London Advisory Committee on Heritage

Report

The 3rd Meeting of London Advisory Committee on Heritage
February 12, 2020
Committee Rooms #1 and #2

Attendance

PRESENT: D. Dudek (Chair), S. Bergman, M. Bloxam, J. Dent, S. Gibson, T. Jenkins, S. Jory, J. Manness, E. Rath, M. Rice, K. Waud and M. Whalley and J. Bunn (Committee Clerk)

ABSENT: L. Fischer

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol and L. Jones

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

T. Jenkins discloses pecuniary interests in Items 2.5 and 4.2 of the 3rd Report of the London Advisory Committee on Heritage, having to do with Cultural Heritage Evaluation Reports for the properties located at 72 Wellington Street, 1033-1037 Dundas Street and 100 Kellogg Lane and the Working Group Report with respect to the properties located at 435, 441 and 451 Ridout Street, respectively, by indicating that her employer is involved in these matters.

S. Bergman discloses a pecuniary interest in Item 3.5 of the 3rd Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Official Plan Amendment for the Victoria Park Secondary Plan, by indicating that her employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 3.5 of the 3rd Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Official Plan Amendment for the Victoria Park Secondary Plan, by indicating that her employer is involved in this matter.

2. Scheduled Items

2.1 Property Standards Amendment – Vacant Heritage Buildings

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the proposed Property Standards Amendment with respect to Vacant Heritage Buildings with the caveat that references to "vacant heritage building" be changed to "vacant Heritage Designated Properties"; it being noted that the LACH is interested in obtaining a list of current vacant Heritage Listed Properties; it being further noted that the attached presentation from O. Katolyk, Chief Municipal Law Enforcement Officer, with respect to this matter, was received.

2.2 Heritage Alteration Permit Application by Helene Golden at 938 Lorne Avenue, Old East Heritage Conservation District

That the following actions be taken with respect to the application, under Section 42 of the Ontario Heritage Act, seeking retroactive approval for alterations to the property located at 938 Lorne Avenue, within the Old East Heritage Conservation District:

a) the retroactive approval for the porch alterations and the approval for the proposed porch alterations at 938 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED with terms and conditions:

- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

b) the retroactive approval for the roofing material change at 938 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED;

it being noted that the attached presentation from M. Greguol, Heritage Planner, with respect to this matter, was received.

2.3 Heritage Alteration Permit Application by R. Devereux at 1058 Richmond Street, By-law No. L.S.P.-3155-243

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act seeking retroactive approval for alterations to roof of the property located at 1058 Richmond Street, By-law No. L.S.P.-3155-243, BE REFUSED; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

2.4 Heritage Alteration Permit Application by P. Scott at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval to remove the existing wooden windows and replace with vinyl windows on the property located at 40 and 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, BE REFUSED; it being noted that the attached presentation from K. Gonyou, Heritage Planner and the verbal delegation from P. Scott, with respect to this matter, were received.

2.5 (ADDED) Cultural Heritage Evaluation Reports (CHERs)

That it BE NOTED that the Cultural Heritage Evaluation Reports, as appended to the agenda, from AECOM, with respect to the properties located at 72 Wellington Street, 1033-1037 Dundas Street and 100 Kellogg Lane, were received.

3. Consent

3.1 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 2nd Report of the London Advisory Committee on Heritage, from the meeting held on January 8, 2020, was received.

3.2 Municipal Council Resolution - 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on January 28, 2020, with respect to the 2nd Report of the London Advisory Committee on Heritage, was received.

3.3 Notice of Planning Application - Zoning By-law Amendment - 862 Richmond Street

That it BE NOTED that the Notice of Planning Application, dated January 15, 2020, from M. Vivian, Planner I, with respect to a Zoning By-law Amendment for the property located at 862 Richmond Street, was received.

3.4 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 464-466 Dufferin Avenue and 499 Maitland Street

That it BE NOTED that the Public Meeting Notice, dated January 15, 2020, from M. Vivian, Planner I, with respect to Official Plan and Zoning By-law Amendments for the properties located at 464-466 Dufferin Avenue and 499 Maitland Street, was received.

3.5 Public Meeting Notice - Official Plan Amendment - Victoria Park Secondary Plan

That it BE NOTED that the Public Meeting Notice, dated January 3, 2020, from M. Knieriem, Planner II, with respect to an Official Plan Amendment for the Victoria Park Secondary Plan, was received.

3.6 2019 Heritage Planning Program

That it BE NOTED that the Memo, dated February 5, 2020, from K. Gonyou, M. Greguol and L. Dent, Heritage Planners, with respect to the 2019 Heritage Planning Program, was received.

3.7 London Heritage Awards Gala

That up to $100.00 from the 2020 London Advisory Committee on Heritage (LACH) BE APPROVED for LACH members to attend the 13th Annual London Heritage Awards Gala on March 5, 2020; it being noted that the information flyer, as appended to the agenda, with respect to this matter, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the attached presentation from M. Tovey with respect to historical research related to the properties located at 197, 183 and 179 Ann Street and 84 and 86 St. George Street and the Stewardship Sub-Committee Report, as appended to the agenda, from the meeting held on January 29, 2020, were received.

4.2 Working Group Report - 435, 441 and 451 Ridout Street

That C. Lowery, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research,

assessment and conclusions of the Heritage Impact Assessment (HIA) associated with the proposed development at 435, 441 and 451 Ridout Street North as the HIA has not adequately addressed the following impacts to the adjacent and on-site heritage resources and attributes:

