

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Designation, 183 Ann Street and 197 Ann Street under Part IV
of the *Ontario Heritage Act*

Date: April 25, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the designation of built resources at municipal addresses 183 Ann Street and 197 Ann Street, located on the consolidate parcel legally described as – LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)DESIGNATED AS PART 1, PLAN 33R-20622 – that the following actions **BE TAKEN**:

- a) Notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource on the municipal address 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report; and,
- b) Should no objections to Municipal Council's notice of intention to designate be receive, by-laws to designate the built resource at 197 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.
- c) Notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the built resource at 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F of this report; and,
- d) Should no objections to Municipal Council's notice of intention to designate be receive, by-laws to designate the built resource 183 Ann Street to be of cultural heritage value or interest for the reasons outlined in Appendix F of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.

IT BEING NOTED that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared.

IT BEING FURTHER NOTED that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Executive Summary

In 2019, an application for an Official Plan and Zoning By-law amendment (OZ-9127) was submitted by York Developments for a 28-storey apartment building complex on the subject property at 84 – 86 St. George Street and 175 – 197 Ann Street; in 2020, the proposal has been subsequently modified in height to 22-storeys. The proposal is predicated on the removal of all existing built resources on the subject property. The subject property, now a consolidated parcel including the municipal addresses 84 - 86 St. George Street and 175-197 Ann Street), is LISTED on the City's *Register of Cultural Heritage Resources*. Per Policy 565 of *The London Plan*, an evaluation is required to determine if the property retains cultural heritage value or interest (CHVI) and to assess potential impacts.

For CHVI evaluation purposes, a heritage impact assessment (HIA) was submitted by the applicant in 2021 as part of a revised complete application. The HIA determined that all built resources on the subject property have cultural heritage value, but that retention

is not economically viable. To date, no demolition requests have been submitted to the City by the applicant for the removal of any of the built resources on the subject property and Municipal Council is not being asked to consider a request for demolition at this time.

At its meeting held on November 24, 2020, Municipal Council referred Civic Administration to report back at a later date regarding potential designation of 197 and 183 Ann Street. Per Municipal Council's request, the focus of this report is specifically on heritage planning staff's evaluation of the built resources at 197 Ann Street (known as the former Kent Brewery) and 183 Ann Street (the adjacent Brewer's House). An evaluation was undertaken using the criteria of O. Reg 9/06, which determined that the built resources are significant cultural heritage resources that merit designation pursuant to Section 29 of the *Ontario Heritage Act*.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

November 16, 2020: OZ-9127 – Report to Planning and Environment Committee: 7th Report of the London Advisory Committee on Heritage 183 and 197 Ann Street. Agenda Item 4.1, pp205-208 [re: revise date to report back on heritage matter].

October 19, 2020 – Report to Planning and Environment Committee: 7th Report of the London Advisory Committee on Heritage, October 14, 2020. Agenda Item 4.1, pp486-556 [re: Designation of 183 and 197 Ann Street, LACH – 4.1c and 4.1d].

March 9, 2020 – Report to Planning and Environment Committee: St. George and Ann Block Limited, 84–86 St. George Street and 175–197 Ann Street (OZ-9127). Agenda Item 3.5, pp156-201 [re: request application be heard at future PPM].

February 19, 2020 – Report to London Advisory Committee on Heritage. LACH Stewardship Sub-Committee Report, Wednesday January 29, 2020. Agenda Item 1 [re: 197 Ann Street (referred by LACH, 2019-12-11)].

1.2 Location of Subject Property

The subject property is a consolidated parcel of multiple municipal addresses located at the southeast corner of Ann and St. George Streets, just south of the Canadian Pacific Railway, and near to high-rise residential buildings to the southeast (Appendix A). The former course of the historic Carling's Creek can still be discerned immediately behind the property (Appendix B). The area surrounding the subject property is colloquially known as 'North Talbot' which is north of the city's downtown core. North Talbot is associated with very early urban development in London following its annexation in 1840. Over time, this area has transitioned to accommodate many business enterprises, often within historic buildings. Today, North Talbot still retains a predominantly residential character, clearly bordered by commercial main streets, and with a strong presence of the natural landscape (Heritage Places 2.0, p17). In 2020, a Cultural Heritage Inventory for the North Talbot Study Area was prepared to identify heritage listed and heritage designated properties within the North Talbot Study Area. This Cultural Heritage Inventory was completed in advance of the initiation of a Heritage Conservation District (HCD) Study for a potential district (TMHC, 2020).

