

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; Brook, 68-69). Expanded by brewer Joseph Hamilton in late 1900s.
- 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). Joseph 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 Prototypes, 5 March 1951). 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

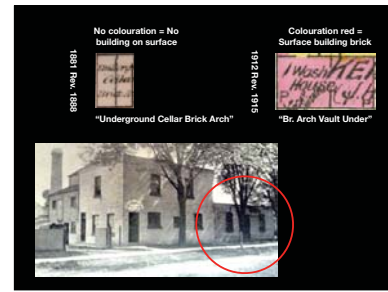


Main building of Kent Brewery post alterations and additions

"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).

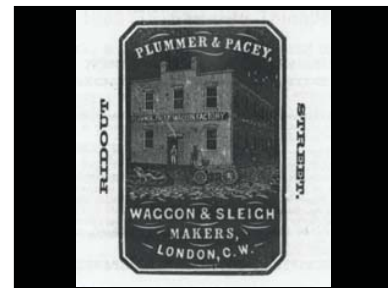
The evidence from Fire Insurance Plans shows that the building on site is the original frame brewery building with a late Victorian brick facade added by brewer Joseph Hamilton.



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 Kurtz Brewery. It is a designated building. <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11831>. Kurtz 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, Wagon & 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 (Phillips, 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.

**HAMILTON'S
LONDON ALES & PORTERS**
THE PUREST AND BEST IN CANADA.

Recommended by the Medical Faculty for their healthful properties.
SPECIAL MEDICAL PREPARED BY THE

MRS. J. HAMILTON, LONDON, ONT.

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

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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

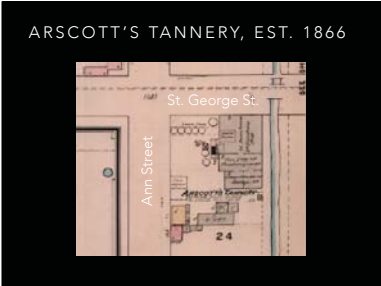
- Joseph Hamilton is listed in the City Directory as living at 179 Ann Street in 1888 and 1890. Presumably he occupies 179 Ann Street for three years before moving back to 183 Ann Street.



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

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.



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



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 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

Hyman's Tannery	1867
Kent Brewery	1859
Arscott's Tannery	1875
Carling Brewery	1867

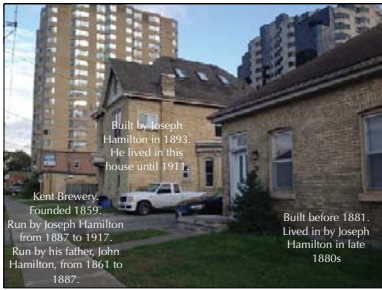
1881 Rev 1888 Fire Insurance Plans

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 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.

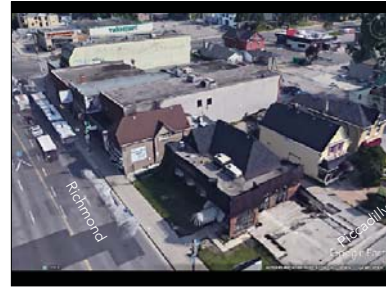
CONTEXTUAL VALUE

- 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

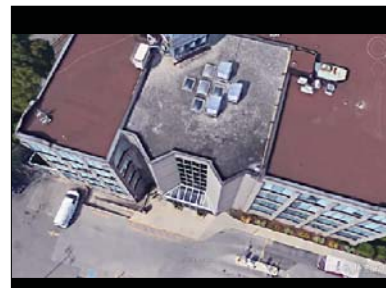
LACH requested that the prospective development incorporate heritage built assets, rather than demolishing them. The following slides contain examples of adaptive reuse of heritage built assets from the immediate neighbourhood.



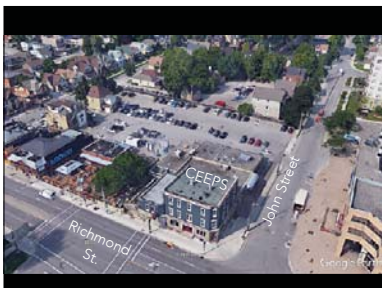
The 1928 Mock Tudor gas station at Piccadilly and Richmond became Willie Bell's Esso station. It still has the original gas station embedded in it, while adding some beautiful daylight space around it, as those frequent the Black Walnut Cafe which now occupies the space will attest. One of the original 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.



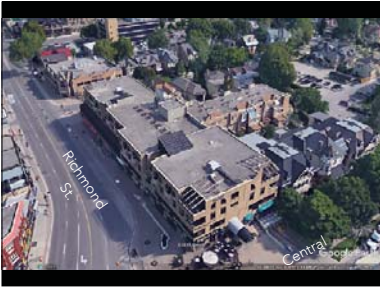
By filling in the courtyard of the 1909 Murray-Selby Shoe factory building at Piccadilly and Richmond Streets, the industrial feel was preserved while creating an airy modern atrium.



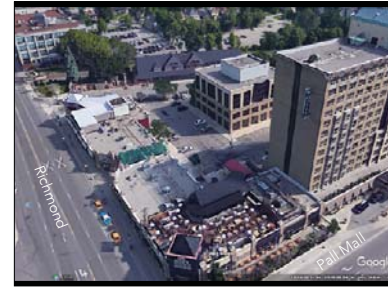
The CEEPS, built in 1890 to capitalize on the railroad, has remained the centrepiece for an expanding indoor and outdoor space.



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.
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- Caldwell, H. (2017, December 8). *197 Ann Street: Evaluation of Cultural Heritage Value of 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 Lithography.
- *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.
- Priddy, 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.