- the HIA is adequate as far as history of the subject lands is concerned, however, insufficient consideration has been given to the importance of the subject lands and adjacent properties to the earliest beginnings of European settlement of London;
- the HIA gives inconsiderate consideration to the importance of the on-site buildings being representatives of remaining Georgian architecture;
- the HIA gives insufficient consideration given to London's Downtown Heritage Conservation District Guidelines (DHCD) and further efforts should be made in reviewing the proposal with the Eldon House Board;
- the HIA gives insufficient consideration given to the impacts on surrounding neighbouring heritage resources (Forks of the Thames, Eldon House, Old Courthouse and Gaol); it being noted that the Historic Sites and Monuments Board of Canada (HSMBC) refers to impacts of the viewscape of the complex as a whole (which is highly visible from a distance) and the DHCD Guidelines state that the historic context, architecture, streets, landscapes and other physical and visual features are of great importance; it being further noted that the DHCD ranks the site as 'A' and 'H' which require the most stringent protection and new construction should 'respect history' and 'character-defining elements' should be conserved and it should be 'physically and visually compatible';
- the HIA gives insufficient consideration to views and vistas associated with proximity between the new building and the existing on-site buildings (no separation); it being noted that the 'heritage attributes' of the Ridout Street complex include its view and position and the HIA gives insufficient consideration to the visual barrier to and from the Thames River and Harris Park; it being further noted that views, vistas, viewscapes and viewsheds are recognized as important heritage considerations in the statements of the DHCD and HSMBC documents and the designating by-law;
- the HIA gives insufficient consideration to impacts of the proposed building height on both the on-site and adjacent heritage resources; it being noted that the proposed 40 storey height minimizes the historical importance of these buildings; it being further noted that the shadow study does not adequately address the effect on Eldon House, including its landscaped area, given that the development is directly to the south;
- the HIA gives insufficient consideration to the potential construction impacts to on-site and adjacent heritage resources; it being noted that, given the national importance of the subject lands, it is recommended that Building Condition Reports and Vibration Studies be undertaken early in the process to determine the feasibility of the development;
- the HIA gives insufficient consideration to the transition/connection between the tower and the on-site and adjacent heritage resources; it being noted that the LACH is concerned that the design of the 'base, middle and top' portions of the tower fail to break up the development proposal and have little impact on its incongruity;
- the LACH is of the opinion that the use of white horizontal stripes on the tower structure does not mitigate the height impacts and the 'curves' detract from the heritage characteristics of the on-site and adjacent heritage resources, also, the proposed building materials,

with the exception of the buff brick, do not adequately emphasize differentiations with the on-site heritage resources (notably the extensive use of glass); and,

- the HIA gives insufficient consideration to how the existing on-site heritage buildings will be reused, restored and integrated as part of the development proposal;

it being noted that the attached Working Group Report with respect to the tower proposal at 435, 441 and 451 Ridout Street is included to provide further information.

5. Items for Discussion

5.1 Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou, L. Dent and M. Greguol, Heritage Planners, with respect to various updates and events, was received.

5.2 (ADDED) Roofs in Heritage Conservation Districts

That the matter of roofs in Heritage Conservation Districts BE REFERRED to the Planning and Policy Sub-Committee for discussion and a report back to the London Advisory Committee on Heritage.

6. Adjournment

The meeting adjourned at 8:05 PM.

Property Standards
Vacant Buildings

City of London

Municipal Costs

- Crime
- Fires
- Nuisances

MULTI AGENCY PARTNERSHIP

Owner Responsibility

- ensure that the vacant building is secured against unauthorized entry
- maintain liability insurance
- protect the vacant building against the risk of fire, accident or other danger

PROPOSED PROPERTY STANDARDS AMENDMENT

- Once a vacant heritage building is secured, the building must be individually evaluated by professionals specializing in the area of building science, heritage conservation, fire prevention, and life safety to determine a heating and ventilation installation and maintenance plan in an effort to conserve the heritage attributes of the structure.

Heritage Alteration Permit 938 Lorne Avenue Old East Heritage Conservation District

London Advisory Committee on Heritage

Wednesday February 12, 2020

london.ca

938 Lorne Avenue

- c.1908
- 2 ½ storey
- Queen Anne Revival
- Old East Heritage Conservation District
- Designated on September 10, 2006
- HAP application received on January 21, 2020
- Decision required by April 20, 2020

Application

- Retroactive approval for porch alterations (soffits, fascia, verandah ceiling, brackets, porch lights)
- Approval for porch alterations (spandrels, railing/spindles, steps, verandah gable)
- Retroactive approval for change in roofing material

During Alterations - Porch

Proposed Alterations - Porch

During Alterations - Roof

2015

October 2019

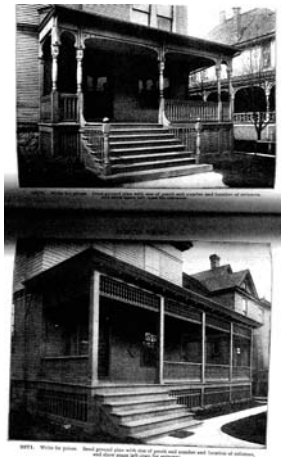
Old East HCD Conservation Plan and Design Guidelines

- Porches
  - "The porches in Old East are as significant to the appearance of this heritage district as its gables and dormers" (Section Conservation and Design Guidelines 3.2)
  - "alterations to porches should improve the structural conditions but not cause the loss of original character." (Section Conservation and Design Guidelines 4.1)
  - Appropriate materials, scale and colour
- Roofs
  - "Most of the houses in Old East would originally have had wood shingles, probably cedar." (Section Conservation and Design Guidelines 3.3)
  - Includes conservation guidelines for the use of slate and shingle roofs within the HCD

Analysis

- Porch
  - Undertaken research to inform decisions
  - "Forensic evidence"
  - *The Victorian Design Book*
  - Similar porches
- Roof
  - Shingle and slate as predominant roofing material in Old East
  - Nine dwellings on Lorne Avenue with unapproved metal roofs
  - Not a roofing material that is consistent with the Old East Heritage Conservation District

Analysis – Porch



Analysis - Roof

Ontario Heritage Act

Section 42(4): Within 90 days after the notice of receipt is served on the applicant under subsection (3) or within such longer period as is agreed upon by the applicant and the council, the council may give the applicant,

a) the permit applied for;

b) notice that the council is refusing the application for the permit; or,

c) the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3).

Recommendation

That, on the recommendation of the Director, City Planning & City Planner, with the advice of the Heritage Planner, with regards to the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval and approval for alterations to the property at 938 Lorne Avenue, within the Old East Heritage Conservation District, the following actions **BE TAKEN**:

a) The retroactive approval for the porch alterations and the approval for the proposed porch alterations at 938 Lorne Avenue, within the Old East Heritage Conservation District, **BE PERMITTED** with terms and conditions:
   1. All exposed wood be painted;
   2. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

b) The retroactive approval for the roofing material change at 938 Lorne Avenue, within the Old East Heritage Conservation District, **BE REFUSED**.