For the purposes of this report, the consolidated parcel will be referred to as "the subject property"; legally described as – LOTS 4, 5, 6 & 7 AND PART LOT 3, SOUTH SIDE ANN STREET PLAN 183(W)DESIGNATED AS PART 1, PLAN 33R-20622. The following municipal addresses on this parcel will be referred to separately throughout the report and named by their address: 175 Ann Street, 179 Ann Street, 183 Ann Street,

197 Ann Street, 84 St. George Street and 86 St. George Street (Appendix A). Note that the properties previously identified by these addresses merged in December 2019 (2020, Oct 20, LACH). Figures 5 and 6 illustrate the individual lots and configurations comprising the consolidated parcel (Appendix A).

1.3 Cultural Heritage Status

The subject property is a heritage listed property, included on the City's *Register of Cultural Heritage Resources*. The parcel contains multiple built resources that have been identified as having potential cultural heritage value or interest that requires further research and evaluation for designation under Part IV of the *Ontario Heritage Act*.

The built resource on LOT 4, PART LOT 3, now known as municipal address 197 Ann Street, is recognized as the last remnant of the former Old Kent Brewery and has been noted as a building of interest since 1987 in the City's Inventory (LACAC, p5). Since March 26, 2007, LOT 4, PART LOT 3 has been included on the City's *Register*. Based on the cultural heritage information presented in the *North Talbot Cultural Heritage Inventory*, the remaining municipal addresses comprising the parcel were added to the *Register of Cultural Heritage Resources* on October 27, 2020 (TMHC, 2020).

1.4 Description of Built Heritage Resources

1.4.1 197 Ann Street

The built resource at 197 Ann Street (known as the former Kent Brewery) consists of a complex of buildings, representative of a mid-late 19th century vernacular, industrial commercial 'typology'. Sections of the building complex can be visually discerned from the exterior, and include a primary building, old wash house, south extension and contemporary garage (Appendix A, B). The building complex currently functions as an auto repair shop with (2) rental units – one on the first and second floors of the primary building.

The 2-storey primary building faces Ann Street and is a rectangular brick veneer building (9m x 13m approx.) – of local buff brick with a flat roof; a portion of the SW exterior has been clad with metal siding. The façade is relatively unadorned with the exception of a parapet composed of a row of single brick corbels, end-on, 3 brick deep, and 2 string courses along the front and halfway along the east side. There is a corbelled extension at the west end integral with the parapet. Many window and door openings are topped with brick voussoirs; some window and door openings have been filled-in or expanded. Interior features of note are several corbelled brick-support 'brackets' and several brick rounded arches in the basement. The first and second floor are currently rented and were only briefly viewed during the site visit (Feb 7, 2020).

A 1-storey 'old wash house' (9.88m x 20.45, approx.) with a buff brick exterior is positioned to the west of the primary building. It has a similarly unadorned façade, with a flat roof sloping from the front to the rear. From the interior, original beams, joists and cross bracing can be seen from the underside of the roof. This portion of the building complex first appears on the (1892, 1907r) insurance plan mapping and is noted as having an arched vault underground, but other than interior round arches between the basement of the primary building and the old bath house, no underground cellar was found during the site visit.

A 1-storey brick and clad wing (south extension) extends south from the primary building to the contemporary garage. It is a rectangular building (9.49m x 21.65m, approx.) with some exterior parging of brick along the western face. The interior is an open space, with exposed brick and wooden slat ceiling. The south extension exhibits considerable external and internal modifications completed during expansion years of the brewery.

A contemporary garage flanks the southern end of the south extension (10m x 11m, approx.).

