

London Advisory Committee on Heritage

Report

The 7th Meeting of the London Advisory Committee on Heritage
October 14, 2020
Advisory Committee Virtual Meeting - during the COVID-19 Emergency
City Hall is open to the public, with reduced capacity and physical distancing requirements.

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

ABSENT: L. Fischer and S. Gibson

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

The meeting was called to order at 5:31 PM; it being noted that the following Members were in remote attendance: S. Bergman, M. Bloxam, J. Dent, T. Jenkins, S. Jory, J. Manness, E. Rath, K. Waud and M. Whalley

1. **Call to Order**

1.1 Disclosures of Pecuniary Interest

S. Bergman discloses a pecuniary interest in Item 5.2 of the 7th Report of the London Advisory Committee on Heritage, having to do with a Demolition Request for the Heritage Listed Property located at 954 Gainsborough Road, by indicating that her employer was involved in this matter.

J. Dent discloses a pecuniary interest in Item 4.1 of the 7th Report of the London Advisory Committee on Heritage, having to do with the Stewardship Sub-Committee Report, by indicating that his employer is involved with a matter on the Report.

2. **Scheduled Items**

None.

3. **Consent**

3.1 6th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 6th Report of the London Advisory Committee on Heritage, from its meeting held on September 10, 2020, was received.

3.2 Municipal Council Resolution - 6th Report of the London Advisory Committee on Heritage

That the Municipal Council resolution, from the meeting held on September 29, 2020, with respect to the 6th Report of the London Advisory Committee on Heritage, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That the following actions be taken with respect to the Stewardship Sub-Committee Report, from its meetings held on September 23, September 30, October 5 and October 6, 2020:

a) the following properties BE ADDED to the Register of Cultural Heritage Resources based on the cultural heritage information presented in the North Talbot Cultural Heritage Inventory prepared by Timmins Martelle Heritage Consultants:

- 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;

b) the property located 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;

c) 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;

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

d) 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;

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

e) the balance of the above-noted Stewardship Sub-Committee Report, BE RECEIVED.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by J. Banninga and J. Williams at 784 Hellmuth Avenue, Bishop Hellmuth 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 for alterations to the property located at 784 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the replacement of the windows, specified in this Heritage Alteration Permit, be replaced no later than December 22, 2020; and,
- the Heritage Alteration Permit be displayed in a location visible from the street while the work is underway.

5.2 Demolition Request for Heritage Listed Property at 954 Gainsborough Road by 24255284 Ontario Inc.

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the following actions be taken with respect to the request to demolish the buildings on the heritage listed property located at 954 Gainsborough Road:

- a) the above-noted request to demolish BE PERMITTED;
- b) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter; and,
- c) the property located at 954 Gainsborough Road BE REMOVED from the Register of Cultural Heritage Resources.

6. Adjournment

The meeting adjourned at 6:33 PM.

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.

Evaluation of Cultural Heritage Value or Interest: The Kent Brewery building at 197 Ann Street

1.0 Background

1.1 Property Location

The property at 197 Ann Street is located on the south side of Ann Street east of St. George Street (Appendix A). The property at 197 Ann St. consists of a two-storey main building (the Kent Brewery building), the adjoining one-storey brewery washhouse, a side garage, and three storage/garage outposts that extend to the back of the property.

1.2 Cultural Heritage Status

The property at 197 Ann Street was added to the *Inventory of Heritage Resources* in 1997. In 2007, the *Inventory of Heritage Resources* was adopted in its entirety as the Register pursuant to Section 27 of the *Ontario Heritage Act* by Municipal Council. The property at 197 Ann Street is a potential cultural heritage resource.

1.3 Description

The Old Kent Brewery at 197 Ann St is a two-storey former industrial building built for purpose as a proto-industrial mid-19th century brewery (Appendix B). It has the simple spare lines and square form of the Georgian style which was eminently suited to its utilitarian and vernacular function. It adheres to the Georgian style with its simplicity: the flat planes of its façade and side walls and the symmetry in the placement of the windows. The symmetry of the façade is broken by the side placement of the front door which allowed more space inside for production activities.

This building is clad in locally-sourced London buff brick and an Italianate influence can be seen in the construction of an elaborate and corbelled brick cornice above. This is more typical of urban residences of this time. The brick corbel coursings meet at the corners and produce a stylish parapet effect. There is no basement line visible on the outside, testifying to the age of the building.

Most of the original windows are segmental-arch openings topped with brick voussoirs. The single-storey washhouse to the west side also has a segmental arch window with brick voussoir. It appears that other doors and windows, especially seen on the west side, have been bricked up as the building's function changed over the years.

1.4 Property History

The historic Carling's Creek, though now largely underground (a "lost creek"), nevertheless retains strong historical resonances to this day. It was described as a potential mill seat—a site of economic potential—in 1793 (See Appendix C). This was one of the small number of significant features noted about London by the Simcoe expedition that decided London's location. The creek still empties into the river just south of Ann Street Park, and is also daylight (i.e., visible) between Waterloo and Colborne near Pall Mall. The property at 197 slopes down towards the former creek bed, which is behind a fence immediately to the north of the property.

1.4.1 197 Ann Street

197 Ann St. is historically significant to London because, as brewing historian Glen Phillips notes, "the main building is the largest surviving brewery artifact from Victorian London Middlesex." Along with flour milling and lumbering, brewing stands as one of the Canada's earliest industries. The brewing history in London is significant on a national scale with some of the largest breweries in Canadian history, Labatt and Carling, having their roots here. Brewers that were able to do well in their own local markets were well situated when the Canadian Pacific Railway came through London. It enabled them to be able to transport ale across the country and dominate larger markets. London's dynamic licensed liquor trade, pronounced early military presence, and its rising population were enticing factors for the several brewers who arrived on the local scene during the 1840s. The majority of Londoners, additionally, were of English, Scottish or

Irish descent, all strong brewing nations, and belonged primarily to those religious denominations not prone to temperance.

The years 1857 to 1861 were the hardest years, financially, that the brewing industry in London had seen to date. Canada was in the grips of the first worldwide economic crisis, triggered by the Panic of 1857, which began in the United States on August 24, 1857. In 1859, during this general economic depression, Henry Marshall and John Hammond opened the Kent Brewery on lot 3, on the south side of Ann Street, between Sarnia (Richmond) and Talbot. The brewery's washhouse would later be built on lot 4. In 1861, the economic climate, and strong competition from the city's two largest breweries, forced the original owners of the Kent Brewery out of business within two years.

Marshall and Hammond's successors, Francis L. Dundas and John Phillips, made enlargements and additions to the brewery. However, Dundas and Phillips were even less fortunate. After only six months, Phillips dissolved his partnership with Dundas. Three months after that, Phillips too gave up. In November 1861, John Hamilton, an ale brewer from Dunfermline, Scotland, moved to Canada and took up the business, living in a house on Ann Street near the brewery. Hamilton completely turned the brewery around and made a comfortable profit.

John Hamilton was born July 12, 1824, in Dunfermline, Fife, Scotland to John Hamilton (b. April 17, 1791, Dunfermline-d. 26 May 1861) and Janet McNab (b. 1796, Scotland). John was an ale brewer in Scotland.

John married Agnes Horn (also of Dunfermline). They had a son, Joseph, and a daughter, Elizabeth. Joseph would come to head the family brewing business. Elizabeth would marry Samuel Arscott (1849–1922), son of Richard Arscott, founder of the Arscott Tannery. The Arscott tannery was another London industry that had its beginnings on Ann Street next to Carling's Creek, less than a block from the Kent Brewery. Elizabeth married, in other words, her near neighbour. Samuel Arscott would go on to build one of Canada's largest tanneries, in Benton, New Brunswick, and also run three tanneries in Walkerton.

John Hamilton briefly held a partnership in the brewery with Daniel Morgan, who also lived on Ann Street (1863 City Directory). The partnership lasted until the mid-1860s, but Hamilton soon operated the enterprise alone.

In reflecting on the Kent Brewery during the Hamilton era, brewing historian Glen Phillips believes that, "ultimately [Hamilton's] success proved that even the humble could be mighty in their own modest ways."¹² In 1870, the 8,000 gallons of ale and porter produced at the Kent Brewery netted Hamilton an income of \$500.

The Kent Brewery was situated in 1859 on lot number 3 on the South Side of Ann Street. By 1 April 1872, John Hamilton has become sufficiently prosperous that he was able to purchase all of the land between his brewery and St. George St. (lots 4-7). In present day terms, these properties are the former brewery washhouse (lot 4), the Hamilton homestead (183 Ann Street, or lot 5), the house where Joseph lived (179 Ann Street, or lot 6), and the house where John Arscott, one of their relations-by-marriage, lived from 1894 until at least 1900 (175 Ann Street, lot 7).

From 1873 to 1884, a new era in the history of beer was born in Ontario. The birth of beer branding was characterized by stiff competition, and many of the smaller breweries in London like John Allasters' Dundas Street Brewery in the East End, Robert Arkell's Kensington Brewery, and David Haystead's Victoria Brewery did not survive.

While other small breweries went out of business for various reasons, including increased competition, temperance, and fires, the Kent Brewery rose steadily in popularity. Stories about the Kent Brewery were picked up by The Globe [precursor to the Globe & Mail], suggesting a brewery with more than local significance. The central factor in John Hamilton's success was his marketing strategy, and the recognition that he was not going to overpower Labatt and Carling on volume and area of distribution.

The Kent Brewery's growth relied on focused sales, branding, and persistent advertising. On October 9th, 1887, John Hamilton passed away and the business was taken over by his son, Joseph. At this juncture, Joseph Hamilton had at least 14 years of experience working at the Kent Brewery before he assumes the reins.

Over the next five years, Joseph Hamilton managed to nearly triple the brewery's commercial worth. In October 1888, a year after John died, the *London Advertiser* noted that Joseph Hamilton had managed to rapidly build up his locally-based business. Joseph Hamilton's adoption of "London Porter" as his brand played on a centuries-old tradition of well-regarded porters brewed in London, England. According to Philips, promotional slogans like,

"Hamilton's London Porter is Universally Acknowledged to be the Peer of all Porters";

"Hamilton's London Porter still maintains its high standard of excellence, never deviating except for the better";

"Hamilton's London Porter is unsurpassed by any Canadian Stout. You can always rely on the quality of this article";

"Hamilton's London Porter is equal to the best imported. Sells on its own merits. You cannot make a mistake if you can ask for Hamilton's";

"Hamilton's London Porter--The Most Recommended Beverage on the Market"

could now be regularly found next to the London Free Press masthead. The Kent Brewery's focus on a niche market—catering to local tastes by selling a unique English-style porter—was ultimately the recipe for its success.

The profitability of the brewing industry in Ontario was also dependent to a large extent on waves of temperance sentiment. In the post-1860 period, anti-liquor legislation manifested itself throughout Canada with increased frequency. The *Dunkin Act*, passed in the United Provinces of Canada in 1864, made it possible for any county or municipal council to prohibit retail trade within its borders by majority vote of electors; this was known as "the local option".

In 1878, the Dominion government passed a temperance act called the *Scott Act*. Large sections of the Maritime Provinces voted in favour of the new act, but in Ontario, support for temperance was not as widespread. By the turn of the century, however, this began to change, and many breweries began to close across the province. By 1888, Labatt, Carling, and Kent were the sole breweries left in operation in London according to the city directories, and it remained that way until the *Canadian Temperance Act* was passed in 1916.

As a war policy, between 1916 and 1917, strict temperance legislation was passed in all Canadian provinces, and all alcohol, except for medicine and scientific purposes, was prohibited. Mike Baker and Glenn Phillips assert that this legislation closed the doors of the Kent Brewery for good. Joseph Hamilton's death certificate shows him as having retired from the brewing business in 1916 (Certificate Number 026246). In 1918, the city directories list the property at 197 Ann St. as vacant for the first time.

Following the closure of the Kent Brewery, 197 Ann St. continued to play a role in London's industrial life. It functioned as a garage in the 1920s, immediately after the period of vacancy. Other highlights include its use as a cigar factory, a cheese factory, and a bicycle shop.

From 1930–1938 it was used as a winery, which first appears as the Royal Winery, and then Adelaide Winery, which had been licensed in 1918, and which sold "Fine Wines & Champagnes". Adelaide Winery was bought by the London Winery.

It has also been used as an automotive repair shop at multiple times in its history, as well as other automotive-related uses (the Stark Truck Service and the A-1 Delivery Service). Today, it is home to Williams Downtown Automotive Service. The large industrial spaces that lent themselves to making beer, wine, cigars, and cheese, were easy to adaptively re-use for garaging bicycles, cars, or trucks.

Beginning in 1984, the property began to regularly house tenants in addition to serving its commercial role. From the information available, the tenants seem to have been primarily students.

2.0 Request for Designation

On December 11, 2019, the London Advisory Committee on Heritage requested that the property at property at 197 Ann Street BE REFERRED to the Stewardship Sub-Committee for research and evaluation for a possible heritage designation. The Stewardship Sub-Committee undertook research and evaluation of the property at 197 Ann Street.

3.0 Cultural Heritage Evaluation

3.1 Evaluation

The property at 197 Ann Street was evaluated using the criteria of O. Reg. 9/06. A summary of the evaluation is included below.

Table 1: Evaluation of property at 197 Ann Street using the criteria of Ontario Heritage Act Regulation 9/06.

Cultural Heritage Value	Criteria	Evaluation		
Physical/Design Values				
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method		No x	Though the property is considered to be the largest surviving brewery artifact from Victorian London-Middlesex, the property at 197 Ann Street is not a rare, unique, representative or early example of a style, type, expression, material, or construction method.
	Displays a high degree of craftsmanship or artistic merit		No x	The property at 197 Ann Street is not believed to demonstrate a high degree of craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement		No x	The property at 197 Ann Street is not believed to demonstrate a high degree of technical or scientific achievement.

Historical/Associative Values				
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes x		<p>This property is valued for its direct associations with the Kent Brewery (the third most significant historic brewery in London after Carling's and Labatt's), and the Hamilton brewing family, particularly John Hamilton, who ran the brewery from 1861–1887, and his son, Joseph Hamilton, who ran the brewery from 1887–1917.</p> <p>This property is valued for its associations with the historic Carling's Creek (now largely underground), and with the early industrial history that grew up around Carling's Creek and CPR Corridor.</p>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes x		<p>This property is valued for its potential to yield information on the history of the Talbot North neighbourhood (prioritized in <i>Heritage Places 2.0</i> as the area of highest importance for a future potential Heritage Conservation District).</p> <p>This property is valued for its potential to yield information on the nationally-significant brewing history of London-Middlesex.</p> <p>This property is valued for its potential to yield information on the Carling's Creek and CPR corridor (a distinctive sub-area of Talbot North).</p>
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		No x	The property at 197 Ann Street is not known to demonstrate or directly reflect the work or ideas of an architect, artist, builder, designer, or theorist.

Contextual Value				
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	Yes x		<p>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.</p> <p>The longevity of the site within the neighbourhood, and the fact that it is the last remaining industrial property in Talbot North sited to take advantage of Carling's Creek, make it is one of the defining buildings of the Talbot North neighbourhood, which is currently #1 in the priority list of neighbourhoods to be considered for Heritage Conservation District status in London.</p>
	Is physically, functionally, visually, or historically linked to its surroundings	Yes x		<p>This property is visually, historically, and functionally linked to the industrial buildings that congregated near the CPR tracks, including the CPR cold storage across the tracks to the northwest (attached to 123 St. George Street), the CPR warehouse to the north (later Capitol's first record-pressing plant in Canada) (100 St. George), the Fireproof Warehouse (215 Piccadilly/715-717 Richmond) and the Murray-Selby Shoe Factory Building to the northeast, the former CPR passenger station, and the former Ford Factory at Pall Mall and Waterloo. These buildings are part of the visible landscape that surrounds the brewery to the west, south, and east, and are similar examples of successful adaptive reuse.</p> <p>This property (197 Ann St) is valued because it is historically linked to the properties immediately to the west that brewer John Hamilton owned, and brewer Joseph Hamilton built for his family residence (183 Ann St.) or lived in (179 Ann St.).</p> <p>This property is valued because it is visually and physically linked to 183 Ann Street. Joseph Hamilton clad the Kent Brewery (197 Ann Street) in a similar buff brick to the brick he used in building his residence next door at 183 Ann Street. There are also similarities in the form, size, and style of the windows. The brick used for 183 and 197 Ann Street echoes that used for the cottage immediately to the west (179 Ann Street), which was also owned by the Hamilton family.</p> <p>Taken together, these three structures are visually and functionally linked: they present</p>

				a rare Canadian example of a 19th Century brewery district, where the brewers' houses are preserved along with the brewery building.
	Is a landmark		No x	Though the property was noted as a landmark by Goodspeed in 1889, when the brewery was still in active production, it would not be considered a landmark in the community today.