30/01/2020

Heritage Alteration Permit 1058 Richmond Street HAP20-003-L

London Advisory Committee on Heritage

Wednesday February 12, 2020

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1058 Richmond Street

- Built 1929 by Hayman Construction
- Arts and Crafts inspired, reflects English vernacular architecture
- Designated by By-law No. L.S.P.-3155-243 (1992)

By-law No. L.S.P.-3155-243

SCHEDULE "B"

To By-law No. L.S.P.-3155-243

Architectural Reasons

Built in 1929 by Hayman Construction, this Arts and Crafts inspired house reflects English vernacular architecture. The most notable feature of the house is the steeply pitched, slightly flared roof which gives the house a picturesque quality. The front facade presents an imposing appearance to Richmond Street, its wood shingle roof and red and brown brick giving the house its strong textural qualities. An imposing front door with matching storm door and a small canopy are noteworthy. A garage is attached to the back of the house. A wall around the backyard completed in 1984 relates well to the building.

August 26, 2019

August 26, 2019

August 26, 2019

Timeline of Events

- 1992: Property designated under Part IV of the *Ontario Heritage Act*; by-law registered on title
- June 21, 2019: Heritage Planner contacted by property management company about roof; Heritage Planner advised that HAP approval required
- August 26, 2019: Complaint
- August 26, 2019: Heritage Planner site visit and attempts to contact property owner
- September 9, 2019: Heritage Planner emails property owner
- September 19, 2019: Heritage Planner meets with property owner
- December 4, 2019: Heritage Alteration Permit application received

Heritage Alteration Permit Application

- Retroactive approval for removal of the former wood shingle roof and its replacement with asphalt shingles.
- HAP: *By the summer of 2019, the existing cedar shakes had deteriorated to the point of substantial interior leaking. This leaking was compromising the structural integrity of the property. An emergency roof replacement had to be undertaken to stem the leaking. A cedar material order was quoted at two to three months to secure material and install from numerous suppliers. Time was not on my side, so I tried to match the colour of the roof as closely to the original as possible and address the imminent water problem.*

Other Roof Replacements

836 Wellington Street

309-311 Wolfe Street

516 Grosvenor Street

Analysis

- "Wood shingle roof" identified as a heritage attribute
- HAP process to facilitate appropriate decision-making to conserve heritage attributes
- Appropriateness:
  - Physical characteristics (e.g. texture)
  - Visual characteristics (e.g. colour)
- Asphalt shingles fail to suitable replicate the physical and visual characteristic of the wood shingle roof
- Negative impact on the cultural heritage value (architectural value) on the Arts and Crafts inspired, reflects English vernacular architecture

Ontario Heritage Act

Section 33 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

a) Consent to the application;

b) Consent to the application on terms and conditions; or,

c) Refuse the application (Section 33(4), *Ontario Heritage Act*).

Recommendation

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act* seeking retroactive approval for alterations to roof of the property 1058 Richmond Street, By-law No. L.S.P.-3155-243, **BE REFUSED**.

Heritage Alteration Permit 40 & 42 Askin Street, Worltey Village-Old South HCD HAP20-004-L

London Advisory Committee on Heritage

Wednesday February 12, 2020

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40 & 42 Askin Street

- Built 1890-1891 for Edward J. Powell
- Unique semi-detached building
- Designated by By-law No. L.S.P.-2740-36 (1984) and Wortley Village-Old South HCD (2015)

Heritage Alteration Permit Application

- Removal all original true divided light wood windows (27 windows in total)
- Replace with vinyl windows with faux grilles

Limited information about the existing conditions of the wood windows and the proposed replacement windows was submitted by the property owner as part of the Heritage Alteration Permit application.

Wortley Village-Old South HCD Plan

Section 8.2.7, Heritage Attributes – Windows, Doors and Accessories, of the *Wortley Village-Old South Heritage Conservation District Plan*:

Doors and windows are necessary elements for any building, but their layout and decorative treatment provides a host of opportunities for the builder to flaunt their unique qualities and character of each building.

Section 8.3.1.1.e, Design Guidelines – Alterations, provides the direction to:

Conserve; retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.

Section 8.3.1.1.f, Design Guidelines – Alterations:

Where replacement of features (e.g. doors, windows, trim) is unavoidable, the replacement components should be of the same style, size, proportions and material wherever possible.

Wortley Village-Old South HCD Plan

Windows – Conservation and Maintenance Guidelines of Section 9.6 of the *Wortley Village-Old South Heritage Conservation District Plan*:

The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate. Original wood framed doors and windows in most cases can be restored or replaced with new wooden products to match if the original cannot be salvaged, but may require a custom-made product. Take particular care that exact visible details are replicated in such elements as the panel mouldings and width and layout of the muntin bars between the panes of glass.

The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.

Analysis

- Do the existing wood windows need to be replaced?
- Why should wood windows be retained?
- Proposed replacement windows
- Alternate approaches

Do the existing wood windows need to be replaced?

- In the Heritage Alteration Permit application, the property owners provided an opinion from the sales representative of the vinyl window company that they "do not believe your current windows are in any state to be repaired and are far past their life in terms of function and energy efficiency."
- The Heritage Planner asked the expert window restorer to review the photographs submitted as part of the Heritage Alteration Permit in a blind test, without identifying the property. The restoration expert advised that, while the wood windows would benefit from repair, all of the wood windows were repairable.

Do the existing wood windows need to be replaced?

- As it has not been demonstrated that the existing wood windows cannot be retained and restored (Policy 8.3.1.1.e, *Wortley Village-Old South Heritage Conservation District Plan*), the existing wood windows must be retained. The existing wood windows can be repaired and conserved.

Why should wood windows be retained?

- Windows are the eyes of buildings – the illuminate interior spaces and give views out
- Preserving the original windows will preserve the architectural value of the property
- Wood windows are heritage attributes that contribute to a property's cultural heritage value
- Windows reflect the architectural style and period of construction of the building
- Original wood windows are irreplaceable
- Wood windows can be repaired; vinyl replacement windows cannot be repaired
- Windows are generally considered to only account for 10-25% of heat loss from a building

Why should wood windows be retained?