The precise dates of the primary building, old wash house and south extension is unknown. What is known is the former Kent Brewery at 197 Ann Street was established in 1859 (O'Brien, p14) and as early as 1861 the brewery is noted as being "very successful since its establishment, and there are enlargements and additions being constantly made to it" (Tovey, Chronology, p3). Presumably, a building existed on this

property as early as 1859-1861 however it is inconclusive whether this is the primary building (or part of) that we see today. The earliest insurance plan mapping available dates from 1881 which indicates a 1½ storey primary building fronting Ann Street, and a south extension which generally fits the current footprint of the brewery complex. Subsequent mapping shows additions and improvements made over a period – from 1892 to 1922 – which includes changes in material and building heights. Confirming the extent and date of these alterations in comparison to as-built observation, will require further research and on-site investigation which was beyond the scope of this evaluation. Therefore, for this evaluation, a broad range of (c.1859-1881) has been assigned to the Kent Brewery for the dating purposes.

1.4.2 183 Ann Street

The built resource at 183 Anne Street (c.1893) is a two-and-a-half-storey, buff brick Queen Anne Revival style residence, built by Joseph Hamilton the brewer master at the adjacent Kent Brewery from 1887-1916 (Appendix B). A contemporary wooden structure is located at the rear of the lot and appears to function as a storage shed.

The form of the residence at 183 Ann Street is an intersecting hipped roof, and a front gable end which has horizontal siding and dentilled millwork detailing. The gable ends exhibit the specific style of wood shingling known as a staggered imbrication (Phillips, p99). The front façade gable is clad with siding, but the east gable exhibits the original bargeboard shingling and is outlined with moulded vergeboards.

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

The double front doors have a carved wood inset with two arched windows, a stained-glass transom, and are covered by a shallow overhang. Windows openings on all visible elevations have brick voussoirs, and remaining brick voussoirs on the first floor of the primary façade show where an original window was partially infilled and replaced with a smaller one.

On the west elevation is a bay window with stone lug sills. The bay is topped by a flat roof and the fascia board is decoratively supported by small brackets or modillions. The brackets and modillions adhere to a single character throughout the whole structure. (see TMHC pp-239-40; LACH Stewardship w/Tovey).

1.4.3 179 Ann Street

The built resource at 179 Ann Street (pre-1881) is a one-story, buff-brick, side hall plan vernacular cottage with a hipped roof (Appendix B). The front door has a transom, and the primary façade has window openings topped with brick voussoirs. The residence is a representative example of a late-19th-century worker's cottage but is somewhat unusual with its bay window with stone trim on the east elevation, seeming to echo a bay window on the west elevation of the adjacent 2-storey buff brick residence at 183 Ann Street (see TMHC pp-237-38; LACH Stewardship w/Tovey).

1.4.4 175 Ann Street

The built resource at 175 Ann Street (c.1892-1893) is a one-story, wood-frame residence, with a hipped roof (Appendix B). It is a representative example of a late-19th-century worker's cottage. It has a central hall plan, and a central entry flanked by windows and either side facing Ann Street. A shed-roof extension is at the rear. Most windows, exterior cladding and roofing material appear to be contemporary replacements (see TMHC pp235-36).

1.4.5 86 St. George Street

The built resource at 86 St. George Street (c.1930) is a one-story, wood-frame, residence, with a hipped roof (Appendix B). It is a representative example an early 20th-century worker's cottage. It has a side hall plan, and a front entry with a small, covered verandah situated on the southwest corner of the building, facing onto St. George Street. Most windows, exterior cladding and roofing material appear to be contemporary replacements (see TMHC p528-29).

1.4.6 84 St. George Street

The built resource at 84 St. George Street (c.1893) is a one-story, wood-frame, side hall plan cottage, with a hipped roof (Appendix B). It is a representative example of a late-19th-century worker's cottage. There is a recessed, covered front entry with a small balustrade situated on the northwest corner of the building, facing onto St. George Street. Most windows, exterior cladding and roofing material appear to be contemporary replacements (see TMHC pp526-27).