3.4 Integrity

While integrity is not a measure of architectural/design value, there is a high degree of retention of original elements of the cultural heritage resource in the main building and washhouse at 197 Ann Street. Its profile, massing, and scale, in addition to a number of openings (some filled-in, but present) appear as they did in the c. 1905 photograph, at the peak of the brewery's business. Changes that have occurred have been generally sympathetic to the cultural heritage values of the property.

3.5 Authenticity

Authenticity speaks to whether the design of the structure communicates today as an expression of its period and architectural style. A comparison with the 1856 image of the Plummer and Pacey Building (Appendix D), suggests that the building retains an authentic expression of a mid-19th Century Georgian proto-industrial building.

4.0 Conclusion

The property at 197 Ann Street is a significant cultural heritage resource that merits designation under Part IV of the *Ontario Heritage Act* due to its historical associations and contextual value. The property at 197 Ann Street is worthy of conservation.

Between 1886 and 1916, the Kent Brewery was one of only three breweries in London, the other two being Labatt's and Carling's. In an era where other small-scale local breweries were closing for reasons such as fires, temperance, and increased competition; Kent was able to grow. The Kent Brewery was well-known for its English-style porter and had a reputation for brewing good quality local beer. Kent got its name because its beers were made from flavoured white hops imported from the renowned hop fields of Kent, England. Its name is not to be confused with the Kent family in London's early history.

The historic Carling's Creek, though now largely underground (a "lost creek"), nevertheless retains strong historical resonances to this day. It was described as a potential mill seat—a site of economic potential—in 1793 (See Appendix C). This was

one of the small number of significant features noted about London by the Simcoe expedition that decided London's location.

The property at 197 Ann St. is important in defining the character of the historic Carling's Creek and CPR corridor. It is an important link to the era before the CPR railway, and to the industries that were attracted by the Creek. Although a number of important industrial buildings have been preserved from the CPR era, the Kent Brewery is both the oldest remaining industrial structure in the area, and the only industrial building in Talbot North that retains that primary relationship to the Creek.

It is also visually, historically, and functionally linked to the industrial buildings that congregated near the CPR tracks, including the CPR cold storage across the tracks to the northwest, the CPR warehouse to the north (later Capitol's first record-pressing plant in Canada), the Fireproof Warehouse and the Murray-Selby Shoe Factory Building to the northeast, the former CPR passenger station, and the former Ford Factory at Pall Mall and Waterloo. These buildings are part of the visible landscape that surrounds the brewery to the west, south, and east.

Collectively, these buildings constitute one of the strongest examples of adaptive re-use of heritage structures in London, one of the hallmarks of the area. The Kent Brewery building is similarly an exemplar of adaptive reuse, having been successfully repurposed many times in its history, notably to make wine, beer, cheese, and cigars, and now a residential use.

Talbot North has the highest priority for consideration as a potential Heritage Conservation District according to *Heritage Places 2.0*.

The industrial properties near Ann and Piccadilly Streets west of Richmond, and their relationship to the CPR tracks and Carling's Creek, are among the unique identifiers of the Talbot North neighbourhood, one of the unique characteristics of the neighbourhood to be considered for preservation in any forthcoming HCD study. The Kent Brewery is primary in defining that uniqueness, and this area.

5.0 Recommendation

That on the recommendation of the Stewardship Sub-Committee, notice be given under the provision of Section 29(3) of the Ontario Heritage Act R.S.O. 1990, c. O. 18 of Municipal Council's intention to designate the property at 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report.

Acknowledgments

Acknowledgments to Hayley Caldwell for allowing the use of material from her 2017 Public History Heritage Property Research for 197 Ann Street, to Hilary Bates Neary for her assistance in land registry records research, to Dan Brock for genealogical information, to Janet Hunten and Theresa Regnier for researching tax assessment and collectors rolls, to Joe O'Neil for photography, to Mark Tovey for providing historical and chronological information, and to Maggie Whalley on her work identifying the architectural details of the property.

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Tax Assessment Records. Various years.

Appendix A – Location

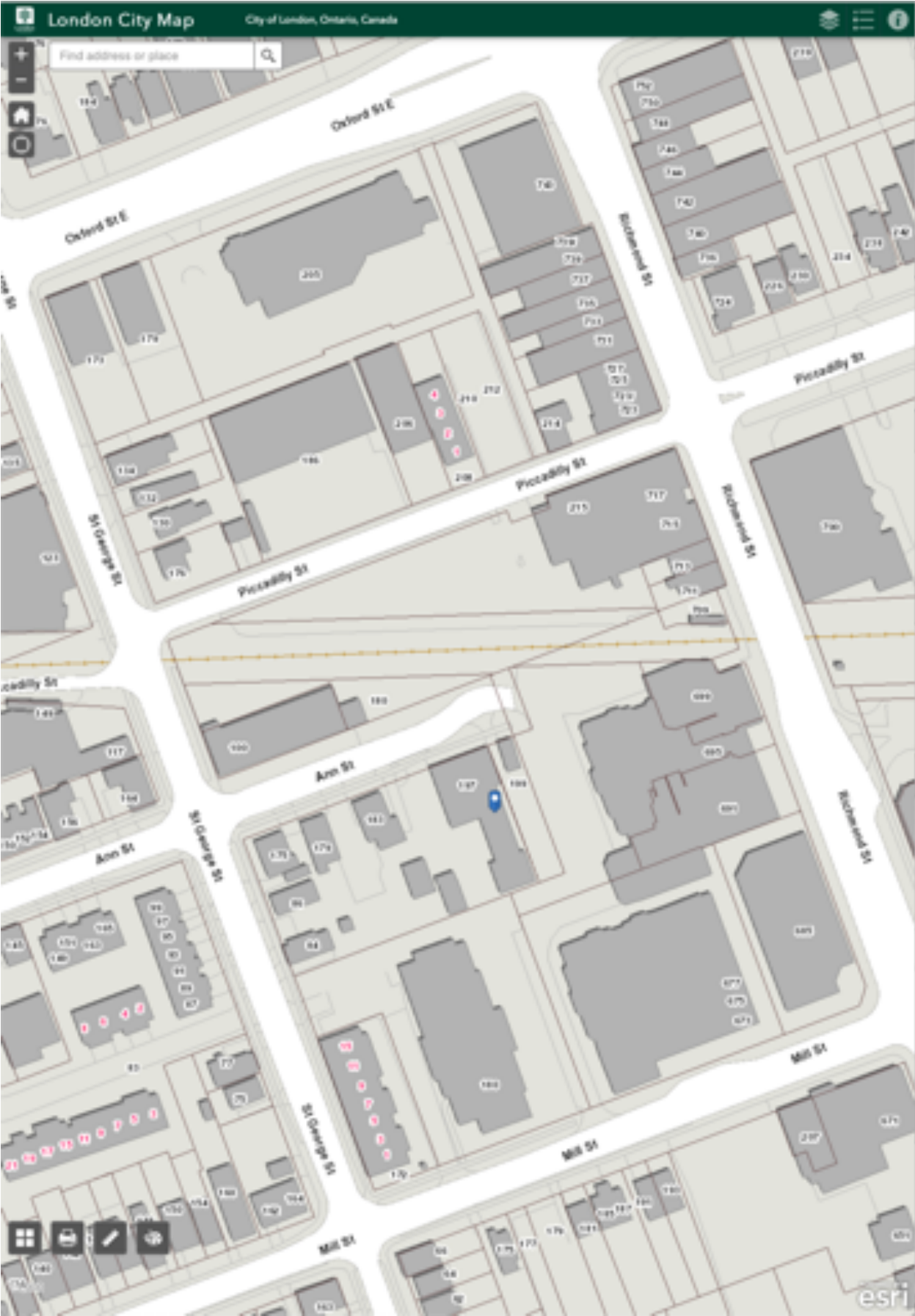


Figure 1: Property location of 197 Ann Street

Appendix B – Images



Image 1. Kent Brewery, London Old Boys Semi-Centennial 1855-1905, published 1905.

Photograph of the Kent Brewery after “extensive alterations and additions were made” by Joseph Hamilton “near the end of the [19th] century” (Phillips, 155).



Image 2. Kent Brewery building, October 2020

Apart from a new door in the centre, the main Kent Brewery building still looks much as it did at its peak, when the photograph above was published in 1905.



Image 3: The main brewery building



Image 4: The brewery washhouse

sa

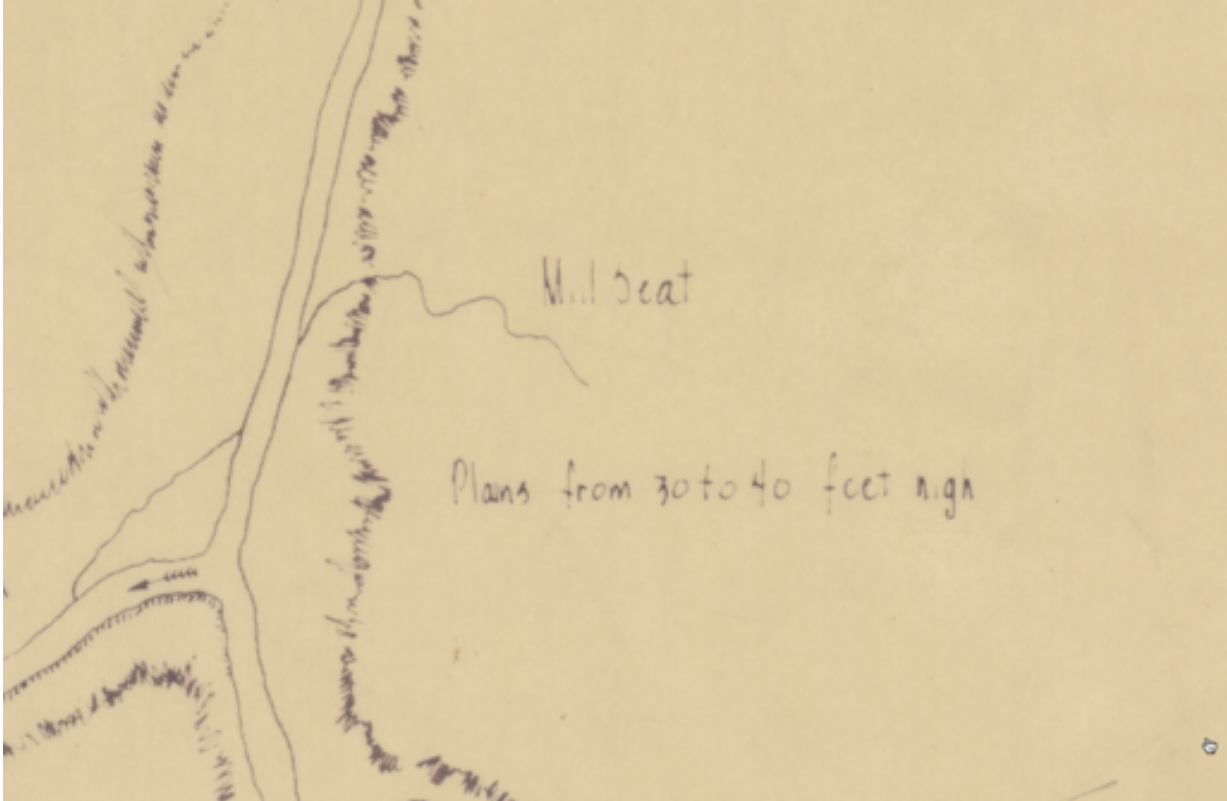


Image 5: Main brewery building (left) and brewery washhouse (right)

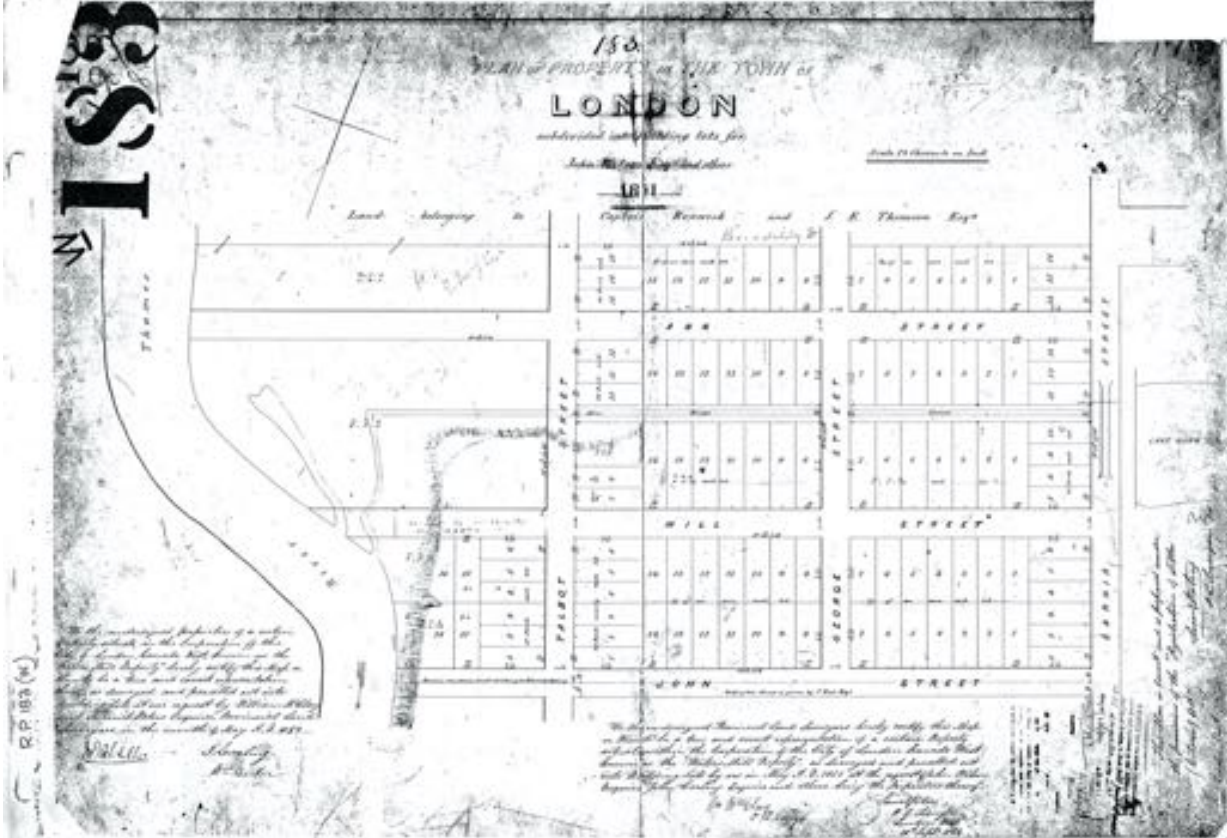


Image 6: The brewery (far left) and the two residences associated with it, 183 Ann Street (centre) and 179 Ann Street (right). John Hamilton owned all of these properties, and Joseph Hamilton lived in both 183 and 179 Ann Street at different times. The only other identifiable example in Canada of an extant brewery building with the brewer's house still intact next door is Alexander Keith's brewery in Halifax (see Appendix D)

Appendix C – Historical Documentation



Detail from Grant map made from notes made during Lt-Gov. John Graves Simcoe's 1793 expedition to what would become London ON. Carling's Creek is one of the few features noted. A potential "Mill Seat" meant a place of economic potential. In 1836, forty years later, Thomas Waters made good on this economic promise by setting up Waters' Mill on the Creek. Map produced by surveyor Lewis Grant in 1830 based on field notes of Augustus Jones from 1792–1793.







In 1851, the Waters' Mill property was surveyed and subdivided by a consortium that included John Carling, John Wilson, and future London Mayor William Barker. The Creek would later be re-channelled west of Richmond. (RP 183(W)).