- Thermal performance of wood windows can be greatly improved by draught-proofing (e.g. weather stripping, storm windows, curtains) without their replacement
- Vinyl windows poorly attempt to replicate the details and profile of wood windows and true divided lights; vinyl windows are inauthentic
- Vinyl (poly-vinylchloride) is a non-renewal resource derived from petrochemicals
- Recycling does not exist for vinyl windows; they must be discarded in a landfill
- Vinyl windows have a very short lifespan; with maintenance, wood windows can last over 100+ years
- No material is "maintenance free"
- Wood window conservation is labour-intensive which supports skilled trades who use traditional methods

Why should wood windows be retained?

- Historic wood windows (especially those built before WWII) are likely made of old-growth wood – denser, more durable, more rot resistant, and dimensionally stable
- Installing new windows is not going to "pay for itself" in energy savings; replacing windows is the most costly intervention with a lower rate of return when compared to less costly interventions. The savings in energy costs would experience an excessive payback period that would be longer than the lifespan of the replacement vinyl window. Some sources estimate the payback period as long as 100 years
- Other interventions, such as insulating an attic, can have a more substantial impact on thermal performance of a home
- Up to 85% of a window unit's heat loss can be through a poorly weather-sealed sash; weather-stripping and other improvements can reduce this loss by 95%

Proposed replacement windows

The proposed replacement are incompatible for the following reasons:

- A faux grille pattern (a plastic muntin between the panes of glass) poorly replicates the true divided light style of the existing windows
- Vinyl windows are bulkier and distort the proportions of wood windows
- Insufficient details on windows

Alternate Approaches

- Repair existing wood windows
- Remove aluminum storm windows
- Install new storm windows
- Access grants (London Endowment for Heritage)
- Phase work over several years

Ontario Heritage Act

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

a) The permit applied for

b) Notice that the council is refusing the application for the permit, or

c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act)

Recommendation

That, on the recommendation of the Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval to remove the existing wooden windows and replace with vinyl windows on the property at 40 & 42 Askin Street, By-law No. L.S.P.-2740-36 and Wortley Village-Old South Heritage Conservation District, **BE REFUSED**.

UPDATE ON REQUESTED STUDY BY LACH STEWARDSHIP FOR POTENTIAL DESIGNATION:

197, 183, 179 ANN STREET
84, 86 ST GEORGE STREET

LACH requested that LACH Stewardship study 197, 183, 179, and 175 Ann Street and 84 and 86 Ann Street for potential designation. This presentation represents an interim report on that request.

DATES OF CONSTRUCTION

- 197 Ann Street, the Kent Brewery building (built 1859). (Phillips, 76; Baker, 14; Brock, 68-69). Expanded by brewer Joseph Hamilton in late 1800s.
- 183 Ann Street, the brewer's home (built by brewer Joseph Hamilton in 1893). (Phillips, 154). Lived in by Joseph Hamilton until 1911 (1912 City Directory).
- 179 Ann Street (built prior to 1881). (1881 City Directory). Joesph Hamilton lives at 179 Ann in 1887 and 1889 (and presumably 1888).
- 175 Ann Street (built early 1890s). (1891, 1894 City Directory). First occupant is John Arscott, of the Arscott Tannery family. First or early occupant is John Arscott, of the Arscott Tannery family, whose tannery was across St. George.
- 84 St. George Street (built 1893). (1894 City Directory). First occupant: Lewis Phillips
- 86 St. George Street (built 1930). (1930 City Directory). First occupant: Frank P. Miles.

Between c. 1886 and 1916, The Kent Brewery was one of only three breweries in London, the other two being Carling and Labatt (Caldwell, 11). The history of the Kent Brewery is well-documented, especially in Phillips (2000). Significant research has been conducted by LACH Stewardship on 197 Ann Street (The Kent Brewery building), and this presentation will focus on that research. Preliminary research has been conducted on the other properties requested, especially those associated with the brewers, In particular, their dates of construction and earliest occupants have been established.

This section summarizes research conducted towards evaluating physical design values for a potential statement of designation for 197 Ann Street.

The Kent Brewery was established in 1859 (Phillips, 76) (Baker, 14). It imported its hops from Kent County, England, a famous hops growing region, hence the name (Baker, 14). It was called the Kent Brewery by 1861, by which point it was situated on Ann Street (London Prototype, 5 March 1861). Here it is pictured as it was c. 1905 (London Old Boys Souvenir 1905), after "alterations and additions were made" by Joseph Hamilton "near the end of the [19th] century" (Phillips, 155). The most noticeable alteration was bricking over the original wooden facade (Fire Insurance Plans 1881/1888, 1892/1907, 1912/1915). The long continuity of the brewery on Ann Street can be inferred from an advertisement which ran three years after this photograph was taken, celebrating "over 50 years of continued success at the same old stand." (Old Boys Souvenir 1908, p. 45). The Kent Brewery continued in business until 1917, when it was shuttered by prohibition.

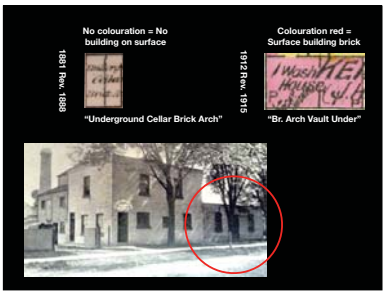
Apart from a new door in the centre, the main Kent Brewery building (left) and its washhouse (right) still look much as they did in their heyday, when the c. 1905 photograph was taken. The building is currently the Williams Downtown Automotive Service at 197 Ann Street. The building today is the "largest surviving brewery artifact from Victorian London Middlesex". (Phillips, 155). The Brewery was already considered old in the 19th Century. In 1889, Goodspeed's History of the County of Middlesex said of the Kent Brewery: "The premises form one of the oldest landmarks in the city, and are located on Ann Street." (Goodspeed, p. 373)

HERITAGE INTEGRITY

Main building of Kent Brewery
post alterations and additions

"Near the end of the century", Joseph Hamilton makes "extensive alterations and additions" (Phillips, p. 155) to the brewery, doubling his capacity in response to "booming porter sales" (Phillips, p. 155). Let us first consider the expansion to the main Kent Brewery Building, circled.

We can see the specifics of the alterations and additions by consulting the Fire Insurance Plans from before the additions (1881, revised [up until] 1888), and after the additions (1912, revised [up until] 1915). On the Fire Insurance Plans, the main brewery building occupies the same footprint both before (1881/1888) and after (1912/1915) the late-nineteenth century (Phillips, 154–55) expansion. The office at the front retains its wooden structure (yellow) and footprint, but is now clad with brick.



