

**LACH Stewardship Sub-Committee
Report**

Wednesday September 23, 2020

Location: Virtual Zoom Meeting

Time: 6:30pm – 8:30pm

Present (virtually): M. Whalley, J. Hunten, T. Regnier, M. Bloxam, K. Waud, J. Cushing, M. Tovey; M. Greguol, K. Gonyou (staff)

Wednesday September 30, 2020

Location: Virtual Zoom Meeting

Time: 6:30pm – 9:30pm;

Present (virtually): M. Whalley, J. Hunten, T. Regnier, K. Waud, M. Tovey; L. Dent, M. Greguol, K. Gonyou (staff)

Monday October 5, 2020

Location: Virtual Zoom Meeting

Time: 6:30pm – 8:30pm

Present (virtually): M. Whalley, J. Hunten, K. Waud, M. Bloxam, T. Regnier, M. Tovey; L. Dent, M. Greguol (staff)

Tuesday October 6, 2020

Location: Virtual Zoom Meeting

Time: 8:00am – 8:30am

Present (virtually): M. Whalley, J. Hunten, M. Bloxam, T. Regnier, K. Waud, M. Tovey; M. Greguol (staff)

Agenda Items:

1. North Talbot Cultural Heritage Inventory

The Stewardship Sub-Committee was circulated on the North Talbot Cultural Heritage Inventory. The North Talbot area is identified in *Heritage Places 2.0* as an area for study and evaluation as a potential Heritage Conservation District. The Stewardship Sub-Committee had a general discussion of the North Talbot Cultural Heritage Inventory, and wishes to provide the following comments:

- The organization of the document was difficult to follow; a map and an indexed list by property address would be useful
- General support for the sub-areas identified within the broader North Talbot area
- Further consideration should be given to the boundaries, including the boundaries of sub-areas, when the North Talbot area is studied as a potential Heritage Conservation District

- Text describing the sub-areas appears to emphasize buildings that have been lost; a focus on existing resources would be a positive contribution to the description and richness of the sub-areas
- Preferred names identifying the sub-areas are:
 - ~~The Industrial Corridor~~ Carling's Creek and CPR Corridor
 - ~~The Richmond Business District~~ Richmond Row and The Village Business District
 - ~~The Thames-Talbot Area~~ Riverside Residences
 - ~~The Mid-Residential Area~~ First Suburb
- The area of Richmond Street between Oxford Street East and the Canadian Pacific Railway is locally known as "The Village"
- Further historical research will be required when the North Talbot area is evaluated as a potential Heritage Conservation District, and/or to support the designation of individual properties identified by the North Talbot Cultural Heritage Inventory

The Stewardship Sub-Committee recommends that, based on the cultural heritage information presented in the North Talbot Cultural Heritage Inventory prepared by Timmins Martelle Heritage Consultants, the following properties be added to the Register of Cultural Heritage Resources:

- 124 Albert Street
- 125 Albert Street
- 127 Albert Street
- 129 Albert Street
- 137 Albert Street
- 153-155 Albert Street
- 159 Albert Street
- 175-177 Albert Street
- 179-181 Albert Street
- 65 Ann Street
- 72 Ann Street
- 123 Ann Street
- 125 Ann Street
- 131-133 Ann Street
- 137 Ann Street
- 139 Ann Street
- 140 Ann Street
- 145 Ann Street
- 156 Ann Street
- 164 Ann Street
- 175 Ann Street
- 179 Ann Street

- 180 Ann Street
- 183 Ann Street
- 97 Barton Street
- 100 Central Avenue
- 122 Central Avenue
- 132 Central Avenue
- 133 Central Avenue
- 138 Central Avenue
- 140 Central Avenue
- 141 Central Avenue
- 144 Central Avenue
- 148 Central Avenue
- 150 Central Avenue
- 152 Central Avenue
- 154 Central Avenue
- 156 Central Avenue
- 177 Central Avenue
- 182 Central Avenue
- 183 Central Avenue
- 188 Central Avenue
- 190 Central Avenue
- 204 Central Avenue
- 64 Fullarton Street
- 66 Fullarton Street
- 156-158 Hyman Street
- 195 Hyman Street
- 197 Hyman Street
- 119 John Street
- 121 John Street
- 125 John Street
- 132 John Street
- 133 John Street
- 137 John Street
- 141 John Street
- 142 John Street
- 145 John Street
- 149 John Street
- 151 John Street
- 153 John Street
- 157 John Street
- 158 John Street