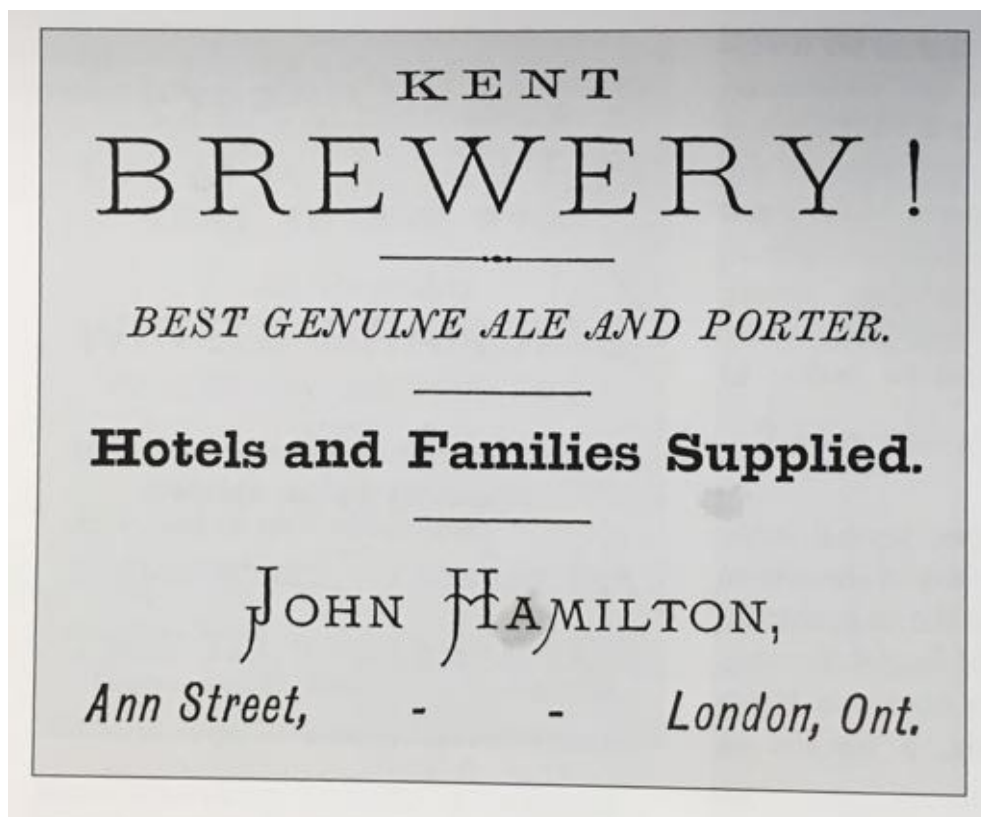
OLDEST REMAINING INDUSTRIAL BUILDING IN CARLING'S CREEK AND CPR CORRIDOR

Contextual Value

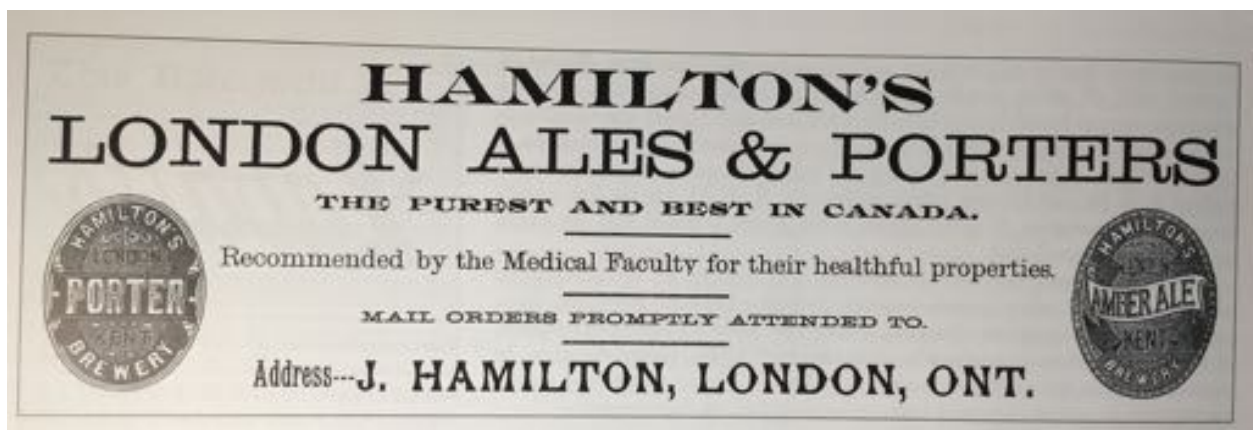
1881 Rev 1888 Fire Insurance Plans

Hyman's Tannery		1867
Kent Brewery		1859
Arscott's Tannery		Est. 1866, rebuilt c. 1869
Second Carling Brewery		1875, rebuilt 1879

Other industries came to see the advantages of the motive power provided by the creek. Those industries came to include the Carling Brewery (est. 1843 on Waterloo Street), the Kent Brewery (est. 1859), Arscott's Tannery (est. 1866), Hyman's Model Tannery (1867), and the second Carling Brewery, built in 1875, and rebuilt in 1879. Carling beer, after which the creek is named, became a global brand. Arscott's Tannery spawned one of Canada's largest tanneries (Samuel Arscott & Co.) in Benton, N.B.



1878. Ad for Kent Brewery found in London City Directory 1877-1878, during the era of the Kent Brewery when John Hamilton was brewer. Glen Phillips, *On Tap: The Odyssey of beer and brewing in Victorian London-Middlesex*. Page: 76.



John Hamilton's son Joseph Hamilton used images of his beer labels in advertisements as part of his enterprising branding strategy. Compare the black-and-white beer label facsimiles in the ad above with the real labels below. Glen Phillips, On Tap: The Odyssey of beer and brewing in Victorian London- Middlesex, page: 36 – "While dark ale, porter and stout dominated most of Victorian Canada's beer world, brewers hardly ignored changes in public taste. Joseph Hamilton supplied steadfast traditionalists with his London Porter and accommodated those who wanted something a bit lighter with his Amber Ale."



Figure 4: Kent Brewery advertisement from 1903 Old Boys Reunion Book, p. 54, showing label facsimile.



Figure 4: Labels for Hamilton's London Porter and Amber Ale from 1889. Fisher Rare Book Library, U. of Toronto.



John McNab Hamilton

BIRTH 12 JULY 1824 • Dunfermline, Fife, Scotland
DEATH 9 OCTOBER 1887 • London City, Ontario, Canada

Facts

- Age 0 — **Birth**
12 July 1824 • Dunfermline, Fife, Scotland
- Age 2 — **Birth of Sister Sarah Hamilton** (1826-)
30 Oct 1826 • Dunfermline, Fife, Scotland
- Age 5 — **Birth of Brother Daniel Hamilton** (1830-1914)
06 Mar 1830 • Dunfermline, Fife, Scotland
- Age 8 — **Birth of Brother James Hamilton** (1833-1914)
06 May 1833 • Dunfermline, Fife, Scotland
- Age 23 — **Marriage**
19 Nov 1847 • Dunfermline, Fife, Scotland
-  **Agnes Horn**
(1808-1888)
- Age 23 — **Birth of Daughter Elizabeth Hamilton** (1848-)
2 April 1848 • Dunfermline, Fife, Scotland
- Age 25 — **Birth of Daughter Janet Hamilton** (1850-1904)
24 May 1850 • Dunfermline, Fife, Scotland
- Age 29 — **Birth of Daughter Agnes Hamilton** (1854-1915)
abt 1854 • Dunfermline, Fife, Scotland
- Age 36 — **Birth of Son Joseph Hamilton** (1860-)
6 December 1860 • Dunfermline, Fife, Scotland
- Age 36 — **Birth of Daughter Helen Hamilton** (1860-)
6 December 1860 • Dunfermline, Fife, Scotland

Family

- Parents
-  **John Hamilton**
1791-1861
-  **Janet McNab**
1796-
- Spouse & Children
-  **Agnes Horn**
1828-1888
-  **Elizabeth Hamilton**
1848-
-  **Janet Hamilton**
1850-1904
-  **Agnes Hamilton**
1854-1915
-  **Joseph Hamilton**
1860-
-  **Helen Hamilton**
1860-
-  **Mary Hamilton**
1863-1902
-  **Jemima Hamilton**
1868-

Sources

- Ancestry Sources
-  1861 Scotland Census
-  1871 Census of Canada
-  Ancestry Family Trees
-  Ontario, Canada, Deaths, 1869-1938 and Deaths Overseas, 1939-1947

- Age 36 — **Death of Father John Hamilton** (1791-1861)
26 May 1861 • Dunfermline, Fife, Scotland
- Age 37 — **Residence**
1861 • Dunfermline Burgh, Fife, Scotland
Relation to Head of House: Head
- Age 38 — **Birth of Daughter Mary Hamilton** (1863-1902)
1863 • London, Middlesex, Ontario, Canada
- Age 43 — **Birth of Daughter Jemima Hamilton** (1868-)
abt 1868 • London, Middlesex, Ontario, Canada
- Age 47 — **Residence**
1871 • Ward 02, London, Ontario, Canada
Marital Status: Married
- Age 56 — **Death of Sister Margaret Hamilton** (1819-1880)
1880 • Dunfermline, Fife, Scotland
- Age 57 — **Death of Sister Janet Hamilton** (1816-1881)
28 Dec 1881 • Dunfermline, Fife, Scotland
- Age 63 — **Death**
9 October 1887 • London City, Ontario, Canada

Genealogical information on brewer John Hamilton and his family. Hamilton was an ale brewer in his hometown of Dunfermline in Fife, Scotland, before coming to Canada and taking over the Kent Brewery.



Joseph Hamilton

BIRTH 6 DEC 1859 • Dunfermline, Fife, Scotland

DEATH 23 MAY 1943 • London, Middlesex, Ontario, Canada

Facts

Age 0 — Birth

6 Dec 1859 • Dunfermline, Fife, Scotland

Age 2 — Arrival

1861

Age 2 — Residence

1861 • Dunfermline Burgh, Fife, Scotland

Age 3 — Arrival

1862

Age 12 — Residence

1871 • London Ward 2, London, Ontario, Canada

Age 22 — Residence

1881 • Ward 2, London City, Ontario, Canada

Age 23 — Marriage

31 May 1883 • London, Middlesex, Ontario, Canada

Susannah "Susie" Fletcher
(1863-)

Age 32 — Residence

1891 • Ward 2, London City, Ontario, Canada
Marital Status: Married; Relation to Head of House: Head

Age 42 — Residence

1901 • London (City/City) Ward/Quartier No 2, London (City/City), Ontario, Canada
Marital Status: Married; Relation to Head of House: Head

Age 52 — Residence

1911 • London City, Ontario, Canada
Marital Status: Married; Relation to Head of House: Head

Family

Parents

John McNab Hamilton
1824-1887

Agnes Horn
1828-1888

Spouse & Children

Susannah "Susie" Fletcher
1863-

Ella May Hamilton
1886-

Mabel A Hamilton
1888-

John Horn Hamilton
1891-1915

Lawrence Joseph Hamilton
1894-

Edward William Fletcher Hamilton
1894-1923

Sources

Ancestry Sources

-  1861 Scotland Census
-  1871 Census of Canada
-  1881 Census of Canada
-  1891 Census of Canada
-  1901 Census of Canada
-  1911 Census of Canada
-  1921 Census of Canada
-  Ancestry Family Trees
-  Ontario, Canada Marriages, 1801-1926
-  Ontario, Canada, Deaths, 1869-1938 and Deaths Overseas, 1939-1947
-  Scotland, Select Births and Baptisms, 1564-1950

Age 61 — Residence

1 Jun 1921 • London, London, Ontario, Canada
Marital Status: Married; Relation to Head of House: Head

Age 83 — Death

23 May 1943 • London, Middlesex, Ontario, Canada

Occupation

Brewer

Genealogical information on brewer Joseph Hamilton and his family. Joseph Hamilton took over the brewery after his father's death and made it sufficiently successful that he was able to build the substantial brick residence that still stands next door to the Kent Brewery at 183 Ann Street.

Table 2: City Directory listings for the property at 197 Ann Street

Year	Resident, Occupation [Notes from other sources]
1858	[John Walsh, a merchant who lived on Ann Street east of the brewery, sold the land to Henry Marshall in 1858, LRO]
1859-1861	John Hammond, Henry Marshall, Brewers [location on lot 3 South Side Ann Street confirmed using 1859, 1860 tax assessment rolls] [Henry Marshall would later move to County of Kent, England]
1861	Francis Dundas, John Phillips, Kent Brewery. [1861 use of Kent Brewery name confirmed via article in the London Prototype, 5 March 1861] [location on lot 3 South Side Ann Street confirmed using 1861 tax assessment rolls]
1861-1864	Kent Brewery, Hamilton and Morgan, props, Ann [location on lot 3 South Side Ann Street confirmed using 1864 Collector's Roll]
1864-1887	John Hamilton, Kent Brewery [John Hamilton first appears as sole proprietor in Mitchell's Canada Gazetteer and Business Directory, 1864-65] [John Hamilton buys the land outright from Henry Marshall in 1873 (LRO)] [John Hamilton dies intestate, and his widow Agnes sells the brewery to her son, Joseph, who has already been working at the brewery for at least d.c. 14 years]
1887-1917	Kent Brewery, Joseph Hamilton, propr. The last City Directory entry for the Kent Brewery is in the 1917 directory. [John Hamilton's death certificate states that he retired in 1916. This accords well with the directory date, because names for directories were often collected in the year prior to publication]. [In 1897, Joseph Hamilton takes out a mortgage from Martha McMartin, the wife of hotel keeper James McMartin]
1918-1921	Vacant
1922	Liberty Garage auto reprs
1923-1926	Liberty Garage auto reprs, Harry North, auto trmr
1927-1928	Hydro Sub Station, Vacant
1929	Royal Winery, Hydro Sub Station
1930-1938	Adelaide Winery Ltd., Hydro Sub Station [In 1937, Joseph Hamilton sells the property to Philip Pensa (LRO).]
1939	Vacant, Hydro Sub Station
1940	London Cheese Production, Superior Wax Co., Etsol Synthetic Production
1941	Phil Penn Products, Hydro Sub Station
1942	Phil Penn Products, Hydro Sub Station, William Toohey, printer
1943-1944	Phil-Penn Products, Hydro Sub Station
1945-1946	Phil-Penn Products, Hydro Sub Station, Peter Balletto
1947	Phil-Penn Products, London Cigar Factory
1948-1949	Phil-Penn, London Cigar Factory, Peter Balletto
1950	Huron Insulating Co, Huron Roofing Co, Phil-Penn Products, London Cigar Factory, Hydro Sub Station
1951-1952	Phil-Penn Products, London Cigar, Hydro Sub Station
1953-1955	Phil-Penn Products, New Tile of Canada, Hydro Sub Station
1956	A1 Delivery, Renew Oil, Phil- Penn Products, Nu Tile, Hydro Sub Station
1957	Phil-Penn Products, Stark Truck Service Hydro Sub Station
1958-1959	Stark Truck, Hydro Sub Station
1960	Nu Tile, Hydro Sub Station
1961	Lon Precast Products Ltd, Bere's Fresh Nut Pack, Hydro Sub Station
1962-1964	Lon Precast Products, Vacant, Sub Station
1965	Vacant, Hydro Sub Station no. 8
1966-1967	Robert Smith T Ltd, mail contrs, Hydro Sub Station
1968-1969	Robert Smith T Ltd, mail contrs, William D Tomlin, driver for Robert Smith Ltd, Hydro Sub Station no.8
1970	Vacant, Hydro Sub Station no. 8
1971-1973	Smith's Garage, Smith RT Ltd., Hydro Sub Station no. 8
1974	Smith RT Ltd., G&G Auto Body, Hydro Sub Station no. 8

1975	The Bicycle Shop, The Speciality Enterprise welding Shop, Quintaman Group Inc., Frog Ind.
1976	The Bicycle Shop
1977-1979	Cardinal Fence Co.
1980	NO RETURN
1981	VACANT
1982	Wheeler Bern Communications Ltd., Equity Auto Sales, Equity Auto Centre, Equity Marketing & Leasing Ltd.
1983	Equity Marketing and Leasing, Equity Auto Sales, Equity Auto Centre
1984	Equity Marketing and Leasing, Equity Auto Sales, Equity Auto Centre, Florentine Matejcek, students, Lynn Powell, student
1985	Equity Marketing and Leasing, Equity Auto Sales, Equity Auto Centre, Florentine Matejcek, student
1986	Equity Marketing and Leasing, Equity Auto Sales, Equity Auto Centre, Florentine Matejcek, student, S Maloney
1987	Equity Marketing and Leasing, Equity Auto Sales, Elizabeth James, student, Frank Nynman, student
1988	Equity Auto Centre, Equity Marketing & Leasing Ltd, Equity Auto Sales, Black R, Gray D
1989	Equity Marketing and Leasing, Equity Auto Sales, R D Black, C Jacobson (upper)
1990	Equity Marketing and Leasing, Equity Auto Sales, Tom Artiss (Artiss), R D Black
1991	Equity Marketing and Leasing, Equity Auto Sales, R D Black
1992	Equity Marketing and Leasing, NO RETURN, R D Black, G Matlow (upper)
1993	Equity Marketing and Leasing, NO RETURN, NO RETURN, R D Black (owner)
1994	Equity Marketing and Leasing, R D Black, D Fioroni, M Wright (student)
1995	Equity Marketing and Leasing, R D Black
1996	Equity Marketing and Leasing, R D Black, Ean MacDonald, K Pearson, Scott Wilson
1997	Equity Marketing and Leasing, RD Black
1998	Equity Marketing and Leasing, RD Black, B S Keith
1999-2000	Equity Marketing and Leasing, R D Black
2001	Equity Marketing and Leasing, R D Black, Manning Automotive
2002	Equity Marketing and Leasing, R D Black
2003-2004	R D Black
2005-2009	Equity Marketing and Leasing, R D Black, Williams Downtown Automotive Service
2010-2013	Williams Downtown Automotive Service

Appendix D – Comparative Analysis

Comparable industrial buildings in London ON



For comparable industrial construction of the period in London ON, compare the Kent Brewery with this (no longer extant) 1856 industrial building on Ridout Street: Plummer & Pacey, Waggon & Sleigh Makers, London, C.W., shown on p. 243 of the 1856 City Directory. It is worth noting the shared Georgian influence on this 1850s industrial building and on the Kent Brewery building. Note the simple, square front with flat roof, the lack of a basement line, and the symmetrical pattern of fenestration characteristic of Georgian architecture. The form, scale and massing of the Kent Brewery building is in keeping with proto-industrial Georgian architecture in London in the late 1850s.