To the right is the washhouse building, circled. In 1881, there is no building on the surface. The feature shown is an "underground cellar brick arch." Following the late 19th century expansion, the brick arch is still underneath, and there is now a brick wash-house on the surface, pictured.

"The main building is the largest surviving brewery artifact from Victorian London Middlesex"

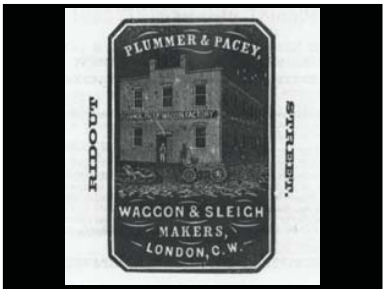
(Phillips, G.C., On tap: The odyssey of beer and brewing in Victorian London-Middlesex. Sarnia, Ont: Cheshire Cat Press. 155).

The evidence from Fire Insurance Plans shows that the building on site is the original frame brewery building with a late Victorian brick facade added by brewer Joseph Hamilton.

Comparables

As mentioned, there are no other brewery artifacts of this kind in London-Middlesex. However there is an 1859 brewery building in Waterloo ON.
Nixon House, 81 Norman Street, Waterloo ON, Built 1859, was the original home of the Kuntz Brewery. It is a designated bulding. https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11831. Kuntz used it "as a place to age his home-made product."

Waterloo ON contains the Huether Hotel, which housed the Lion Brewery, Waterloo ON, at 59 King Street North. It is a designated property: https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8281 Portions of this building were constructed in 1855, the existing hotel was constructed in 1870, the Victorian Facade added in 1880. A comparable feature to the Kent Brewery is the addition of a late-19th Century facade to an earlier building. Another comparable feature to the early Kent Brewery is the basement cavern with vaulted ceiling:
"Inside, the basement features a rare storage cavern with a vaulted stone ceiling and arched entrance. This cavern was uncovered in 1961 when the City of Waterloo wanted to pave a parking lot behind the hotel."



For comparable industrial construction of the period in London ON, compare with image of 1856 industrial building on Ridout Street: Plummer & Pacey, Waggon & Sleigh Makers, London, C.W., shown on p. 243 of 1856 City Directory.

PHYSICAL/DESIGN VALUES

- This property is valued as a unique example of a 19th Century Brewery in London-Middlesex.
- This property is valued as a rare example of a brewery site which includes a house built by (183 Ann), and a house (179 Ann) occupied by, the brewer (Joseph Hamilton).

Preliminary statements of contextual value for a potential designation of 197 Ann Street under 9/06 might look like those presented on this slide.

NUMBER THREE BREWERY IN LONDON

Historical/ Associative Value

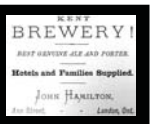
In 1859 Henry Marshall and John Hammond open the brewery on Ann Street (Phillips, 76) (Baker, 14). In 1861 Francis L. Dundas and John Phillips acquire the brewery. It is already called the Kent Brewery at this time. Phillips sells his share to Dundas six months later. (Phillips, 76).
Image credit: Thomas Fisher Rare Book Library, University of Toronto, Toronto, Ontario Canada

Called Kent Brewery, located on Ann Street, by 1861

- 5 March 1861: "KENT BREWERY. Dundas and Phillips, proprietors Ann street, off Richmond street, formerly the firm of Marshall and Hammond. The brewery has been very successful since its establishment, and **there are enlargements and additions being constantly made to it.** With the present spirited proprietors, and the large demand for brown stout and amber ale, we have every reason to believe that the Kent Brewery will steadily and successfully progress. Private families and hotel keepers are supplied with the best ales and porter, at the shortest notice, and upon the most reasonable terms."

(article from London Prototype from **5 March 1861** reprinted in Western Ontario History Nuggets, No. 13 (1947), London ON: Lawson Memorial Library, The University of Western Ontario)

JOHN HAMILTON PURCHASES BUSINESS IN 1861



- John Hamilton, a Scottish ale brewer (Census of Scotland, 1861), purchases the business from Francis L. Dundas in [d.c. November] 1861, in partnership with Daniel Morgan (Philips, 76). Both Hamilton and Morgan live on Ann Street near the Brewery (1862 City Directory), but Morgan withdraws from the partnership in 1864 (Brock, 68). John Hamilton would continue to operate the brewery, and live next door to it (at 183 Ann Street), until his death in 1887.

London Free Press, Christmas number for 1889 (Phillips, 154)

Joseph Hamilton runs the brewery from 1887-1917

Beer label

Joseph Hamilton, the brewers son, continues the family business. Joseph Hamilton built his brand through consistent advertising, creative slogans, and by reproducing the beer labels on his advertising (Phillips, 154). In 1893, he rebuilds the family house at 183 Ann Street (Phillips, 154), and "near the end of the [19th] century", remodels the brewery, bricking over the wooden structure to give the brewery its current facade (Phillips, 155). Joseph Hamilton runs the business until it closes in 1917. (Baker, 14).

Image credit for beer label: Thomas Fisher Rare Book Library, University of Toronto, Toronto, Ontario Canada

Stories about the Kent Brewery were picked up by *The Globe*, in Toronto, suggesting a brewery with more than local significance.

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The Globe, Toronto, Jan 24, 1873, p. 2:

"On Monday afternoon a portion of a gang of rowdies that had long troubled London, attacked Mr. Hamilton and his son, of the Kent Brewery, with sticks and an iron poker, injuring them severely."

July 21 1875, *The Globe*, Toronto:

"Wm. Hamilton, brother of the proprietor of the Kent Brewery, poisoned himself this morning with a solution of Paris green. At the inquest held by Coronor Hagarty, the jury, after hearing the evidence, returned a verdict to the effect that death was caused by taking a quantity of solution of Paris green, which deceased drank while in a state of intoxication. Hamilton was unmarried and aged about 42 years."

The Hamilton family was not untouched by tragedy.

HISTORICAL/ASSOCIATIVE VALUES

- This property is valued for its direct associations with the Kent Brewery and the Hamilton brewing family, with Carling's Creek, and with the early industrial history of the creek and the neighbourhood.
- This property is valued for its potential to yield information on the history of the Talbot North neighbourhood, on the Carling's Creek industrial area, and on the brewing history of London-Middlesex.