- 163 John Street
- 165 John Street
- 166 John Street
- 168 John Street
- 169 John Street
- 170 John Street
- 171 John Street
- 172 John Street
- 173 John Street
- 174 John Street
- 176 John Street
- 178 John Street
- 185 John Street
- 188 John Street
- 189 John Street
- 190-192 John Street
- 197 John Street
- 201 John Street
- 204-206 John Street
- 205 John Street
- 82-84 Kent Street
- 86-88 Kent Street
- 90 Kent Street
- 92 Kent Street
- 96 Kent Street
- 125 Mill Street
- 134 Mill Street
- 134 ½ Mill Street
- 136 ½ Mill Street
- 143 Mill Street
- 147 Mill Street
- 148 Mill Street
- 149 Mill Street
- 160 Mill Street
- 162-164 Mill Street
- 175 Mill Street
- 181 Mill Street
- 185-187 Mill Street
- 191-193 Mill Street
- 207 Mill Street
- 147 Piccadilly Street

- 176 Piccadilly Street
- 214 Piccadilly Street
- 571-575 Richmond Street
- 539 Richmond Street
- 579 Richmond Street
- 581-583 Richmond Street
- 595 Richmond Street
- 609 Richmond Street
- 633-635 Richmond Street
- 637 Richmond Street, 209 John Street
- 711 Richmond Street
- 569-571 Ridout Street North
- 583 Ridout Street North
- 1 St. George Street
- 3 St. George Street
- 4 St. George Street
- 5 St. George Street
- 6 St. George Street
- 7 St. George Street
- 8 St. George Street
- 9 St. George Street
- 10 St. George Street
- 11 St. George Street
- 14 St. George Street
- 49 St. George Street
- 51 St. George Street
- 52 St. George Street
- 53 St. George Street
- 60 St. George Street
- 61 St. George Street
- 62 St. George Street
- 64 St. George Street
- 66 St. George Street
- 75 St. George Street
- 77 St. George Street
- 84 St. George Street
- 86 St. George Street
- 100 St. George Street
- 123 St. George Street
- 130 St. George Street
- 132 St. George Street

- 135 St. George Street
- 547-551 Talbot Street
- 564 Talbot Street
- 569-571 Talbot Street
- 584 Talbot Street
- 590-592 Talbot Street
- 615 Talbot Street
- 620-622 Talbot Street
- 624 Talbot Street
- 625 Talbot Street
- 662 Talbot Street
- 664 Talbot Street
- 666 Talbot Street
- 668 Talbot Street
- 670 Talbot Street
- 694 Talbot Street
- 698 Talbot Street
- 700 Talbot Street
- 718 Talbot Street
- 724 Talbot Street

It being noted that the Stewardship Sub-Committee does not recommend that the properties at 600 Talbot Street and 152 Albert Street be added to the Register of Cultural Heritage Resources. Moved: M. Whalley; Seconded: J. Hunten. Passed.

A Revised Draft North Talbot Cultural Heritage Inventory was provided to the City, incorporating initial comments provided by the Stewardship Sub-Committee for the purposes of inclusion on the LACH Agenda for its meeting on October 14, 2020.

**2. Request to add Property to the Register of Cultural Heritage Resources:
1928 Huron Street (Tackabury House)**

The Stewardship Sub-Committee received and reviewed a statement explaining the cultural heritage value or interest of the property at 1928 Huron Street. Based on this information, the Stewardship Sub-Committee recommends that the property be added to the Register of Cultural Heritage Resources pursuant to Section 27 of the *Ontario Heritage Act*.

Motion: The Stewardship Sub-Committee recommends that the property at 1928 Huron Street be added to the Register of Cultural Heritage Resources based on the attached statement explaining the cultural heritage value or interest of the property. Moved: J. Hunten; Seconded: M. Whalley. Passed.

3. Demolition Request for Heritage Listed Property at 254 Gainsborough Road.

Added to the Agenda for the Stewardship Sub-Committee meeting on Wednesday September 30, 2020, L. Dent provided information on the notice of intent to demolish received for the heritage listed property at 954 Gainsborough Road.

The Stewardship Sub-Committee does not recommend that the property at 954 Gainsborough Road be designated pursuant to the *Ontario Heritage Act*. Moved: K.Waud; Seconded: M. Whalley. Passed.

4. Request to Designate Property pursuant to Part IV of the *Ontario Heritage Act*: 197 Ann Street

Arising from the December 11, 2019 meeting of the LACH, Municipal Council referred the properties (property) at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street to the Stewardship Sub-Committee for research and evaluation for a possible heritage designation at its meeting on January 14, 2020.

The Stewardship Sub-Committee received and reviewed an evaluation of the resource known as 197 Ann Street, former Kent Brewery, including an evaluation of the property according to the criteria outlined in Ontario Regulation 9/06 as well as a Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The Stewardship Sub-Committee recommends that the resource known as 197 Ann Street be designated pursuant to Part IV of the *Ontario Heritage Act* based on the attached evaluation of the property including the Statement of Cultural Heritage Value or Interest. Moved: M. Whalley Seconded: J. Hunten. Passed.