19th Century Breweries in London ON

Although no 19th Century brewery buildings remain in London ON other than the Kent Brewery, there do exist images of both the original Carling Brewery and the original Labatt Brewery as they appeared in the mid-19th Century, around the time the Kent Brewery was established.

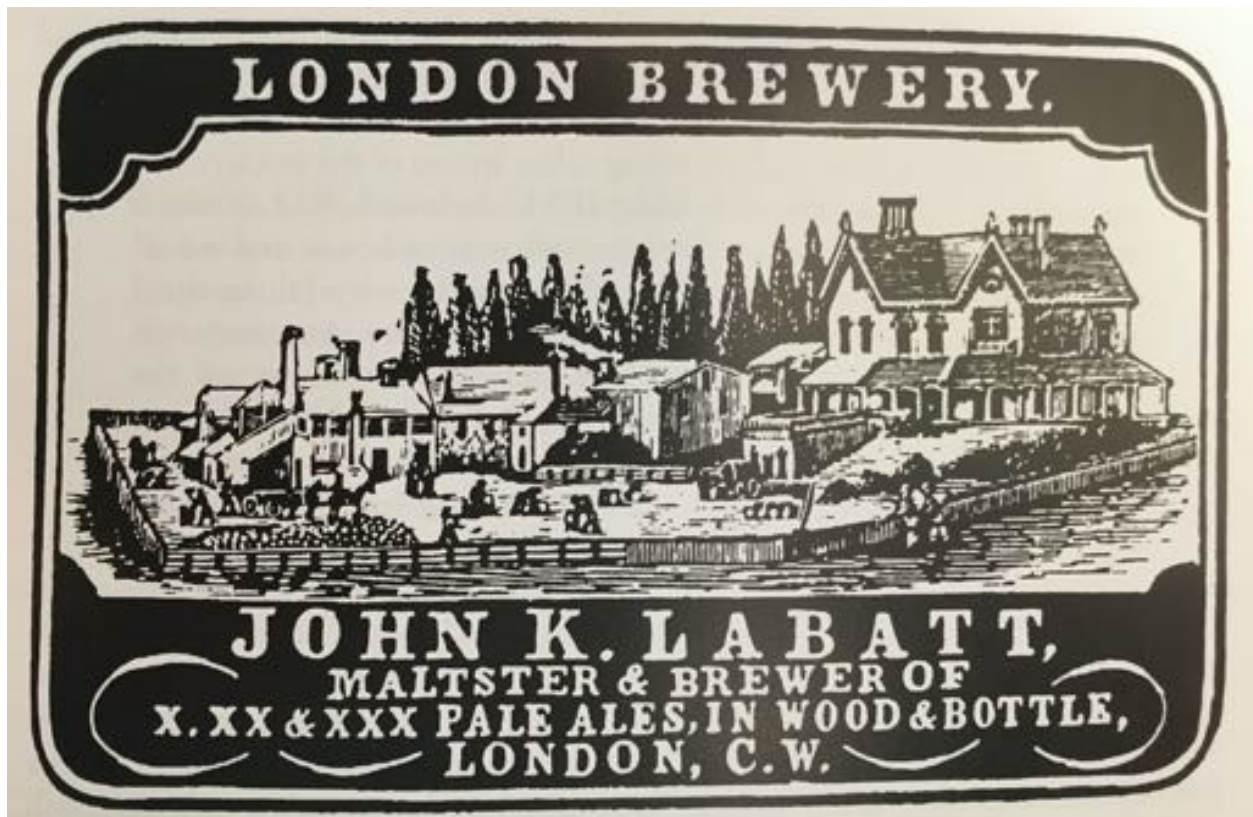


W & J Carling's City Brewery (~1850s)

This is an image of the original Carling Brewery. Although Carling's was established in 1843, this is a slightly later image, probably made after William and John expanded in the early 1850s. An important point of comparison between the Carling Brewery at Waterloo Street north of Pall Mall and the Kent Brewery was their shared relationship to the creek (Appendix C).

In the image above, this relationship is made apparent both from the creek flowing in front of the Carling Brewery, and, especially, from the undershot millwheel deriving motive power from the creek. The creek—Carling's Creek—was named after this original Carling brewery. Although this is an apt illustration of the relationship between the brewery and the creek, it should be noted that this image may have been idealized, and the apparent orientation and distance of the brewery with respect to the creek may not have been as depicted.

John Hamilton and Joseph Hamilton both had their residences next to their brewery. Although those residences are not pictured here, Samuel Peters Jr.'s map of London ON in 1855 shows that both John Carling and Thomas Carling similarly had residences next to their brewery. Unlike the houses that John Hamilton owned, and Joseph Hamilton lived in, the Carling residences are no longer extant.



John K. Labatt's London Brewery, c. 1860. (The Kent Brewery was established in 1859).

John Labatt's residence can similarly be seen next to his brewery. Although the Labatt plant remains at this location, this mid-19th Century brewery, and the brewer's residence pictured, are no longer extant. The reconstructed "Labatt Brewery" in the Fanshawe Pioneer Village was created in 1967 for Canada's Centennial.

Breweries in Southwestern Ontario

Since there are no extant 19th Century breweries in London ON for comparison, breweries of a similar age in Southwestern Ontario were considered.



Kuntz Brewery Building (1859). Credit: Canada's Historic Places (designated)

As mentioned, there are no comparable brewery artifacts in London-Middlesex. However, there is an 1859 brewery building in Waterloo ON (Nixon House at 81 Norman Street). Built in 1859, it was the original home of the Kuntz Brewery. It is a designated property: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11831>. Kuntz used it “as a place to age his home-made product.” Although different in architectural form, it was built in 1859, the same year that the Kent Brewery was established.



*Lion Brewery (1855), Hotel (1870), Victorian façade added (1880).
Now Huether Hotel, Waterloo, ON. Credit: Canada's Historic Places (designated)*

The Huether Hotel at 59 King Street in Waterloo ON housed the Lion Brewery (1855). 59 King Street 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, and the Victorian Facade added in 1880. A comparable feature to the Kent Brewery are the gradual accretions, and in particular, the addition of a late-19th Century facade to an earlier building. Like the Kent Brewery building, the Huether Hotel presents a successful example of adaptive reuse.

Early Breweries in Canada

Since there are no breweries in Southwestern Ontario where the brewer's house was preserved next door, a scan of Canadian Breweries was conducted to identify extant breweries where the brewer's house was also intact.



Alexander Keith's Brewery, Halifax (1837). Credit: Canada's Historic Places

The Alexander Keith's Brewery site is grander than the Kent Brewery site, however it is comparable to the Kent Brewery site in that it includes both the original (Georgian Style) brewery building and an adjacent residence that the brewer built for himself (below). Based on a scan of historic Canadian breweries in Wikipedia and in Canada's Historic Places, Alexander Keith's may be the only other early brewery site in Canada of this kind.



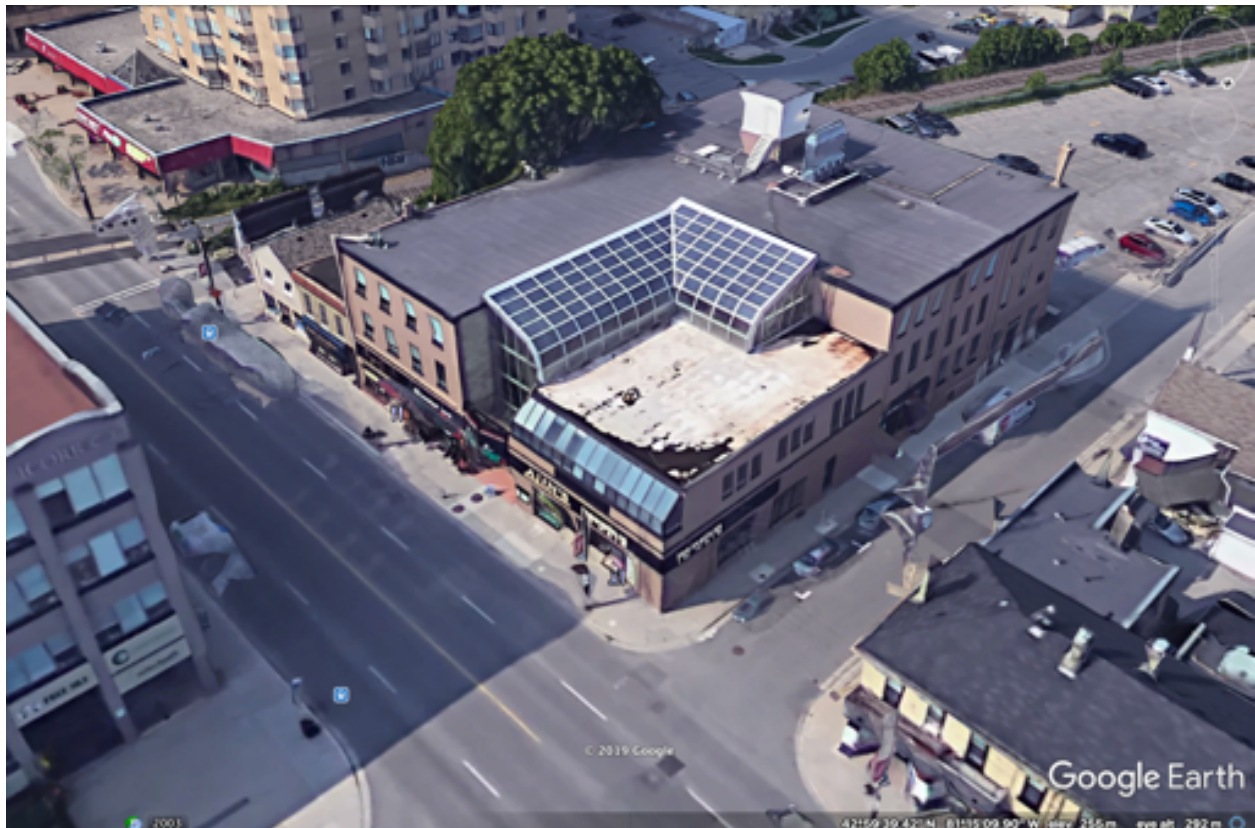
Alexander Keith's Italianate residence

Adaptively reused buildings near the Kent Brewery

The following examples from the near neighbourhood of the Kent Brewery building illustrate that creative adaptive re-use of old buildings, even plain buildings, is the norm in this neighbourhood.



Campus Hi-Fi Building (built in the 1880s). Buildings don't have to be grand to be adaptively re-used. Humble structures can lend charm and variety to their surroundings. This building, which now houses the iconic Campus Hi-Fi, was built and used as a brick stable in the 1880s.



The 1911 Fireproof Warehouse, which was turned into The Village Corners. The Village Corners development shows that it is possible to take a commercial building and turn it into a showpiece. The back of this building can be seen from the front door of the Kent Brewery.



The 1909 Murray-Selby Shoe factory building at Piccadilly and Richmond Streets. The industrial feel of the factory was preserved while creating an airy modern atrium at the rear of the building.



The Station Park development added density while incorporating the 1892/93 CPR railway station.



The CEEPS, built as a hotel in 1890 to capitalize on the then newly established CPR railroad, is now a brew pub.

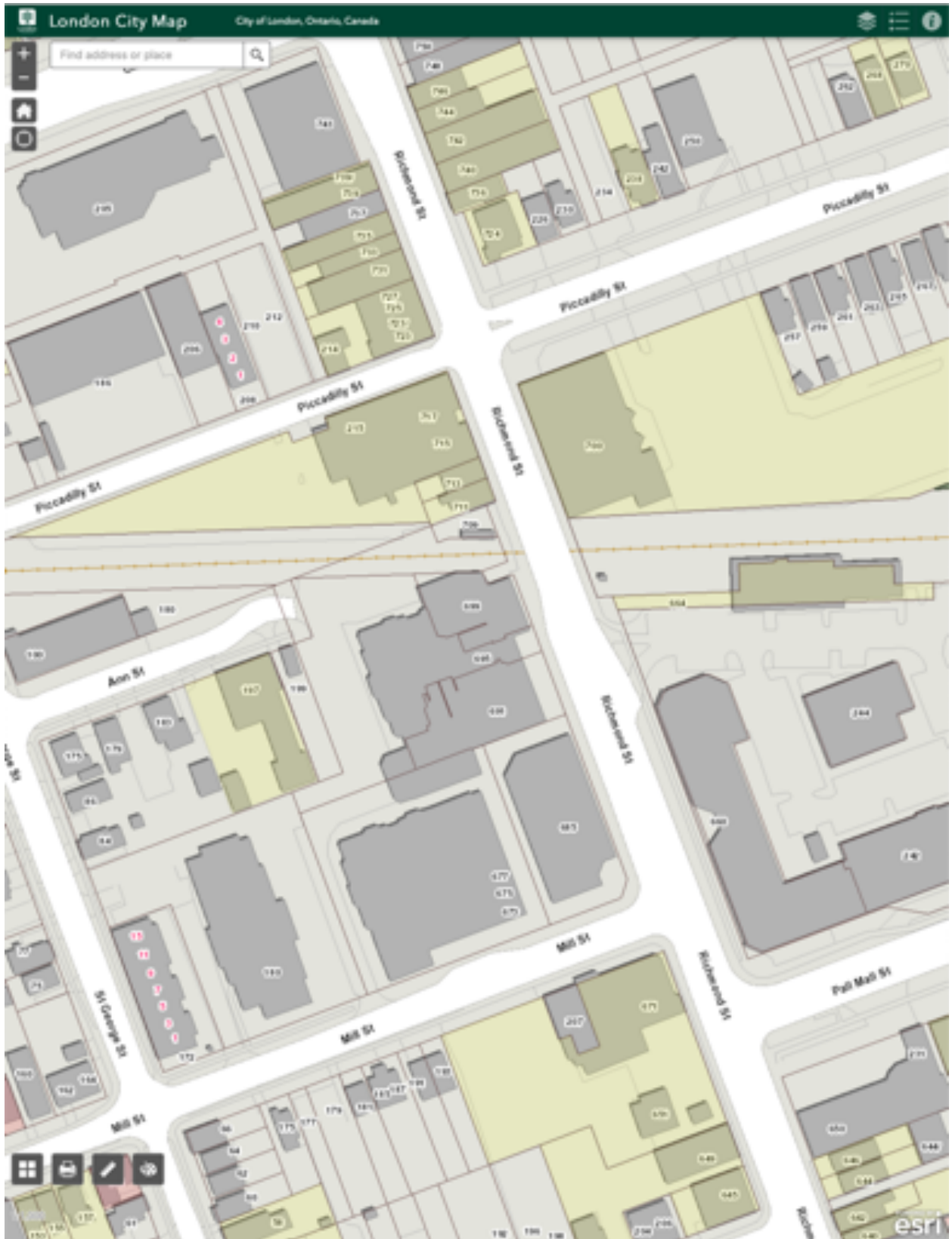


Figure 6: Heritage listed properties (yellow) and heritage designated properties (red) near 197 Ann Street.