Preliminary statements of contextual value for a potential designation of 197 Ann Street under 9/06 might look like those presented on this slide.

PRELIMINARY WORK ON OTHER PROPERTIES ON ANN STREET AND ST. GEORGE STREET

183 ST. GEORGE STREET

- The property at 183 Ann Street was home to the Hamilton family from 1862 to 1911 (City Directory). The original frame structure where John Hamilton lived (and died) was completely rebuilt in brick by his son, Joseph Hamilton, in 1893, who lived in the current house until 1911 (City Directory).

179 ANN STREET

- Joseph Hamilton is listed in the City Directory as living at 179 Ann Street in 1888 and 1890. Presumably he occupies 179 Ann Street for three years before moving back to 183 Ann Street.

175 ANN STREET

- 175 Ann Street. The association of historical note is with its first occupant, John Arscott, of the family who built the Arscott tannery immediately across the street on the south-east corner of Ann and St. George.
- John Arscott is listed as living at 177 [sic] Ann Street in 1891 and at 175 Ann Street from 1894 until at least 1901. It may be that 177 and 175 are the same building with different numbering.

Note the presence of the Talbot North Lintel on the cottage lived in by Joseph Hamilton.

ARSCOTT'S TANNERY, EST. 1866

The Arscott family ran the tannery at St. George and Ann Street from 1866 until the mid-1890s

175 ANN STREET

First occupant John Arscott, of the Arscott Tannery family.

84 ST. GEORGE STREET

Built in 1893. First occupant, Lewis Phillips

84 St. George Street was built in 1893. Its first occupant was Lewis Phillips, who was not historically significant. Research is ongoing to identify subsequent occupants.

86 ST. GEORGE STREET

Built in 1930. First occupant Frank P. Miles

86 St. George Street was built in 1930. Its first occupant was Frank P. Miles, who was not historically significant. Research is ongoing to identify subsequent occupants.

OLDEST INDUSTRIAL BUILDING IN INDUSTRIAL DISTRICT

Contextual Value

1881 Rev 1888 Fire Insurance Plans

Of the four major mid-19th century industries on Ann Street, the Kent Brewery building is the only industrial building that remains, and the oldest.

In 1889, Goodspeed's History of the County of Middlesex said of the Kent Brewery:

"The premises form one of the oldest landmarks in the city, and are located on Ann Street." (Goodspeed, p. 373)

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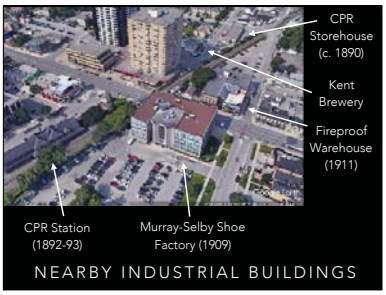
"The premises form one of the oldest landmarks in the city, and are located on Ann Street." (Goodspeed, p. 373).

The brewers, John Hamilton, and his son, Joseph Hamilton, lived next to the brewery. The Labatts and the Carlings had once lived next to their breweries, however those houses are long gone. The brewery and the two residences associated with it are an example of how built assets can be contextually related. Additional research is needed to determine how unusual it is within Canada to have an intact brewers house next to a 19th century brewery building.

This property can be thought of as a small brewery district within the Carling's Creek industrial district, within the larger prospective Talbot North Heritage Conservation District.



Four late 19th and early 20th century industrial buildings remain in near proximity, and are visible from the front door of the brewery building: the CPR instruction office/ CPR storehouse (c. 1890), the Fireproof Warehouse building (1911), and the Murray-Selby Shoe Factory building (1909).
The presence of the 1892-1893 CPR train station is also notable, as a symbol of the railroad that enhanced the industrial potential of the area.

Other nearby industrial buildings have been adaptively reused. The Webster Air Equipment Ltd building at 140 Ann Street (London Free Press Collection of Photographic Negatives, 29 October 1948, Western Archives, Western University), is now home to Hutton House.

The Frank Gerry Warehouse at 50 Piccadilly Street (13 September 1954, London Free Press Collection of Photographic Negatives, Western Archives, Western University) now houses a nightclub.

The Pumps and Softeners Limited building at 680 Waterloo Street (London Ontario 29 October 1948, London Free Press Collection of Photographic Negatives, Western Archives, Western University), has been re-purposed to house a law firm.

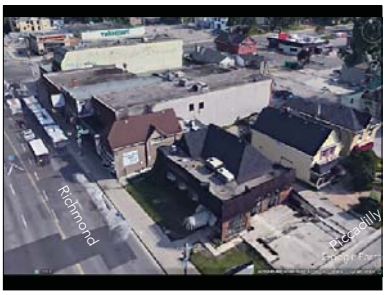
CONTEXTUAL VALUE

- This property (197 Ann St) is valued because it is visually and historically linked to houses immediately to the west that Joseph Hamilton built (183 Ann St.) or lived in (179 Ann St.).
- This property is valued because it is important in defining, maintaining and supporting the early industrial character of the area, as the earliest representative industrial building.
- This property is valued because it is physically linked to other industrial buildings in the near vicinity: CPR instruction office/ storehouse/carpenter shop (built c. 1890), Murray-Selby Building (1909), Fireproof Warehouse (1911).
- This property was already considered a landmark in 1889. (Goodspeed (1889).

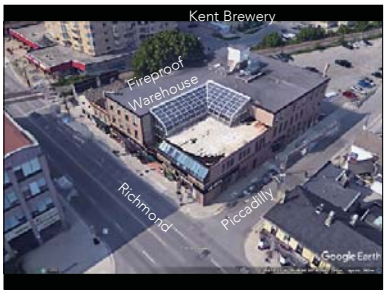
Preliminary statements of contextual value for a potential designation of 197 Ann Street might look like those presented on this slide.

NEARBY ADAPTIVE REUSE OF HERITAGE BUILT ASSETS

LACH requested that the prospective development incorporate heritage built assets, rather than demolishing them. The following slides contain examples of adaptive re-use of heritage built assets from the immediate neighbourhood.