1.5 Historical Background

1.5.1 The Historical Landscape – Carling Creek and CPR Railway

Though now largely underground (a "lost creek"), there are tangible remains of the historic Carling's Creek that are still visible and resonate in the community today. 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. 197 Ann Street slopes down towards the former creek bed, which is behind a fence immediately to the north of the lot.

The subject property is also linked to the era before the CPR railway, and to the industries that were attracted by the creek. Although several key industrial buildings have been preserved from the CPR era, the Kent Brewery is both the oldest remaining industrial structures in the area, and the only industrial building in North Talbot that retains that primary relationship to the creek.

Industrial buildings clustered near the CPR tracks are part of the visible landscape that surrounds the brewery to the west, south, and east. These include the CPR cold storage across the tracks to the northwest; the CPR warehouse to the north; 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. (LACH Stewardship w/M. Tovey).

1.5.2 The Kent Brewery and the Brewer's House at 197 and 183 Ann Street

In Philips' seminal book on brewing in Victorian Middlesex-London (p76), his earliest account of a brewery located at 197 Ann Street is 1859 (see also O'Brien, p14; see Appendix C and D for historical images and documents). He notes that the formative years of the brewery were challenging, mirroring financial difficulties the brewing industry in London also encountered. Original owners, H. Marshall and J. Hammond soon went out of business as did subsequent owners F. Dundas and J. Phillips. In 1861, John Hamilton purchased the business which was already known as the Kent Brewery – named after the well-known hop-growing regions of Kent, England, from which the brewery imported its hops (O'Brien, p14). By 1870, brewer John Hamilton was producing 8,000 gallons of porter and ale, generating a profit of \$500. The brewery's prosperity enabled Hamilton to buy not only the land on which the brewery stood¹, but all of the other properties between the brewery and St. George Street, including the land on which 183 Ann Street now sits.²

John Hamilton continued to operate the brewery and also live at 183 Ann Street, adjacent to the brewery, until his death in 1887 (Tovey, 197 Ann St; Tovey, Chronology; see Philips, p155). Afterwards, John Hamilton's son, Joseph, grew the brewery business by fashioning the 'Hamilton' brand through consistent advertising, creative slogans, and by reproducing the beer labels on his advertising (Phillips, p154). In 1893, Joseph Hamilton made "extensive alteration to the Kent Brewery...doubling its capacity and rebuilding the family house at 183 Ann Street" (Phillips, pp154-155).

The house at 183 Ann Street was built by Joseph Hamilton, who lived there from 1887–1911. Joseph Hamilton built 183 Ann Street in c.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. 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

¹ Bargain and Sale, \$3,500, Henry Marshall to John Hamilton, 22 Dec 1873, Lot 3 South Side of Ann Street, Registered 23 Feb 1874, Instrument #1102. Quoted from Tovey; 2020, Oct 27.

² Bargain and Sale, \$2,200, Joshua Dixon Dalton to John Hamilton, 1 April 1872, lots 4, 5, 6, 7, South Side of Ann Street, Registered 22 April 1872, Instrument #8810. Quoted from Tovey; 2020, Oct 27.

Brewery in the first five years of his tenure as brewer, thanks to a sophisticated new branding strategy and targeted local marketing. The size and scale of the Queen Anne styled house at 183 Ann Street, built six years after Joseph Hamilton took over as brewer, is tangible evidence of his success (LACH Stewardship w/M. Tovey). Between c1886 and 1916, the Kent Brewery was one of only three breweries in London, third to Labatt and Carling. In Caldwell's evaluation of 197 Ann Street, she notes that: "[i]n an era where other small scale local breweries were closing for reasons such as fires, temperance, and increased competition, the brewery was famous for its English-style porter and had a reputation for brewing good quality local beer" (Caldwell, p11).

News stories covering the Kent Brewery and owners were reported in The Globe, Toronto, suggesting that the brewery had more than local significance at the time (Tovey, Chronology, p1). It was listed in the Canada Gazetteer as early as 1864 (Mitchell's, p331). London was home to a number of small breweries in the mid-19th Century (Phillips, pp153-55), however these gradually disappeared, and the Kent Brewery remained (Caldwell, p11). Joseph Hamilton managed the brewery until it closed in 1917 (O'Brien, p14), like many breweries in Ontario, due to impacts of the Passage of the Canadian Temperance Act.