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description

LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)DESIGNATED AS PART 1, PLAN 33R-20622; CITY OF LONDON

Description of Property

The property at 197 Ann Street is located on the south side of Ann Street east of St. George Street. The property at 197 Ann St. consists of a two-storey main building (the Kent Brewery building), the adjoining one-storey brewery washhouse, a side garage, and three storage/garage outposts that extend to the back of the property.

Statement of Cultural Heritage Value or Interest

The property at 197 Ann Street is of significant cultural heritage value or interest because of its historical/associative values and its contextual values.

This property is valued for its direct associations with the Kent Brewery (the third most significant historic brewery in London after Carling's and Labatt's), and the Hamilton brewing family, particularly John Hamilton, who ran the brewery from 1861–1887, and his son, Joseph Hamilton, who ran the brewery from 1887–1916. This property is valued for its associations with Carling's Creek, and with the early industrial history of the Carling's Creek and CPR Corridor.

The historic Carling's Creek, though now largely underground (a "lost creek"), nevertheless retains strong historical resonances to this day. It was described as a potential mill seat—a site of economic potential—in 1793 (See Appendix C). This was one of the small number of significant features noted about London by the Simcoe expedition that decided London's location. The creek is still emptied into the river just south of Ann Street Park, and is daylight (i.e., visible) between Waterloo and Colborne near Pall Mall. The property at 197 slopes down towards the former creek bed, which is behind a fence immediately to the north of the property.

This property is valued for its potential to yield information on the history of the Talbot North neighbourhood (prioritized in *Heritage Places 2.0* as the area of highest importance for a future potential Heritage Conservation District). This property is valued for its potential to yield information on the nationally-significant brewing history of London-Middlesex. This property is valued for its potential to yield information on the Carling's Creek and CPR corridor (a distinctive sub-area of Talbot North).

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

This property (197 Ann Street) is valued because it is historically linked to the houses immediately to the west that brewer Joseph Hamilton built for his family residence (183 Ann Street) or lived in (179 Ann Street). This property is valued because it is visually and physically linked to 183 Ann Street. Joseph Hamilton clad the Kent Brewery (197 Ann Street) in a similar buff brick to the brick he used in building his residence next door at 183 Ann Street. There are also similarities in the form, size, and style of the windows. The brick used for 183 and 197 Ann Street echoes that used for the cottage immediately to the west (179 Ann Street), which was also owned by the Hamilton family.

Taken together, these three structures are (197 Ann Street, 183 Ann Street, and 179 Ann Street) visually and functionally linked: they present a rare Canadian example, along with Alexander Keith's Brewery in Halifax, of a 19th Century brewery district, where the brewers' houses are preserved along with the brewery building.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- The form and scale and massing of the building testifies to its age as well as its function as a vernacular mid-19th century proto-industrial structure.
- It has the simple, spare lines and square form of a Georgian-inspired building.
- The flat roof and original square form are also provenance of its utilitarian or vernacular function.
- The extant front door is to the side of the frontage, breaking the usual symmetry of the Georgian style and pointing up its utilitarian function where floor space is needed inside for production purposes.
- The fenestration is simple and was originally symmetrical: a design feature of a late Georgian style, and a functional form for this type of early 'factory' building.
- Clad in London buff brick masonry.
- The brick corncing on the front (North) façade and still visible on the East façade is Italianate in inspiration and style. The brick courses end in a corbel, and form distinctive corner details.
- Most of the original windows are segmental arch openings topped with brick voussoirs.
- There is no basement line on the outside of the building, testifying to its age and function.
- The single-storey wash house to the west side also exhibits a segmental-arch window with brick voussoir. Many door and window openings on the west side have been bricked over as the building's function changed.
- A line of demarcation in the brick is apparent in the middle of the east side of the building showing alterations.
- The cornice on the east side is more detailed toward the street front.
- The washhouse, brick on a rubble stone foundation, slopes down towards the former creek-bed of Carling's Creek.

Appendix F – Heritage Attributes



Heritage attributes of the property at 197 Ann Street (page one of two).



1. The form, scale, and massing of the building testifies to its age



2. And to its function as a vernacular mid-19th century proto-industrial structure



3. There is no basement line on the outside of the building, testifying to its age and function



4. Clad in London buff brick masonry



5. It has the simple, spare lines and square form of a Georgian-inspired building



6. While the brick cornicing is Italianate in inspiration and style



7. The fenestration is simple and was originally symmetrical



8. The symmetry was a design feature of a late Georgian style, and a functional form for this type of early 'factory' building.



9. The extant front door is to the side of the frontage, breaking the usual symmetry of the Georgian style and pointing up its utilitarian function where floor space is needed inside for production



10. Most of the original windows are segmental arch openings topped with brick voussoirs



11. The single-storey wash house to the west side also exhibits a segmental-arch window with brick voussoir



12. Door and window openings on the west and east side have been bricked over as the building's function changed



13. Though largely preserving the original sills and voussoirs



14. The flat roof and original square form are also provenance of its utilitarian or vernacular function



15. The brick courses end in a corbel, and form distinctive corner details



16. A line of demarcation in the brick is apparent in the middle of the east side of the building showing alterations



17. The cornice on the east side is more detailed toward the street front.



18. The washhouse, brick on a rubble stone foundation, slopes down towards the former creek-bed of Carling's Creek.

Evaluation of Cultural Heritage Value or Interest: Joseph Hamilton's House at 183 Ann Street

1.0 Background

1.1 Property Location

The property at 183 Ann Street is located on the south side of Ann Street east of St. George Street (Appendix A).

1.2 Cultural Heritage Status

The property at 183 Ann Street was added to the *Inventory of Heritage Resources* in 1997. In 2007, the *Inventory of Heritage Resources* was adopted in its entirety as the Register pursuant to Section 27 of the *Ontario Heritage Act* by Municipal Council. The property at 183 Ann Street is a potential cultural heritage resource.

1.3 Description

183 Ann Street is a two-and-a-half-story Queen Anne Revival style house.

1.4 Property History

The historic Carling's Creek, though now largely underground (a "lost creek"), nevertheless retains strong historical resonances to this day. It was described as a potential mill seat—a site of economic potential—in 1793 (See Appendix C). This was one of the small number of significant features noted about London by the Simcoe expedition that decided London's location. The creek still empties into the river just south of Ann Street Park, and is also daylit (i.e., visible) between Waterloo and Colborne near Pall Mall.

1.4.1 Joseph Hamilton's at 183 Ann Street

The property at 183 Ann Street was built by Joseph Hamilton, who lived there from 1887–1911. Joseph Hamilton ran the Kent Brewery immediately to the east (the third most significant historic brewery in London after Carling's and Labatt's).

Joseph Hamilton built 183 Ann Street in 1893, and lived there with his family for 18 years, until 1911. Joseph's father, brewer John Hamilton, had lived in a more modest frame structure on the same site. The size and scale of 183 Ann Street shows the increased prosperity the Kent Brewery attained under Joseph Hamilton's leadership after John Hamilton's death in 1887. After taking the reins, Joseph Hamilton rapidly built up his local trade to a point where he had nearly tripled the commercial worth of the Kent Brewery in the first five years of his tenure as brewer, thanks to a sophisticated new branding strategy (Appendix C) and targeted local marketing. The large Queen Anne House at 183 Ann Street, built six years after Joseph Hamilton takes over as brewer, is tangible evidence of his success.

1.4.2 The historical significance of the Kent Brewery

Joseph Hamilton ran the The Kent Brewery which is historically significant to London because, as brewing historian Glen Phillips notes, "the main building is the largest surviving brewery artifact from Victorian London Middlesex." Along with flour milling and lumbering, brewing stands as one of the Canada's earliest industries. The brewing history in London is significant on a national scale with some of the largest breweries in Canadian history, Labatt and Carling, having their roots here. Brewers that were able to do well in their own local markets were well situated when the Canadian Pacific Railway came through London. It enabled them to be able to transport ale across the country and dominate larger markets. London's dynamic licensed liquor trade, pronounced early military presence, and its rising population were enticing factors for the several brewers who arrived on the local scene during the 1840s. The majority of Londoners, additionally, were of English, Scottish or Irish descent, all strong brewing nations, and belonged primarily to those religious denominations not prone to temperance.

The years 1857 to 1861 were the hardest years, financially, that the brewing industry in London had seen to date. Canada was in the grips of the first worldwide economic crisis, triggered by the Panic of 1857, which began in the United States on August 24, 1857. In 1859, during this general economic depression, Henry Marshall and John Hammond opened the Kent Brewery on lot 3, on the south side of Ann Street, between Sarnia (Richmond) and Talbot. The brewery's washhouse would later be built on lot 4. In 1861, the economic climate, and strong competition from the city's two largest breweries, forced the original owners of the Kent Brewery out of business within two years.

Marshall and Hammond's successors, Francis L. Dundas and John Phillips, made enlargements and additions to the brewery. However, Dundas and Phillips were even less fortunate. After only six months, Phillips dissolved his partnership with Dundas. Three months after that, Phillips too gave up. In November 1861, John Hamilton, an ale brewer from Dunfermline, Scotland, moved to Canada and took up the business, living in a house on Ann Street near the brewery. Hamilton completely turned the brewery around and made a comfortable profit.

John Hamilton was born July 12, 1824, in Dunfermline, Fife, Scotland to John Hamilton (b. April 17, 1791, Dunfermline-d. 26 May 1861) and Janet McNab (b. 1796, Scotland).

John married Agnes Horn (also of Dunfermline). They had a son, Joseph, and a daughter, Elizabeth. Joseph would come to head the family brewing business. Elizabeth would marry Samuel Arscott (1849–1922), son of Richard Arscott, founder of the Arscott Tannery. The Arscott tannery was another London industry that had its beginnings on Ann Street next to Carling's Creek, less than a block from the Kent Brewery. Elizabeth married, in other words, her near neighbour. Samuel Arscott would go on to build one of Canada's largest tanneries, in Benton, New Brunswick, and also run three tanneries in Walkerton.

John Hamilton briefly held a partnership in the brewery with Daniel Morgan, who also lived on Ann Street (1863 City Directory). The partnership lasted until the mid-1860s, but Hamilton soon operated the enterprise alone.

In reflecting on the Kent Brewery during the Hamilton era, brewing historian Glen Phillips believes that, "ultimately [Hamilton's] success proved that even the humble could be mighty in their own modest ways."¹² In 1870, the 8,000 gallons of ale and porter produced at the Kent Brewery netted Hamilton an income of \$500.

The Kent Brewery was situated in 1859 on lot number 3 on the South Side of Ann Street. By 1 April 1872, John Hamilton has become sufficiently prosperous that he was able to purchase all of the land between his brewery and St. George St. (lots 4-7). In present day terms, these properties are the former brewery washhouse (lot 4), the Hamilton homestead (183 Ann Street, or lot 5), the house where Joseph lived (179 Ann Street, or lot 6), and the house where John Arscott, one of their relations-by-marriage, lived from 1894 until at least 1900 (175 Ann Street, lot 7).

From 1873 to 1884, a new era in the history of beer was born in Ontario. The birth of beer branding was characterized by stiff competition, and many of the smaller breweries in London like John Allasters' Dundas Street Brewery in the East End, Robert Arkell's Kensington Brewery, and David Haystead's Victoria Brewery did not survive.

While other small breweries went out of business for various reasons, including increased competition, temperance, and fires, the Kent Brewery rose steadily in popularity. Stories about the Kent Brewery were picked up by *The Globe* [precursor to the *Globe & Mail*], suggesting a brewery with more than local significance. The central factor in John Hamilton's success was his marketing strategy, and the recognition that he was not going to overpower Labatt and Carling on volume and area of distribution. The Kent Brewery's growth relied on focused sales, branding, and persistent advertising. On October 9th, 1887, John Hamilton passed away and the business was taken over by his son, Joseph. At this juncture, Joseph Hamilton had at least 14 years of experience working at the Kent Brewery before he assumes the reins.

Over the next five years, Joseph Hamilton managed to nearly triple the brewery's commercial worth. In October 1888, a year after John died, the *London Advertiser* noted that Joseph Hamilton had managed to rapidly build up his locally-based business. Joseph Hamilton's adoption of "London Porter" as his brand played on a centuries-old tradition of well-regarded porters brewed in London, England. According to Phillips, promotional slogans like,

"Hamilton's London Porter is Universally Acknowledged to be the Peer of all Porters";

"Hamilton's London Porter still maintains its high standard of excellence, never deviating except for the better";

"Hamilton's London Porter is unsurpassed by any Canadian Stout. You can always rely on the quality of this article";

"Hamilton's London Porter is equal to the best imported. Sells on its own merits. You cannot make a mistake if you can ask for Hamilton's";

"Hamilton's London Porter--The Most Recommended Beverage on the Market"

could now be regularly found next to the London Free Press masthead. The Kent Brewery's focus on a niche market—catering to local tastes by selling a unique English-style porter—was ultimately the recipe for its success.

The profitability of the brewing industry in Ontario was also dependent to a large extent on waves of temperance sentiment. In the post-1860 period, anti-liquor legislation manifested itself throughout Canada with increased frequency. The *Dunkin Act*, passed in the United Provinces of Canada in 1864, made it possible for any county or municipal council to prohibit retail trade within its borders by majority vote of electors; this was known as "the local option".

In 1878, the Dominion government passed a temperance act, the *Scott Act*. Large sections of the Maritime Provinces voted in favour of the new act, but in Ontario, Support for temperance was not as widespread. By the turn of the century, however, this began to change, and many breweries began to close across the province. By 1888, Labatt, Carling, and Kent were the sole breweries left in operation in London according to the city directories, and it remained that way until the *Canadian Temperance Act* was passed in 1916.

As a war policy, between 1916 and 1917, strict temperance legislation was passed in all Canadian provinces, and all alcohol, except for medicine and scientific purposes, was prohibited. Mike Baker and Glenn Phillips assert that this legislation closed the doors of the Kent Brewery for good. Joseph Hamilton's death certificate shows him as having retired from the brewing business in 1916 (Certificate Number 026246). In 1918, the city directories list the property at 197 Ann St. as vacant for the first time.

Following the closure of the Kent Brewery, 197 Ann St. continued to play a role in London's industrial life. It functioned as a garage in the 1920s, immediately after the period of vacancy. Other highlights include its use as a cigar factory, a cheese factory, and a bicycle shop.

From 1930–1938 it was used as a winery, which first appears as the Royal Winery, and then Adelaide Winery, which had been licensed in 1918, and which sold "Fine Wines & Champagnes". Adelaide Winery was bought by the London Winery.

It has also been used as an automotive repair shop at multiple times in its history, as well as other automotive-related uses (the Stark Truck Service and the A-1 Delivery Service). Today, it is home to Williams Downtown Automotive Service. The large industrial spaces that lent themselves to making beer, wine, cigars, and cheese, were easy to adaptively re-use for garaging bicycles, cars, or trucks.

Beginning in 1984, the property began to regularly house tenants in addition to serving its commercial role. From the information available, the tenants seem to have been primarily students.

1.4.3 Talbot North and the Carling's Creek and CPR Corridor

The Talbot North neighbourhood, and especially the Carling's Creek and CPR Corridor, are defined by the residences of the people who worked in the four major 19th century industries on Ann Street (the Kent Brewery, the Carling Brewery, Arscott's Tannery, and the Hyman Tannery). These industries, in turn, were defined by Carling's Creek, since the industries were set up to take advantage of the motive power and water it provided.

Many of the people who worked in these industries, at all levels in the companies, lived in the immediate vicinity. The variation in housing on Ann Street and the immediate neighbourhood, from worker's cottages, to double-housing, to row housing, to the larger structures lived in by the owners, tell this story. Up and down Ann Street, and on nearby streets, we see tangible evidence of a range of incomes, from workers (146-154 Ann Street) to foremen (724 Talbot Street - Edward Boles, foreman at Carling's, 127 Ann Street - James Arscott, foreman at Hyman's) to owners (Joseph Hamilton's house at 183 Ann Street). Taken together, these properties tell a complete story.

2.0 Request for Designation

On December 11, 2019, the London Advisory Committee on Heritage requested that the property at property at 183 Ann Street BE REFERRED to the Stewardship Sub-Committee for research and evaluation for a possible heritage designation. The Stewardship Sub-Committee undertook research and evaluation of the property at 183 Ann Street.

3.0 Cultural Heritage Evaluation

3.1 Evaluation

The property at 183 Ann Street was evaluated using the criteria of O. Reg. 9/06. A summary of the evaluation is included below.

Table 1: Evaluation of property at 183 Ann Street using the criteria of Ontario Heritage Act Regulation 9/06.