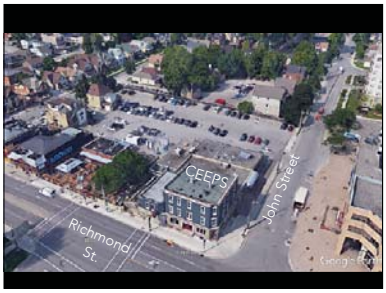


The 1928 Mock Tudor gas station at Piccadilly and Richmond became Willie Bell's Esso station. It still has the original gas station embedded in it, while adding some beautifully daylight space around it, as those frequent the Black Walnut Cafe which now occupies the space will attest. One of the original windows from the gas station adds interest and charm to the interior. This shows it is possible to take an industrial building and encase it in another building.

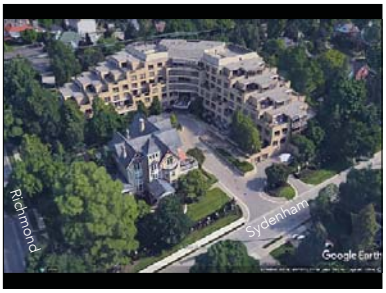


The Fireproof Warehouse, designed by Moore and Munro in 1911, was turned into The Village Corners. It can easily be seen from the front door of the Brewery. The Village Corners development shows that it is possible to take an industrial building, and by taking full advantage of both its interior and exterior features, turn it into a showpiece, as those who dined in the Aroma restaurant will attest.

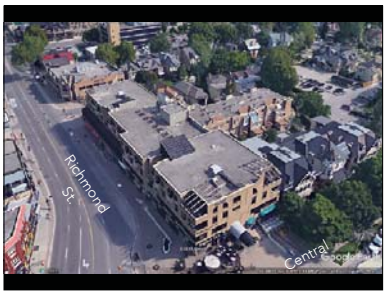
By filling in the courtyard of the 1909 Murray-Selby Shoe factory building at Piccadilly and Richmond Streets, the industrial feel was preserved while creating an airy modern atrium.



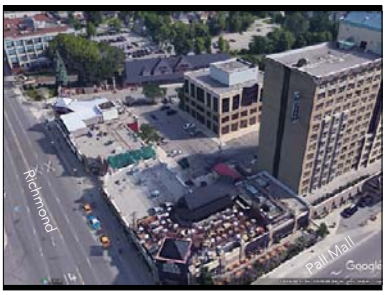
The CEEPS, built in 1890 to capitalize on the railroad, has remained the centrepiece for an expanding indoor and outdoor space.



The Sir Adam Beck house was rebuilt with modern materials after an attempt was made to rebuild it with the original materials. Lessons were learned, but the intent was there to incorporate the historic fabric and simultaneously intensify.



A vibrant streetscape along Richmond Street that does a successful job of activating the street and integrating into Richmond Row, intensifying residential, while preserving and incorporating some of the grand old residences along Central Ave. This shows the possibilities for incorporating heritage properties while simultaneously developing much denser residential on the rest of the site.



The Station Park development used the old railway and SuperTest lands, adding lots of density and activating the street, while creatively incorporating the 1892-1893 railway station, and making it into an evocative space, as those who dined in The Keg will attest. This shows that it is possible to create a district around a signature heritage building using modern buildings, including high-density buildings. These examples are all taken from within a few blocks of the prospective development. They show ways to intensify and to incorporate heritage built assets.

FURTHER READING

- Baker, M. & Neary, H. B. (2003). London Street Names: An Illustrated Guide. Toronto: Lorimer.
- Brock, D. J. (2011). Fragments from the Forks: London, Ontario's legacy. London, Ont: London & Middlesex Historical Society.
- Caldwell, H. (2017, December 5). 197 Ann Street: Evaluation of Cultural Heritage Value or Interest. Public History Heritage Designation Reports: AFC 338, London Neighbourhood and Building Resource Collection. Western University, Western Archives.
- London Old Boys. London, Ontario, Canada. Semi centennial, 1855-1905. (1905). London, Ont.: London Printing and Lithographing.
- London City Directories 1856-2013. Ivey Family London Room.

FURTHER READING 2

- Phillips, G. C. (2000). On tap: The odyssey of beer and brewing in Victorian London-Middlesex. Sarnia, Ont: Cheshire Cat Press.
- Priddis, Harriett (1909). The Naming of London Streets. Historic Sketches of London Ontario Part II. London, ON. The London and Middlesex Historical Society.
- Lutman, John (1977). 'The Buildings of the Talbot Area' in the Historic Heart of Downtown, pp. 17-34.
- Alice Gibb and Pat Morden (1989). 'The Talbot Tour' in Brackets and Bargeboards, pp. 7-27.
- Heritage Places 2.0: Potential Heritage Conservation Distractions in the City of London (2019). The City of London and Letourneau Heritage Consulting Inc, pp. 16-17.

LACH Working Group 435, 441, and 451 Ridout St – Tower Proposal

General Comments: The proposal fails to adequately reflect or consider the very high importance of this site to the history of London and its remaining heritage properties. This is London's 'stellar' site in an area that saw the earliest beginnings of London. Far more proper understanding and acknowledgement of this should have required, at the least, consultation among heritage groups, professionals and the people of London to change this very important site.

The existing buildings are not only of hugely significant importance to London's history, but are architecturally distinguished, comprising part of London's almost entirely lost 'Georgian architecture'. Surmounted (in views) by a glass tower, they would lose most of this distinction.

This proposal requires multiple zoning amendments regarding height and use which would alert the community to the incompatibility of this application. The education component is a current and historic use of the buildings. The height of construction on this site is zoned to the height of the existing buildings – this requires a variance to a height just over 10 times higher than an existing National Historic Site. How can this tower 'provide for continuity and harmony in architectural style with adjacent uses that are of architectural and historical significance'? The height totally overwhelms and impacts the 'heritage attributes' of these heritage properties.

The *Downtown Heritage Conservation District Guidelines* (*DHCD*) have also frequently been ignored.

Furthermore as this is a National Historic Site, so there should have been far more consultation with the *Historic Sites and Monuments Board* (NHSM) and their standards and guidelines.