This is not the end of the Kent Brewery; for over 100 years following its closure, the now former Kent Brewery complex has remained viable by adapting and housing a wide variety of uses; from commercial business, winery, cheese and cigar production to the fabrication and sales of construction products and automotive businesses. Currently 197 Ann Street also contains (2) residential rental units. The primary building and adjacent old wash house still look much as they did during the peak of the brewery's business; and the massing, form and footprint of these parts complex building complex has remained the same. In the 100 years since its closure as a brewery, the building complex at 197 Ann Street has been vacant for only 10 (non-consecutive years); a testament to the adaptability of this modest vernacular industrial heritage resource and reminder that the greenest building is a heritage building retrofitted. Today, the building complex is considered to be the "largest surviving brewery artifact from Victorian London Middlesex" (Phillips, 155).

1.5.3 Cottages at 175 and 179 Ann Street and 84 and 86 St. George Street

The built resources at 84 St. George Street and 175 Ann and 179 Ann Street are all representative examples of late-19th-century worker's cottages, with 86 St. George Street dating from c.1930. They are historically linked to the former brewery function on the subject property and industrial uses in the surrounding area (see Appendix C for historical images). The first occupant at 84 St. George Street, Phillip Lewis, was listed as a labourer in the 1900 City Directory, and John Arscott who served as a foreman of the C.S. Hyman & Co. Tannery on Richmond Street, is associated with 175 Ann Street. Finally, the property at 179 Ann Street was owned by brewer John Hamilton of the Kent Brewery, and lived in by his son, brewer Joseph Hamilton (from 1888-1890), following his marriage to Susannah Fletcher, and before he took the reins of the Kent Brewery (1887-1916) (TMHC, 2020).

1.6 Heritage Planning File Background and Current Proposal

On Sept 20, 2019, an Official Plan and Zoning By-law amendment application (OZ-9127) was received for a 28-storey apartment building complex at 84 – 86 St. George Street and 175 – 197 Ann Street. At the time of this initial submission, the property specific to 197 Ann Street was identified as a LISTED property on the City's *Register of Cultural Heritage Resources*, being the last remnant of the former Kent Brewery (c1883). Per Policy 586 of *The London Plan*, a heritage impact assessment (HIA) was required as part of a complete application. A Notice of Application and HIA was circulated to the London Advisory Committee on Heritage (LACH) on October 10, 2019. At its meetings on November 13th and December 11th 2019, the LACH reported that it was not satisfied with the research, assessment, and conclusions of the heritage impact assessment (HIA) and referred the file for 197 Ann Street and other dwellings on the subject property of the application to the Stewardship Sub-Committee for further research. Heritage staff also provided comments to the file planner and applicant indicating that there was insufficient information in the report to support the conclusion that built resources on the property at 197 Ann Street have no significant cultural heritage value or interest (CHVI).

At the March 9, 2020, Planning and Environment Committee (PEC) meeting, an information report on the application (OZ-9127) was considered. Heritage staff prepared a 9/06 evaluation and found that the property at 197 Ann Street retains historical associations and contextual value that are sufficiently significant to warrant support for Part IV heritage designation. PEC referred the application and heritage matters back to the Civic Administration for a future report and recommendation.

On October 7, 2020, a revised Notice of Planning Application (OZ-9127) was circulated for a modified design with 22-stories; the LACH reviewed the revised application at its October 14, 2020 meeting. Based on this review, the LACH Report to PEC, included on the October 19, 2020 Planning & Environment (PEC) agenda, recommended the designation of 183 Ann Street and 197 Ann Street under the *Ontario Heritage Act* (OHA). At the October 19, 2020 PEC meeting, the Applicant requested that consideration of the LACH's request for designation be deferred to the November 30, 2020 PEC meeting. At its meeting held on November 24, 2020, Municipal Council then resolved that Civic Administration report back on this matter – deferred to November 30th – to a future meeting of PEC because of alterations being proposed to the building design (Resolution 4.1/8/PEC). This resolution also noted that the properties located at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street had merged. As well at the same Municipal Council meeting per resolution (5.1/18/PEC) 175, 179, 183 Ann Street and 84 and 86 St. George Street properties were added to the *Register of Cultural Heritage Resources* based on the cultural heritage information presented in the *North Talbot Cultural Heritage Inventory* (TMHC, 2020)