Cultural Heritage Value	Criteria	Evaluation		
Physical/Design Values				
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method		No x	The property at 183 Ann Street is not a rare, unique, representative or early example of a style, type, expression, material, or construction method.
	Displays a high degree of craftsmanship or artistic merit		No x	The property at 183 Ann Street is not believed to demonstrate a high degree of craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement		No x	The property at 183 Ann Street is not believed to demonstrate a high degree of technical or scientific achievement.

Historical/Associative Values

<p>The property has historical value or associative value because it,</p>	<p>Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</p>	<p>Yes x</p>		<p>This property is valued for its direct associations with the Kent Brewery (the third most significant historic brewery in London after Carling's and Labatt's), and the Hamilton brewing family, particularly John Hamilton, who ran the brewery from 1861–1887, and his son, Joseph Hamilton, who ran the brewery from 1887–1917.</p>
	<p>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</p>	<p>Yes x</p>		<p>This property is valued for its potential to yield information on the history of the Talbot North neighbourhood (prioritized in <i>Heritage Places 2.0</i> as the area of highest importance for a future potential Heritage Conservation District).</p> <p>This property is valued for its potential to yield information on the nationally-significant brewing history of London-Middlesex.</p> <p>This property is valued for its potential to yield information on the Carling's Creek and CPR corridor (a distinctive sub-area of Talbot North).</p> <p>The property is valued for its potential to yield information on the community of people who lived and worked in the 19th Century industries that built up around the Carling's Creek and the CPR railroad.</p>
	<p>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</p>		<p>No x</p>	<p>The property at 183 Ann Street is not known to demonstrate or directly reflect the work or ideas of an architect, artist, builder, designer, or theorist.</p>

Contextual Value				
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	Yes x		This property is valued because it is important in defining, maintaining and supporting the residential character of the area, in particular, defining , maintaining and supporting the variation in housing along Ann Street and in the near vicinity, lived in by people who worked in the four major industries that grew up around Carling's Creek, from workers to foremen to owners.
	Is physically, functionally, visually, or historically linked to its surroundings	Yes x		<p>This property (183 Ann St) is valued because it is historically linked to the Kent Brewery (197 Ann Street) immediately to the east, and to the cottage owned by brewer John Hamilton, and lived in by brewer Joseph Hamilton (179 Ann Street), to the west.</p> <p>This property is valued because it is visually, physically, and functionally linked to 197 Ann Street, tangibly demonstrating the 19th Century pattern where owners lived next to their companies. Joseph Hamilton clad the Kent Brewery (197 Ann Street) in a similar buff brick to the brick he used in building his residence next door at 183 Ann Street. There are also similarities in the form, size, and style of the windows. The brick used for 183 and 197 Ann Street echoes that used for the cottage immediately to the west (179 Ann Street), which was also owned by the Hamilton family.</p> <p>Taken together, these three structures are visually and functionally linked: they present a rare Canadian example of a 19th Century brewery district, where the brewers' houses are preserved along with the brewery building.</p>
	Is a landmark		No x	The property would not be considered a landmark.

3.4 Integrity

While integrity is not a measure of architectural/design value, there is a high degree of retention of original elements of the cultural heritage resource at 183 Ann Street, particularly in the retention of the Queen Anne form and style, including a gable end with original moulded vergeboards and wood shingling, symmetrical fenestration with brick voussoirs, and an original double-leaved door which is carved, pierced, and well-decorated. Changes that have occurred have been generally sympathetic to the cultural heritage values of the property.

3.5 Authenticity

Authenticity speaks to whether the design of the structure communicates today as an expression of its period and architectural style. Although this building would not be considered an outstanding example of the Queen Anne style, its architectural elements clearly communicate the style with characteristic flourishes like bay windows with modillions, an original stained-glass transom, and brackets below the roof at the principal corners.

4.0 Conclusion

The property at 183 Ann Street is a significant cultural heritage resource that merits designation under Part IV of the *Ontario Heritage Act* due to its historical associations and contextual value. The property at 183 Ann Street is worthy of conservation.

The property is valued because of its associations with the Kent Brewery. Between 1886 and 1916, the Kent Brewery was one of only three breweries in London, the other two being Labatt's and Carling's. In an era where other small-scale local breweries were closing for reasons such as fires, temperance, and increased competition; the Kent Brewery was able to grow. The Kent Brewery was well-known for its English-style porter and had a reputation for brewing good quality local beer. Kent got its name because its beers were made from flavoured white hops imported from the renowned hop fields of Kent, England. Its name is not to be confused with the Kent family in London's early history.

The historic Carling's Creek, though now largely underground (a "lost creek"), nevertheless retains strong historical resonances to this day. It was described as a potential mill seat—a site of economic potential—in 1793 (See Appendix C). This was one of the small number of significant features noted about London by the Simcoe expedition that decided London's location.

Talbot North has the highest priority for consideration as a potential Heritage Conservation District according to *Heritage Places 2.0*.

This property is valued because it is important in defining, maintaining and supporting the early residential character of Talbot North, and the Carling's Creek and CPR corridor, which is defined by the residences of the people who worked in the four major 19th century industries on Ann Street (the Kent Brewery, the Carling Brewery, Arscott's Tannery, and the Hyman Tannery). These industries, in turn, were defined by Carling's Creek, since the industries were set up to take advantage of the motive power and water supply it provided.

Many of the people who worked in these industries, at all levels in the companies, lived in the immediate vicinity. The variation in housing on Ann Street and the immediate neighbourhood, from worker's cottages, to double-housing, to row housing, to the larger structures lived in by the owners, tell this story. Up and down Ann Street, and on nearby streets, we see tangible evidence of a range of incomes, from workers (146-154 Ann Street) to foremen (724 Talbot Street - Edward Boles, foreman at Carling's, 127 Ann Street - James Arscott, foreman at Hyman's) to owners (Joseph Hamilton's house at 183 Ann Street). Taken together, these properties tell a complete story.

5.0 Recommendation

That on the recommendation of the Stewardship Sub-Committee, notice be given under the provision of Section 29(3) of the Ontario Heritage Act R.S.O. 1990, c. O. 18 of Municipal Council's intention to designate the property at 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report.

Acknowledgments

Acknowledgments to Hayley Caldwell for allowing the use of material from her 2017 Public History Heritage Property Research for 183 Ann Street, to Hilary Bates Neary for her assistance in land registry records research, to Dan Brock for genealogical information, to Janet Hunten and Theresa Regnier for researching tax assessment and collectors rolls, to Joe O'Neil for photography, to Mark Tovey for providing historical and chronological information, and to Maggie Whalley on her work identifying the architectural details of the property.

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Tax Assessment Records. Various years.

Appendix A – Location



Figure 1: Property location of 183 Ann Street

Appendix B – Images



Joseph Hamilton's residence at 183 Ann Street (front view)



Joseph Hamilton's residence at 183 Ann Street (side view)



The Kent brewery (far left) and the two residences associated with it, 183 Ann Street (centre) and 179 Ann Street (right). John Hamilton owned all of these properties, and Joseph Hamilton lived in both 183 and 179 Ann Street at different times. The only other identifiable example in Canada of an extant brewery building with the brewer's house still intact next door is Alexander Keith's brewery in Halifax (see Appendix D)

The property at 183 Ann Street is valued for its associations with the Kent Brewery immediately to the east (197 Ann Street)



Kent Brewery, London Old Boys Semi-Centennial 1855-1905, published 1905.

Photograph of the Kent Brewery after “extensive alterations and additions were made” by Joseph Hamilton “near the end of the [19th] century” (Phillips, 155).



Kent Brewery building, October 2020

Apart from a new door in the centre, the main Kent Brewery building still looks much as it did at its peak, when the photograph above was published in 1905.



The main brewery building



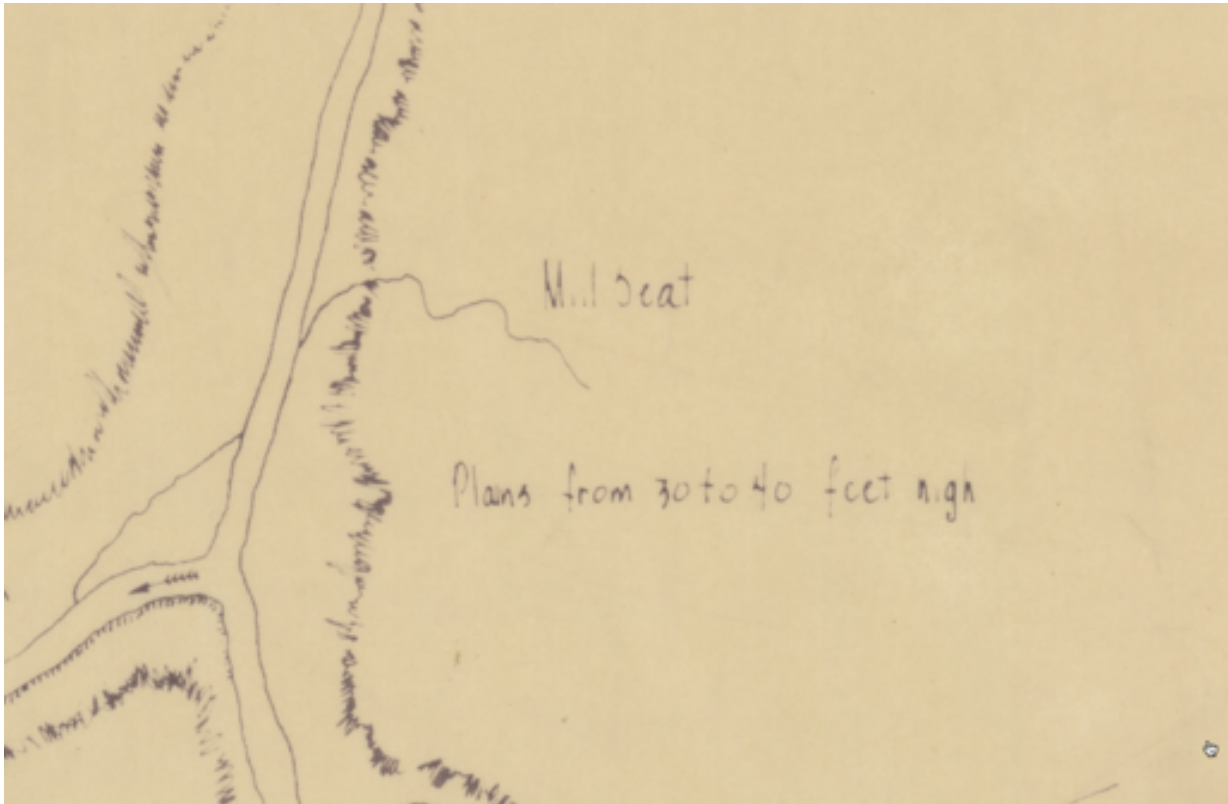
The brewery washhouse

sa

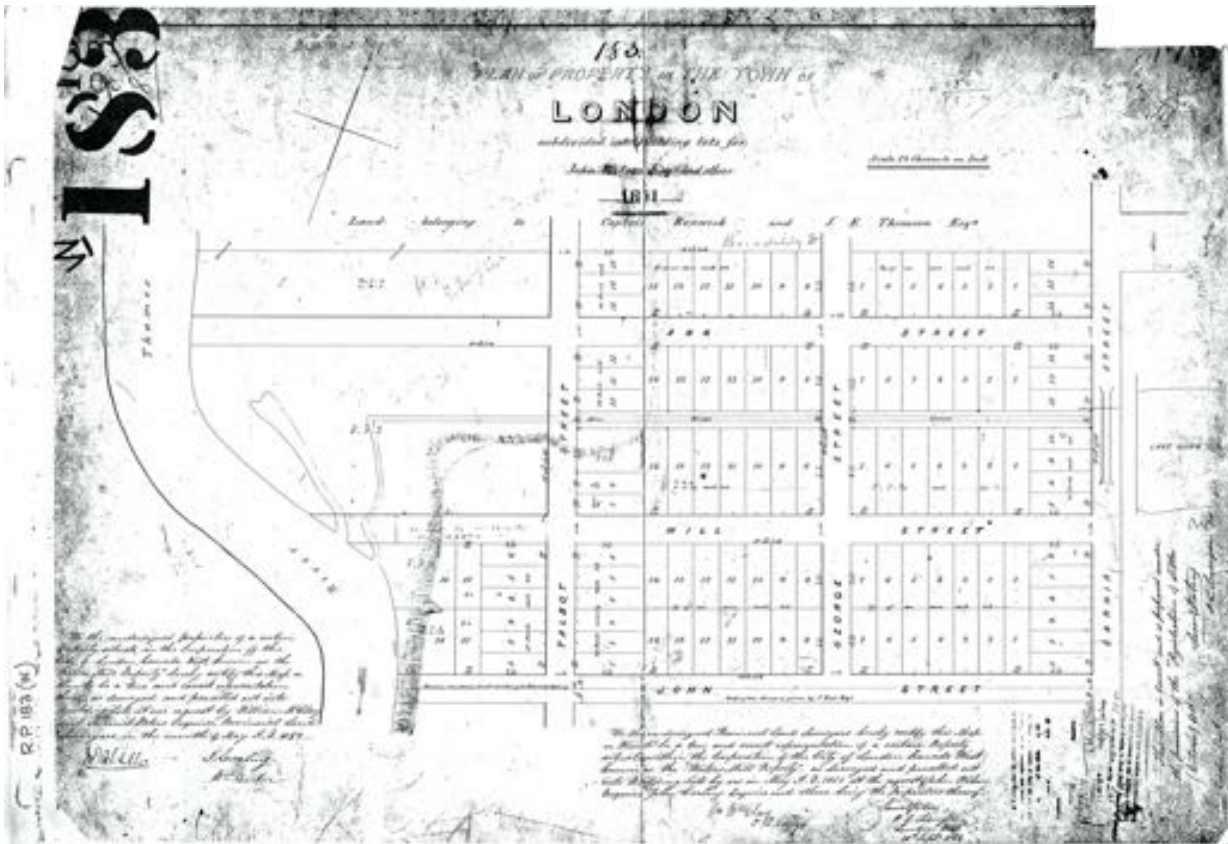


Image 5: Main brewery building (left) and brewery washhouse (right)

Appendix C – Historical Documentation



Detail from Grant map made from notes made during Lt-Gov. John Graves Simcoe's 1793 expedition to what would become London ON. Carling's Creek is one of the few features noted. A potential "Mill Seat" meant a place of economic potential. In 1836, forty years later, Thomas Waters made good on this economic promise by setting up Waters' Mill on the Creek. Map produced by surveyor Lewis Grant in 1830 based on field notes of Augustus Jones from 1792–1793.



In 1851, the Waters' Mill property was surveyed and subdivided by a consortium that included John Carling, John Wilson, and future London Mayor William Barker. The Creek would later be re-channelled west of Richmond. (RP 183(W)).

OLDEST REMAINING INDUSTRIAL BUILDING IN CARLING'S CREEK AND CPR CORRIDOR

Contextual Value

Hyman's Tannery 1867

Kent Brewery 1859

Arscott's Tannery Est. 1866, rebuilt c. 1869

Second Carling Brewery 1875, rebuilt 1879

1881 Rev 1888 Fire Insurance Plans

Other industries came to see the advantages of the motive power provided by the creek. Those industries came to include the Carling Brewery (est. 1843 on Waterloo Street), the Kent Brewery (est. 1859), Arscott's Tannery (est. 1866), Hyman's Model Tannery (1867), and the second Carling Brewery, built in 1875, and rebuilt in 1879. Carling beer became a global brand. Arscott's Tannery spawned one of Canada's largest tanneries (Samuel Arscott & Co.) in Benton, N.B.

KENT
BREWERY!

BEST GENUINE ALE AND PORTER.

Hotels and Families Supplied.

JOHN HAMILTON,
Ann Street, - - London, Ont.

1878. Ad for Kent Brewery found in London City Directory 1877-1878, during the era of the Kent Brewery when John Hamilton was brewer. Glen Phillips, *On Tap: The Odyssey of beer and brewing in Victorian London-Middlesex*. Page: 76.

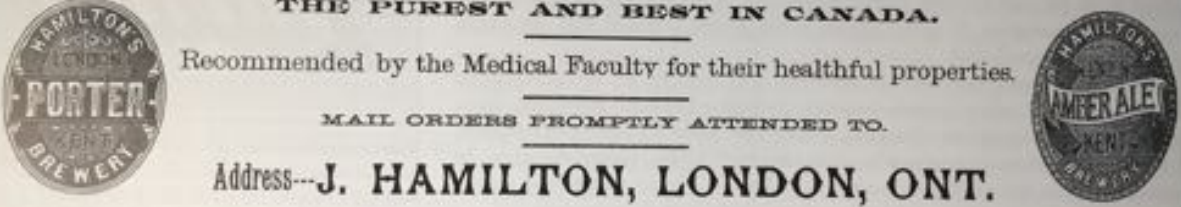
HAMILTON'S
LONDON ALES & PORTERS

THE PUREST AND BEST IN CANADA.

