Left) Fire Insurance Plan 1881 (Revised 1889); (Right) Fire Insurance Plan 1889 (revised 1907) (Courtesy of Western University)



(Left) Fire Insurance Plan 1912 (Revised 1915); (Right) Fire Insurance Plan 1922 (Courtesy of Western University)



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E