On November 9, 2021, a revised HIA was received by the file planner, which responded to previous comments from the LACH and Civic Administration (Nov 13, Dec 11, 2019; Feb 26, 2020) that identified errors and omissions in the original HIA submitted (2019). The revised HIA also depicted the inclusion of a public brewery on the first floor on the east side of the proposed building.

At its meeting on March 9, 2022, the LACH was circulated on the revised HIA and reported that it was not satisfied with conclusions of revised HIA (Nov 4, 2021) and reiterated its previous comments (Oct 14, 2020 – LACH report) to retain and designate the properties located at 197 and 183 Ann Street.

On April 1, 2022, a newly revised application and a Notice of Application was circulated. The application again depicted a 22-storey apartment building including a range of convenience commercial uses including a 'craft brewery'; the proposal shows all existing buildings and structures are to be removed on the subject property.

To date, no demolition requests have been submitted to the City by the applicant for the removal of any of the built resources on the subject property, and Municipal Council is not being asked to consider a request for demolition at this time. Any demolition requests related to this subject property received in the future will require Municipal Council approval.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, *The London Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (PPS-2020) promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved." (Section 2.6.1)

'Significant' is defined in the PPS-2020 as, "[r]esources that have been determined to have cultural heritage value or interest." Further, "[p]rocesses and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*." (p51)

Additionally, ‘conserved’ means, “[t]he identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. To ‘conserve’ may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. [...] Mitigative measures and/or alternative development approaches can be included in these plans and assessments.” (pp41-42)

2.1.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to object to a Notice of Intention to Designate (NOID) and to appeal the passing of a by-law to designate a property pursuant to Section 29 of the *Ontario Heritage Act*.

Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

2.1.2.1 Ontario Regulation 9/06

Regulation 9/06 of the *Ontario Heritage Act* establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are reinforced by Policy 573_ of *The London Plan*. These criteria are:

1. Physical or design value:
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
 - i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.1.2.2 Ontario Regulation 385/21

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. The following information is a prescribed requirement of a heritage designating by-law, per Section 3(1), O. Reg. 385/21:

1. The by-law must identify the property by,
 - i. The municipal address of the property, if it exists;
 - ii. The legal description of the property, including the property identifier number that relates to the property; and,

- iii. A general description of where the property is located within the municipality, for example, the name of the neighbourhood in which the property is located and the nearest major intersection to the property.
2. The by-law must contain one or more of the following that identifies each area of the property that has cultural heritage value or interest:
 - i. A site plan.
 - ii. A scale drawing.
 - iii. A description in writing.
 3. The statement explaining the cultural heritage value or interest of the property must identify which of the criteria set out in subsection 1(2) of Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest) made under the Act are met and must explain how each criterion is met.
 4. The description of the heritage attributes of the property must explain how each heritage attribute contributes to the cultural heritage value or interest of the property.

2.1.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that cultural heritage resources define the City's unique identity and contribute to its continuing prosperity. *The London Plan* states that, "the quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Importantly, "our heritage resources are assets that cannot be easily replicated, and they provide a unique living environment and quality of life. Further, "by conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future." (552_)

The cultural heritage policies of *The London Plan* are to:

- "1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
- 2. Conserve London's cultural heritage resources so they can be passed onto our future generations.
- 3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources. Generally, the policies of *The London Plan* support the conservation and retention of significant cultural heritage resources." (554_)

Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Section 29 of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Other relevant policies include:

- Policy 566_: Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation may be considered.
- Policy 567_: In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.
- Policy 568_: Conservation of whole buildings on properties identified on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.
- Policy 569_ Where, through the process established in the Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the *Ontario Heritage Act*, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.
- 565_New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register

will be designed to conserve the heritage attributes and character of those resources and to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development, redevelopment, and civic works and projects on, and adjacent to, heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