Recommended by the Medical Faculty for their healthful properties.

MAIL ORDERS PROMPTLY ATTENDED TO.

Address---**J. HAMILTON, LONDON, ONT.**



John Hamilton's son Joseph Hamilton used images of his beer labels in advertisements as part of his enterprising branding strategy. Compare the black-and-white beer label facsimiles in the add above, and in the two ads below, with the real labels on the next page. Glen Phillips, On Tap: The Odyssey of beer and brewing in Victorian London-Middlesex, page: 36 – "While dark ale, porter and stout dominated most of Victorian Canada's beer world, brewers hardly ignored changes in public taste. Joseph Hamilton supplied steadfast traditionalists with his London Porter and accommodated those who wanted something a bit lighter with his Amber Ale."

KENT BREWERY.

NOTHING
BUT
THE
BEST
BREWS.



SLOWLY, BUT
SURELY
COMING
TO THE
FRONT.

GAINING FRIENDS EVERY DAY.

J. HAMILTON, PROP., LONDON, ONT.

Figure 4: Kent Brewery advertisement from 1903 Old Boys Reunion Book, p. 54, showing label facsimile.



Figure 4: Labels for Hamilton's London Porter and Amber Ale from 1889. Fisher Rare Book Library, U. of Toronto.



John McNab Hamilton

BIRTH 12 JULY 1824 • Dunfermline, Fife, Scotland
DEATH 9 OCTOBER 1887 • London City, Ontario, Canada

Facts

- Age 0 — **Birth**
12 July 1824 • Dunfermline, Fife, Scotland
- Age 2 — **Birth of Sister Sarah Hamilton** (1826-)
30 Oct 1826 • Dunfermline, Fife, Scotland
- Age 5 — **Birth of Brother Daniel Hamilton** (1830-1914)
06 Mar 1830 • Dunfermline, Fife, Scotland
- Age 8 — **Birth of Brother James Hamilton** (1833-1914)
06 May 1833 • Dunfermline, Fife, Scotland
- Age 23 — **Marriage**
19 Nov 1847 • Dunfermline, Fife, Scotland
-  **Agnes Horn**
(1808-1888)
- Age 23 — **Birth of Daughter Elizabeth Hamilton** (1848-)
2 April 1848 • Dunfermline, Fife, Scotland
- Age 25 — **Birth of Daughter Janet Hamilton** (1850-1904)
24 May 1850 • Dunfermline, Fife, Scotland
- Age 29 — **Birth of Daughter Agnes Hamilton** (1854-1915)
abt 1854 • Dunfermline, Fife, Scotland
- Age 36 — **Birth of Son Joseph Hamilton** (1860-)
6 December 1860 • Dunfermline, Fife, Scotland
- Age 36 — **Birth of Daughter Helen Hamilton** (1860-)
6 December 1860 • Dunfermline, Fife, Scotland

Family

- Parents
-  **John Hamilton**
1791-1861
-  **Janet McNab**
1796-
- Spouse & Children
-  **Agnes Horn**
1828-1888
-  **Elizabeth Hamilton**
1848-
-  **Janet Hamilton**
1850-1904
-  **Agnes Hamilton**
1854-1915
-  **Joseph Hamilton**
1860-
-  **Helen Hamilton**
1860-
-  **Mary Hamilton**
1863-1902
-  **Jemima Hamilton**
1868-

Sources

- Ancestry Sources
-  1861 Scotland Census
-  1871 Census of Canada
-  Ancestry Family Trees
-  Ontario, Canada, Deaths, 1869-1938 and Deaths Overseas, 1939-1947

- Age 36 — **Death of Father John Hamilton** (1791-1861)
26 May 1861 • Dunfermline, Fife, Scotland
- Age 37 — **Residence**
1861 • Dunfermline Burgh, Fife, Scotland
Relation to Head of House: Head
- Age 38 — **Birth of Daughter Mary Hamilton** (1863-1902)
1863 • London, Middlesex, Ontario, Canada
- Age 43 — **Birth of Daughter Jemima Hamilton** (1868-)
abt 1868 • London, Middlesex, Ontario, Canada
- Age 47 — **Residence**
1871 • Ward 02, London, Ontario, Canada
Marital Status: Married
- Age 56 — **Death of Sister Margaret Hamilton** (1819-1880)
1880 • Dunfermline, Fife, Scotland
- Age 57 — **Death of Sister Janet Hamilton** (1816-1881)
28 Dec 1881 • Dunfermline, Fife, Scotland
- Age 63 — **Death**
9 October 1887 • London City, Ontario, Canada

Genealogical information on brewer John Hamilton and his family. Hamilton was an ale brewer in his hometown of Dunfermline in Fife, Scotland, before coming to Canada and taking over the Kent Brewery.



Joseph Hamilton

BIRTH 6 DEC 1859 • Dunfermline, Fife, Scotland

DEATH 23 MAY 1943 • London, Middlesex, Ontario, Canada

Facts

Age 0 — Birth

6 Dec 1859 • Dunfermline, Fife, Scotland

Age 2 — Arrival

1861

Age 2 — Residence

1861 • Dunfermline Burgh, Fife, Scotland

Age 3 — Arrival

1862

Age 12 — Residence

1871 • London Ward 2, London, Ontario, Canada

Age 22 — Residence

1881 • Ward 2, London City, Ontario, Canada

Age 23 — Marriage

31 May 1883 • London, Middlesex, Ontario, Canada

Susannah "Susie" Fletcher
(1863-)

Age 32 — Residence

1891 • Ward 2, London City, Ontario, Canada
Marital Status: Married; Relation to Head of House: Head

Age 42 — Residence

1901 • London (City/City) Ward/Quartier No 2, London (City/City), Ontario, Canada
Marital Status: Married; Relation to Head of House: Head

Age 52 — Residence

1911 • London City, Ontario, Canada
Marital Status: Married; Relation to Head of House: Head

Family

Parents

John McNab Hamilton
1824-1887

Agnes Horn
1828-1888

Spouse & Children

Susannah "Susie" Fletcher
1863-

Ella May Hamilton
1886-

Mabel A Hamilton
1888-

John Horn Hamilton
1891-1915

Lawrence Joseph Hamilton
1894-

Edward William Fletcher Hamilton
1894-1923

Sources

Ancestry Sources

-  1861 Scotland Census
-  1871 Census of Canada
-  1881 Census of Canada
-  1891 Census of Canada
-  1901 Census of Canada
-  1911 Census of Canada
-  1921 Census of Canada
-  Ancestry Family Trees
-  Ontario, Canada Marriages, 1801-1926
-  Ontario, Canada, Deaths, 1869-1938 and Deaths Overseas, 1939-1947
-  Scotland, Select Births and Baptisms, 1564-1950

Age 61 — Residence

1 Jun 1921 • London, London, Ontario, Canada
Marital Status: Married; Relation to Head of House: Head

Age 83 — Death

23 May 1943 • London, Middlesex, Ontario, Canada

Occupation

Brewer

Genealogical information on brewer Joseph Hamilton and his family. Joseph Hamilton took over the brewery after his father's death and made it sufficiently successful that he was able to build the substantial brick residence that still stands next door to the Kent Brewery at 183 Ann Street.

Table 2: City Directory listings for the property at 183 Ann Street

[House built in 1893 by brewer Joseph Hamilton of the Kent Brewery]

<i>1894</i>	<i>Hamilton Joseph</i>
<i>1895</i>	<i>Hamilton Joseph</i>
<i>1900</i>	<i>Hamilton Joseph</i>
<i>1905</i>	<i>Hamilton Joseph</i>
<i>1910</i>	<i>Jos Hamilton</i>
<i>1915</i>	<i>Webb Albt N</i>
<i>1916</i>	<i>Blay Wm</i>
<i>1920</i>	<i>Wright Q E</i>
<i>1925</i>	<i>Nurden, Albt</i>
<i>1930</i>	<i>Schroeder, Gustav</i>
<i>1935</i>	<i>McMullin, J J</i>

Appendix D – Comparative Analysis

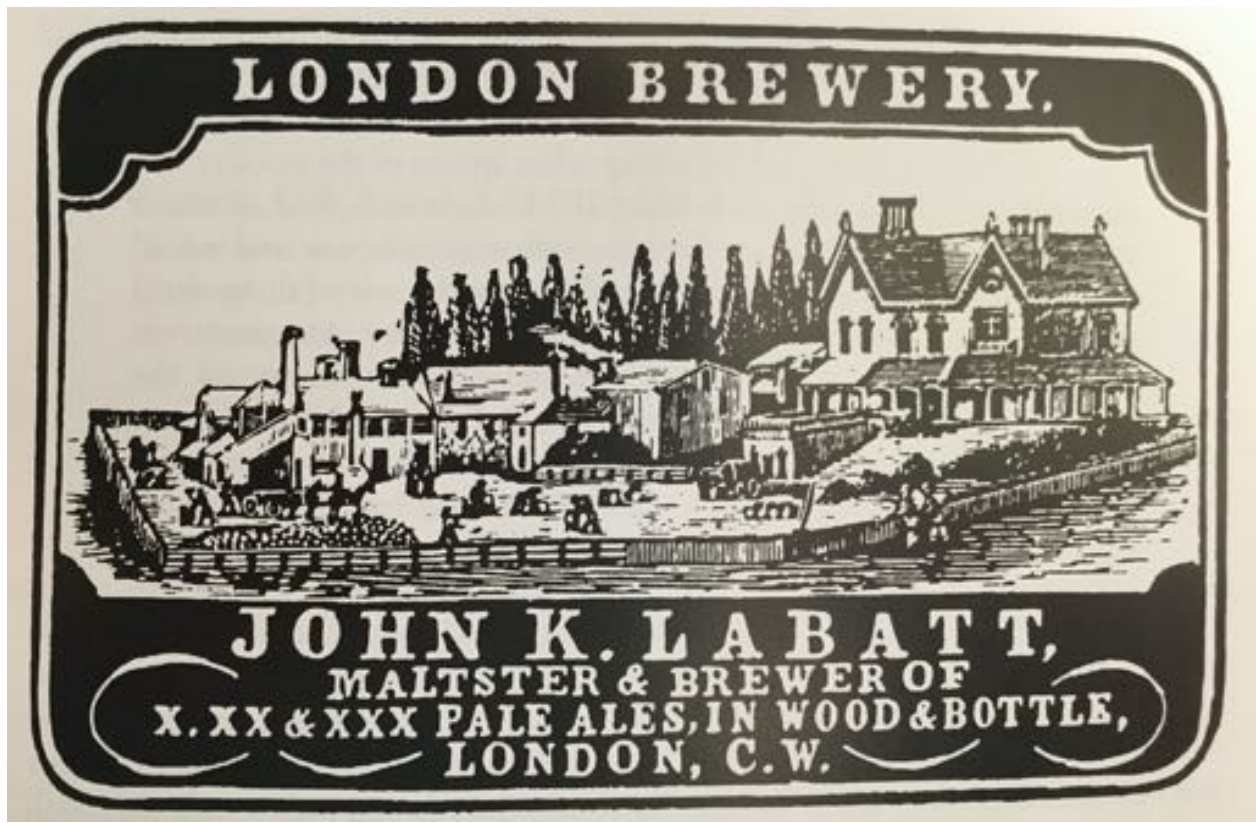
19th Century Breweries in London ON with owner's residence on the brewery site

Although no 19th Century brewery buildings remain in London ON other than the Kent Brewery, there do exist images of both the original Carling Brewery and the original Labatt Brewery as they appeared in the mid-19th Century, around the time the Kent Brewery was established.



W & J Carling's City Brewery (~1850s)

John Hamilton and Joseph Hamilton both had their residences next to their brewery. Although those residences are not pictured here, Samuel Peters Jr.'s map of London ON in 1855 shows that both John Carling and Thomas Carling similarly had residences next to their brewery. Unlike the houses that John Hamilton owned, and Joseph Hamilton lived in, the Carling residences are no longer extant.



John K. Labatt's London Brewery, c. 1860. (The Kent Brewery was established in 1859).

John Labatt's residence can similarly be seen next to his brewery. Although the Labatt plant remains at this location, this mid-19th Century brewery, and the brewer's residence pictured, are no longer extant. The reconstructed "Labatt Brewery" in the Fanshawe Pioneer Village was created in 1967 for Canada's Centennial.

Early Breweries in Canada

Since there are no breweries in Southwestern Ontario where the brewer's house was preserved next door, a scan of Canadian Breweries was conducted to identify extant breweries where the brewer's house was also intact.



Alexander Keith's Brewery, Halifax (1837). Credit: Canada's Historic Places

The Alexander Keith's Brewery site is grander than the Kent Brewery site, however it is comparable to the Kent Brewery site in that it includes both the original (Georgian Style) brewery building and an adjacent residence that the brewer built for himself (below). Based on a scan of historic Canadian breweries in Wikipedia and in Canada's Historic Places, Alexander Keith's may be the only other early brewery site in Canada of this kind.



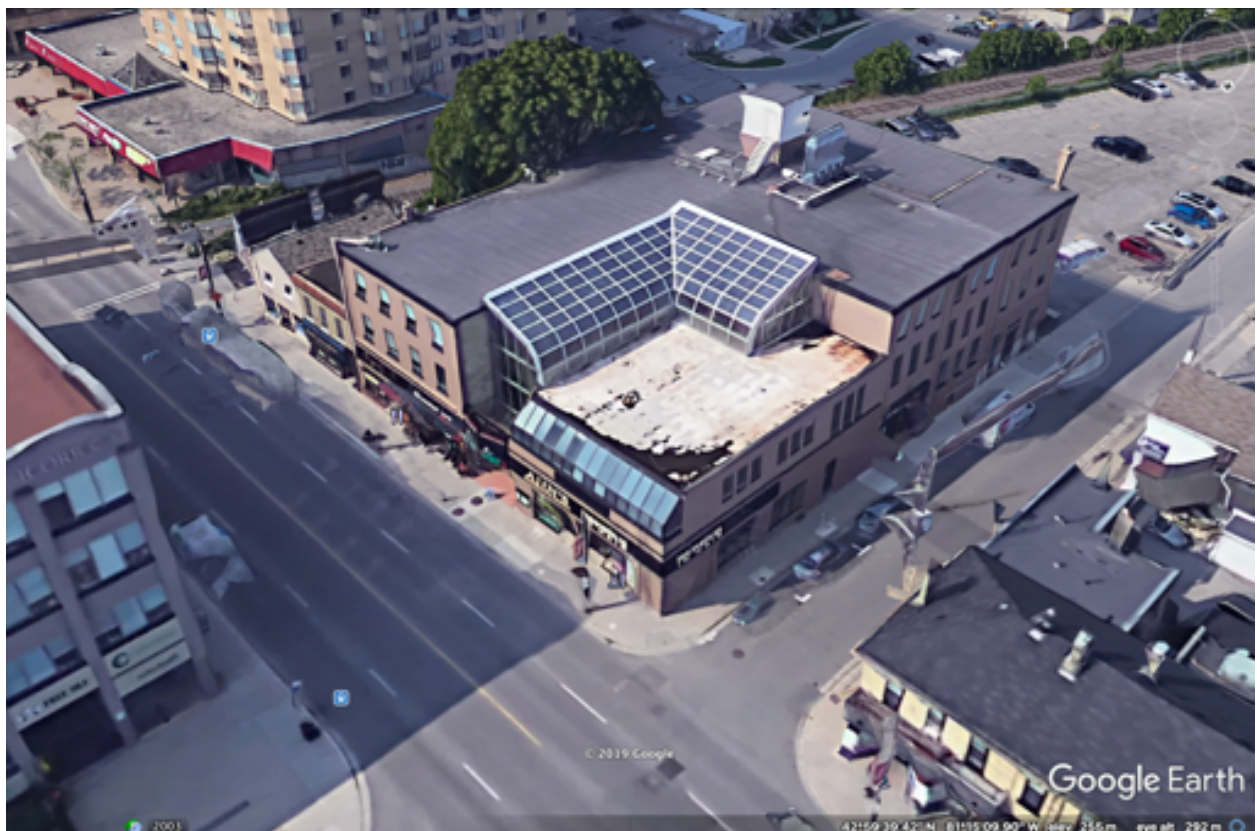
Alexander Keith's Italianate residence

Adaptively reused buildings near the Kent Brewery

The following examples from the near neighbourhood of 183 Ann Street illustrate that creative adaptive re-use of old buildings, even plain buildings, is the norm in this neighbourhood.