The HIA statement is adequate as far as history is concerned, but there is little correspondence between this and the plans for the proposal itself which does not adequately cover the issues and frequently fails to answer the questions it asks. There are no proper renderings of how this proposal would fit within the historic surroundings and a lack of acknowledgement of the historic nature of the site. There should be a 'view study' including historic views or paintings of the Forks for instance. It lacks terms of reference and – in the absence of any Tall Buildings guidelines in London – does not have any proper oversight.

Constant iterations of the fact that the historic buildings will be conserved are misleading – they will be severely compromised by this adjacent development.

Specific Comments:

Context: This is one of the major issues: the site next to the place where London was founded at the Forks of the Thames. It is flanked by the historic properties of Eldon House and the Old Courthouse and Gaol – it is in the heart of a very important heritage environment, which it would compromise or destroy. The *NHSM* statement refers to the viewscape of the complex as a whole (which is highly visible from a distance). The municipal Designation documents state that the historic context, architecture, streets, landscapes and other physical and visual features are of great importance.

The *DHCD* ranks the site as 'A' and 'H' which require the most stringent protection. In *DHCD* new construction should 'respect history' and 'character-defining elements' should be conserved and it should be 'physically and visually compatible'. It is hard to see this development as visually compatible in any way. This is not in the Central Business District or the commercial heart of London where it might possibly fit, and it is highly visible from the Downtown and prominent on the cliff of the Thames River banks.

Site and siting: The proposed development is crammed up right behind the historic properties – presumably to get above the flood line. Even so, it is extremely close to this. This also means that the tower is far more visible and obtrusive to the views and vistas.

The 'heritage attributes' of the Ridout St complex include its view and position. This proposal would obliterate those.

The proposal constitutes a barrier to the river visually, physically and psychologically. It serves to isolate the Forks and Harris Park as public, community-wide amenities. It also impinges significantly on the views from the river and the Forks.

In the HIA construction related impacts have not yet been determined. Building Condition Reports and Vibration studies could have already been carried out as the proponent owns the buildings. There should have been a request to, and consultation with, the Eldon House board to facilitate necessary on-site analysis and this should have been shared with the City.

Mitigation measures reference a 40-m buffer between construction and properties but potential impacts need to be determined before the application proceeds.

It is noted that this proposal is sited above the existing flood line. However, climate change may continue to heighten this line. *UTRCA* should be consulted. The HIA also does not consider what threats to the heritage structures and grounds could occur as a result of any intrusion by new development into areas that have or might serve as a stormwater retention/detention area at this critical juncture of the Thames River. It may also impact waters upriver leading to flooding within Harris Park.

Size: The footprint is minimized because of the precarious site, but the height is maximized.

Height: The 40-storey tower is far too high – and would be the tallest building in London. This is not the right place for this. The historical importance of these buildings is minimized and trivialized by the structure, and reduced to a footnote. It is noted that views, vistas, viewscapes and viewsheds are recognized as important heritage considerations in the statements of the *DHCD* and *NHSM* and designation documents.

The 'new' and the 'old' are not joined or linked in this proposal and the heritage buildings appear only as an afterthought. There are no references in the proposal prepared as to how the existing structures could be restored, reused and incorporated into the overall site.

The shadow study does not adequately address the effect on Eldon House, given that the development is directly to the south and building is butted right up the garden wall. The grandeur of the estate is effected by its lawns, mature trees and ornamental vegetation and the views of visitors and customers of its teas on the lawn and verandah will be severely limited. The proposed development will not just shadow but overwhelm the estate and visitors will be greeted by a wall of glass and a looming modern 40-storey tower.

Before any development proceeds an Arborist Report should be conducted.

Massing/design: There is no transition between the tower and its surroundings. It forms no connections with, or address the heritage attributes of Eldon House in particular. The 'base, middle and top' portions of the design, designed to break it up conspicuously fail to do that and have little impact on its incongruity. The base or podium is faced with buff brick does not work in 'joining up' and instead overwhelms the heritage structures which should constitute the primary focus at this site.

Materials: The use of white horizontal stripes on the Tower structure does not mitigate, in any way, its height. The 'curves' are a poor attempt to add interest. There is no attempt, except for the buff brick,(which can be scarcely seen from the front) to reference the heritage of the existing structures. The overwhelming use of glass is also not in any way consistent with, or compatible to, the heritage structures in front of it.

Mitigations: The differences in height cannot be mitigated in any way. The report admits there is 'no one way to mitigate adverse impacts'.

LACH does not recommend the implementation of this proposal.

Heritage Planners' Report to LACH: February 12, 2020

1. Heritage Alteration Permits processed under Delegated Authority By-law:
    a) 38 Blackfriars Street (B/P HCD): porch alteration
    b) 82 Empress Avenue (B/P HCD): addition and alterations
    c) 285 Queens Avenue (WW HCD): railing alteration
    d) 207 Dundas Street (Downtown HCD): signage
    e) 190 Wortley Road (WV-OS HCD): signage
    f) 577 Maitland Street (WW HCD): porch replacement

2. Heritage Week Postcards

3. Update: *Ontario Heritage Act* Regulations for Bill 108 Implementation

4. London Endowment for Heritage – accepting applications for heritage conservation projects until April 7, 2020. More information: www.lcf.on.ca/london-endowment-for-heritage
    a) Ad-Hoc Allocation Committee – Thursday April 23, 2020, noon (lunch provided) at London Community Foundation Boardroom, Covent Garden Market (130 King Street)

Upcoming Heritage Events

- 8th Annual Heritage Fair, Saturday February 15, 2020, 9am-3pm, HMCS Prevost (19 Becher Street), www.londonheritage.ca/heritagefair
- Heritage Week 2020 Events
    - "Town and Gown: Western University's Public History Program 35 Years On", Thursday February 20, 7:00-8:30pm, Central Library (251 Dundas Street)
    - "125th Anniversary of London Public Library", Saturday, February 22, 2:00-3:30pm, Central Library (251 Dundas Street)
    - Middlesex Centre Heritage Fair, Delaware Community Centre (2652 Gideon Drive, Delaware) on Saturday February 22, 2020 10am-4pm. More information: www.middlesexcentrearchive.ca/events/
- Eldon House's Deadly Auction, Friday February 14, 2020, 7pm. Registration Required. More information: www.eldonhouse.ca/events/
- London Heritage Awards, Thursday March 5, 2020 at Museum London. More information: www.londonheritageawards.ca. Tickets complimentary for ACO and HLF members; $25.