It being noted that the properties at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged.

5. Request to Designate Property pursuant to Part IV of the *Ontario Heritage Act*: 183 Ann Street

Arising from the December 11, 2019 meeting of the LACH, Municipal Council referred the properties (property) at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street to the Stewardship Sub-Committee for research and evaluation for a possible heritage designation at its meeting on January 14, 2020.

The Stewardship Sub-Committee received and reviewed an evaluation of the property at 183 Ann Street, the Joseph Hamilton House, including an evaluation of the property according to the criteria outlined in Ontario Regulation 9/06 as

well as a Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The Stewardship Sub-Committee recommends that the resource known as 183 Ann Street be designated pursuant to Part IV of the *Ontario Heritage Act* based on the attached evaluation of the property including the Statement of Cultural Heritage Value or Interest. Moved: M. Whalley Seconded: M. Bloxam. Passed.

It being noted that the properties at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged.

6. Cultural Heritage Assessment Report: Hamilton Road Corridor Planning Study

The Stewardship Sub-Committee decided to defer consideration of the Cultural Heritage Assessment Report: Hamilton Road Corridor Planning Study to its October meeting.

7. Research Updates

a. Request for Designation: 75 Langarth Street East

K. Gonyou updated the Stewardship Sub-Committee on the evaluation of the property at 75 Langarth Street East using the criteria of O. Reg. 9/06. A completed evaluation has been provided to the property owner for review and comment.

b. 2056 Huron Street

No update to share on research into The House in the Grove, 2056 Huron Street.

c. 1158 Byron Baseline Road

This property was referred to the Stewardship Sub-Committee by resolution of Municipal Council (May 5, 2020). A Heritage Impact Assessment was submitted as part of a Zoning By-law Amendment application (Z-9172) for an adjacent property, with information that may contribute to an evaluation of the property at 1158 Byron Baseline Road.

d. 415 Base Line Road East

No update to share as research has been limited access to libraries and archives due to the COVID-19.

e. 512 Pall Mall Street

K. Gonyou updated the Stewardship Sub-Committee with the request from the property owner regarding *Ontario Heritage Act* designation. The Stewardship Sub-Committee shared ideas for research avenues. T.

Regnier followed up by sharing information about City Directories available online.

f. Cultural Heritage Landscapes

The ongoing discussion regarding cultural heritage landscapes was noted.

Statement Explaining the Cultural Heritage Value or Interest of 1928 Huron Street (Tackabury House)

The property at 1928 Huron Street is recommended to be added to the Register of Cultural Heritage Resources as a heritage listed property because of its historical value in its associations with the Tackabury family, its contextual value in relation to other historic properties in the area as part of The Grove, and its design values as a representative Ontario farmhouse building.

The Tackabury family as an early pioneer family in London Township, settling on the south bank of the North Branch of the Thames River (Lot 1, Concession II, London Township, later purchasing more property in the area) in 1829. The Tackabury family was instrumental in the establishment of The Grove as a historic community, which grew to include a church, school, and cemetery (1425 Huron Street; also known as Webster's Cemetery). The Grove Church (demolished) at 1920 Huron Street was constructed on land donated by James Tackabury in 1862 and many members of the Tackabury family are buried at The Grove Cemetery.

The properties at 1928 Huron Street (James Tackabury House), 1424 Clarke Road (Nathaniel Tackabury House), and 1588 Clarke Road (John Tackabury House) are all believed to have been constructed in the 1860s for members of the Tackabury family. The properties together have contextual value in their relationship together in their physical and historical links together, as well as their role in supporting the historic character of the area (as relics). The properties are representative examples of 1860s farmhouses in the former London Township.

The date of the construction of the house at 1928 Huron St is estimated as 1862. This is the date when James Tackabury bought or inherited 50 acres of his father's land (S1/2 Lot 4, Conc 3) which included the section along the north side of Huron St. At this time he also gave a half acre of his land for The Grove Methodist Church which was built in brick in 1862 in the south-west corner of his land.

The style of his nearby farmhouse is remarkably similar to his father's house at 1588 Clarke Road to the north. Constructed of buff London brick, it is in the form of a simple one and a half storey small farmhouse. It is a vernacular symmetrical centre-hall plan with a small gable to the front of a cross-gable roof. There is evidence, in the extant segmented arch brick voussoir and indented line in the brick of the doorway, that the front door was larger than it is today and probably was topped with a transom. The windows are topped with bricks in a soldier course. The foundation is constructed of fieldstone.