Campus Hi-Fi Building (built in the 1880s). Buildings don't have to be grand to be adaptively re-used. Humble structures can lend charm and variety to their surroundings. This building, which now houses the iconic Campus Hi-Fi, was built and used as a brick stable in the 1880s.



The 1911 Fireproof Warehouse, which was turned into The Village Corners. The Village Corners development shows that it is possible to take a commercial building and turn it into a showpiece. The back of this building can be seen from the front door of the Kent Brewery.



The 1909 Murray-Selby Shoe factory building at Piccadilly and Richmond Streets. The industrial feel of the factory was preserved while creating an airy modern atrium at the rear of the building.



The Station Park development added density while incorporating the 1892/93 CPR railway station.



The CEEPS, built as a hotel in 1890 to capitalize on the then newly established CPR railroad, is now a brew pub.

Nearby buildings showing the range of accommodation lived in by the people who worked in the industries of the Carling's Creek and CPR corridor



The row-houses at 146-154 Ann Street



724 Talbot Street (home to Edward Boles, labourer and later foreman of Carling's Brewery).



127 Ann Street, home to James Arscott, originally of the Arscott Tannery which was almost immediately to the east of 127 Ann Street. James Arscott was later foreman of the Hyman Tannery.

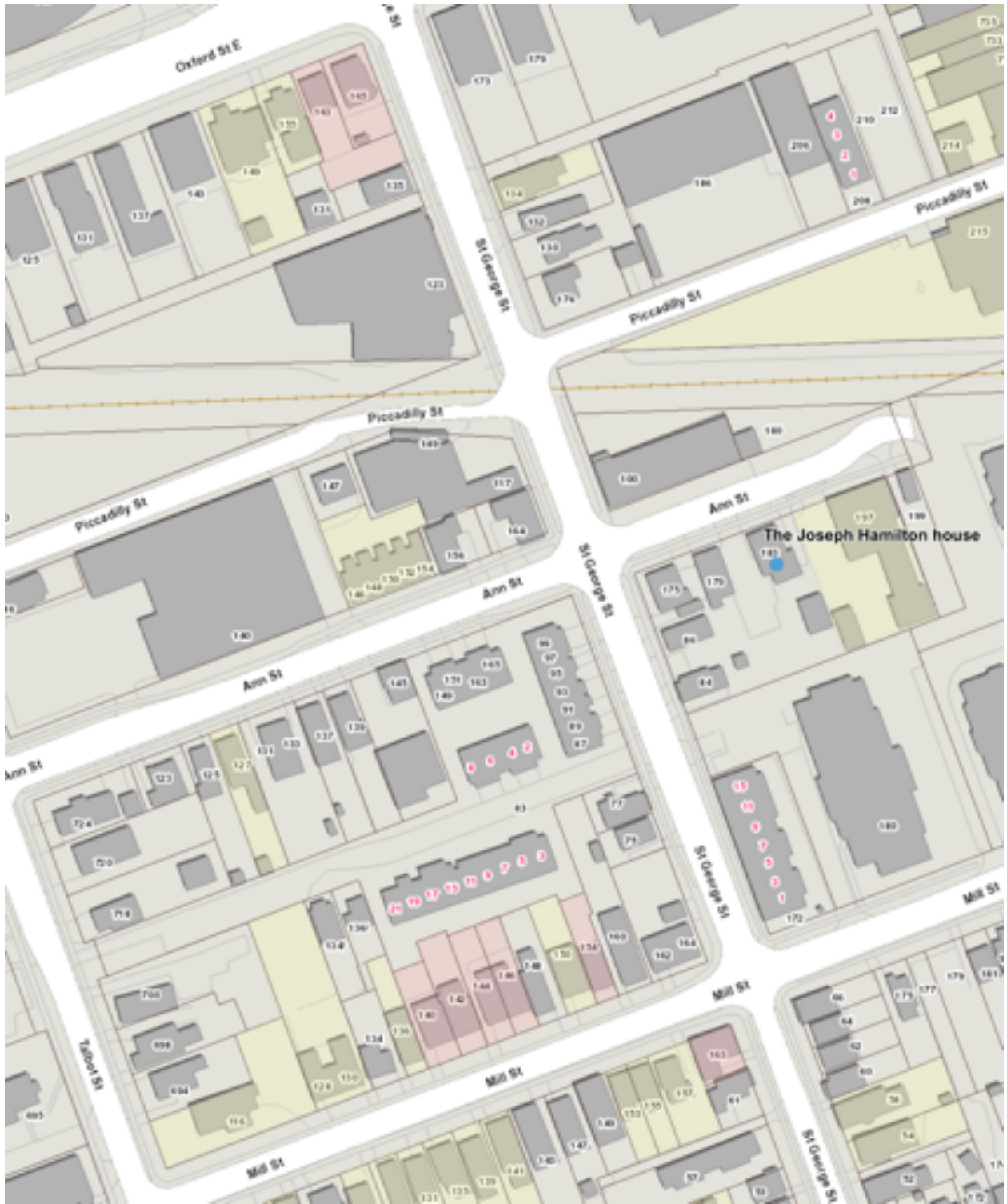


Figure 6: Heritage listed properties (yellow) and heritage designated properties (red) near 183 Ann Street.

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description

LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)DESIGNATED AS PART 1, PLAN 33R-20622; CITY OF LONDON

Description of Property

The property at 183 Ann Street is located on the south side of Ann Street east of St. George Street. The property at 183 Ann St. consists of a two-and-a-half storey Queen Anne residence.

Statement of Cultural Heritage Value or Interest

The property at 183 Ann Street is of significant cultural heritage value or interest because of its historical/associative values and its contextual values.

This property is valued for its direct associations with the Kent Brewery building to its east (the third most significant historic brewery in London after Carling's and Labatt's), and for its associations with the Hamilton brewing family, particularly John Hamilton, who ran the brewery from 1861–1887, and his son, Joseph Hamilton, who ran the brewery from 1887–1916.

Joseph Hamilton built 183 Ann Street in 1893, and lived there with his family for 18 years, until 1911. Joseph's father, brewer John Hamilton, had lived in a more modest frame structure on the same site. The size and scale of 183 Ann Street shows the increased prosperity the Kent Brewery attained under Joseph Hamilton's leadership after John Hamilton's death in 1887. After taking the reins, Joseph Hamilton rapidly built up his local trade to a point where he had nearly tripled the commercial worth of the Kent Brewery in the first five years of his tenure as brewer, thanks to a sophisticated new branding strategy (Appendix C) and targeted local marketing. The large Queen Anne House at 183 Ann Street, built six years after Joseph Hamilton takes over as brewer, is tangible evidence of his success.

The historic Carling's Creek, though now largely underground (a "lost creek"), nevertheless retains strong historical resonances to this day. It was described as a potential mill seat—a site of economic potential—in 1793 (See Appendix C). This was one of the small number of significant features noted about London by the Simcoe expedition that decided London's location. The creek is still emptied into the river just south of Ann Street Park, and is daylight (i.e. visible) between Waterloo and Colborne near Pall Mall.

This property is valued for its potential to yield information on the history of the Talbot North neighbourhood (prioritized in *Heritage Places 2.0* as the area of highest importance for a future potential Heritage Conservation District). This property is valued for its potential to yield information on the nationally-significant brewing history of London-Middlesex. This property is valued for its potential to yield information on the Carling's Creek and CPR corridor (a distinctive sub-area of Talbot North), and the lives and community of the people who worked in its industries.

This property is valued because it is important in defining, maintaining and supporting the early residential character of the Carling's Creek and CPR corridor, which is defined by the residences of the people who worked in the four major 19th century industries on Ann Street. These industries, in turn, were defined by Carling's Creek, since the industries were set up to take advantage of the motive power it provided. This property is valued for its associations with Carling's Creek, and with the early industrial history of the Carling's Creek and CPR Corridor.

Many of the people who worked in these industries, at all levels in the companies, lived in the immediate vicinity. The variation in housing on Ann Street and the immediate neighbourhood, from worker's cottages, to double-housing, to row housing, to the larger structures lived in by the owners, tell this story. Up and down Ann Street, and on nearby streets, we see tangible evidence of a range of incomes, from workers (146-154 Ann Street) to foremen (724 Talbot Street - Edward Boles, foreman at Carling's, 127 Ann Street - James Arscott, foreman at Hyman's) to owners (Joseph Hamilton's house at 183 Ann Street). Taken together, these properties tell a complete story.

This property (183 Ann Street) is valued because it is historically linked to the Kent Brewery building immediately to the east, and to the cottage owned by John Hamilton and lived in by Joseph Hamilton (179 Ann Street) immediately to the west. This property is valued because it is visually, physically, functionally, and historically linked to the Kent Brewery building at 197 Ann Street. Joseph Hamilton clad the Kent Brewery in a similar buff brick to the brick he used in building his residence at 183 Ann Street. There are also similarities in the form, size, and style of the windows between 183 and 197. The brick used for 183 and 197 Ann Street echoes that used for the cottage immediately to the west (179 Ann Street), which was also owned by the Hamilton family.

Taken together, these three structures (197 Ann Street, 183 Ann Street, and 179 Ann Street) are visually and functionally linked: they present a rare surviving Canadian example, along with Alexander Keith's Brewery in Halifax, of a 19th Century brewery district, where the brewers' houses are preserved along with the brewery building.

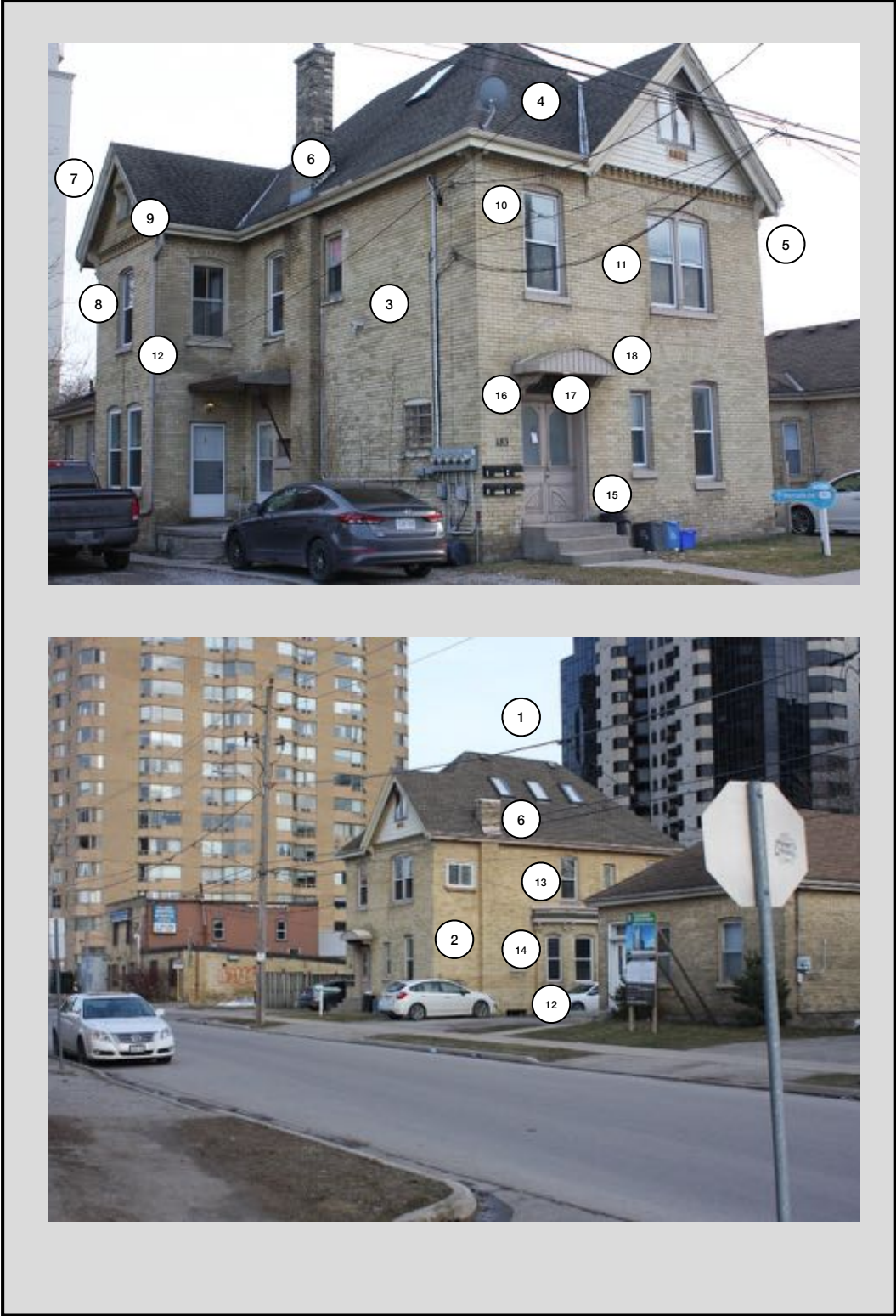
Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

1. The house has the form and style of a Queen Anne house.
2. However, this is a larger and more imposing structure than a typical Queen Anne cottage.
3. The house is built of buff London brick. The house has the typical irregular and stepped outline and profile of this style.
4. The roof is irregular with a shallow gabled profile. It has a cross gable and two gable ends.
5. There are brackets below the roof at the principal corners.
6. There are two buff brick chimneys.
7. The gable ends exhibit the specific style of wood shingling known as a staggered imbrication (Phillips, Steven J, 1989, p. 99). The front façade gable is clad with siding but the east gable exhibits the original bargeboard shingling and is outlined with moulded vergeboards.
8. The gable is supported by wooden end brackets and a modillion course beneath.
9. There is a small square gable window under the eaves. There is a pilaster on each side of the window frame. The window is divided in two and surrounded by a border of small square panes.
10. The fenestration is symmetrical within the irregular profile; with most of the principal windows being segmental-arched topped with brick voussoirs.
11. On the second storey of the front façade are double windows, which were apparently echoed on the first storey.
12. There is a bay window to the west side with the style of the windows echoing the characteristic style.
13. The bay is topped by a flat roof and the fascia board is decoratively supported by small brackets or modillions.
14. The brackets and modillions adhere to a single character throughout the whole structure.
15. The principal doorway on the front façade has an original double-leafed door, which is carved, pierced and well decorated, with arched glass windows in the doors.

16. This is surmounted by a rectangular stained-glass transom with coloured glass in two rectangular patterns and a diamond pattern in the centre.
17. The doorway has a dentil-moulded architrave above.
18. The porch roof of the doorway is altered but appears to adhere to the line of a previous porch and is still supported by original brackets.

Appendix F – Heritage Attributes



Heritage attributes of the property at 183 Ann Street (page one of two).



1. The building has the form and style of a Queen Anne house



2. However, this is a larger and more imposing structure than a typical Queen Anne cottage



3. The house is built of buff London brick. The house has the typical irregular and stepped outline and profile of this style



4. The roof is irregular with a shallow gabled profile. It has a cross gable and two gable ends



5. There are brackets below the roof at the principal corners



6. There are two buff brick chimneys



7. The gable ends exhibit wood shingling. The front façade gable is clad with siding but the east gable exhibits the original bargeboard shingling and is outlined with moulded vergeboards



8. The gable is supported by wooden end brackets and a modillion course beneath



9. There is a small square gable window under the eaves. There is a pilaster on each side of the window frame. The window is divided in two and surrounded by a border of small square panes



10. The fenestration is symmetrical within the irregular profile; with most of the principal windows being segmental-arched topped with brick voussoirs



11. On the second storey of the front façade are double windows, which were apparently echoed on the first storey



12. There is a bay window to the west side with the style of the windows echoing the characteristic style



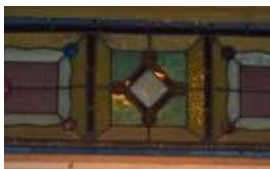
13. The bay is topped by a flat roof and the fascia board is decoratively supported by small brackets or modillions



14. The brackets and modillions adhere to a single character throughout the whole structure



15. The principal doorway on the front façade has an original double-leafed door, which is carved, pierced and well decorated



16. This is surmounted by a rectangular stained-glass transom with coloured glass in two rectangular patterns and a diamond pattern in the centre



17. The doorway has a dentil-moulded architrave above



18. The porch roof of the doorway is altered but appears to adhere to the line of a previous porch and is still supported by original brackets