- Policy 586_ of *The London Plan* requires that LISTED and designated properties be evaluated where development will occur adjacent to the property. The purpose is to demonstrate that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved. The City has directed that evaluation take the form of a heritage impact assessment, and where the conservation of attributes can be attained through mitigative measures.
- Cultural Heritage Guidelines (1721_) which lists *Heritage Places 2.0* is a guideline document. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts (HCD). The parcel at 197 Ann Street is located in the North Talbot which has been identified as a future, potential HCD with the highest priority ranking of #1.

2.2 Additional Reports

2.2.1 Heritage Impact Assessment – 2019

Heritage resources are to be conserved and impacts evaluated per policies in the *Provincial Policy Statement-2020*, the *Ontario Heritage Act* and *The London Plan*. For evaluation purposes, heritage impact assessments (HIA) were submitted for this application (OZ-9127) by MHBC Planning Ltd. – on behalf York Developments – as a requirement of *The London Plan* (Policies 565, 586), and to satisfy requirements of a complete OP/ZBA application. The purpose of the HIAs have been to evaluate the potential cultural heritage value or interest (CHVI) of the built resources on the subject property; to identify potential heritage attributes of interest; assess the impacts of the proposed development on the built resources; and, to make recommendations to mitigate any adverse impacts that may arise. Further, under Section 27(3) of the *Ontario Heritage Act*, demolition of properties LISTED on the City's *Register* requires consultation with the London Advisory Committee on Heritage (LACH) and Municipal Council approval. Although this staff report considers potential designation of 183 and 197 Ann Street, the proposed development is predicated on the demolition of LISTED heritage resources on the subject property, and as such, an evaluation is required to determine if the property retains cultural heritage value or interest (CHVI).

A heritage impact assessment (HIA) was first submitted as part of the Planning Application (OZ-9127) received in September 2019 (MHBC, 2019). Heritage staff found the HIA insufficient primarily due to errors and omissions in its evaluation which concluded that 197 Ann Street³ did not retain cultural heritage value or interest (CHVI) and that significant building damage compromised the structure and overall integrity of the resource. No condition assessment was completed as part of the HIA. A building condition assessment was then prepared by a+LiNK (2020) and found that many of the original built elements on the exterior remain in situ and are in fair condition, (requiring attention expected for a building of this age), and that the condition and modifications made have not compromised the heritage value and integrity of the Brewery complex. (See Section 2.2.2).

The HIA was circulated to the London Advisory Committee on Heritage (LACH), and members indicated that they were not satisfied with the report's research, assessment, and conclusions. In February 2020, an initial evaluation of 197 Ann Street by heritage staff found that the property retained historical associations and contextual value that

³ At that time of the preparation of the heritage impact assessment, the focus of the HIA was the built resource on the property at 197 Ann Street which was the only property LISTED on the City's Register.

are sufficiently significant to warrant support for Part IV heritage designation of 197 Ann Street.

2.2.2 Heritage Impact Assessment – revised 2021

On November 9, 2021, a revised heritage impact assessment (HIA) was received by the file planner (MHBC, 2021). The HIA responded to previous comments from the LACH and Civic Administration that identified errors and omissions in the original HIA submitted (Nov 13, Dec 11, 2019; Feb 26, 2020). The revised HIA depicts the inclusion of a public brewery on the first floor on the east side of the proposed building and the removal of all built resources on the subject property

Heritage staff has reviewed the revised HIA and find it sufficient to fulfill the heritage planning requirements for a complete application (OZ-9127). Heritage staff does note though that the HIA did not address shadowing of the proposed development on heritage designated and LISTED properties that could be impacted, nor has the HIA identify potential impacts to Carling's Creek such as obscuration of the water course which is a critical land feature on the subject property.

The HIA report evaluated built resources on all six municipal addresses comprising the consolidated parcel: 175, 179, 183, 197 Ann Street and 84 and 86 St. George Street. Final determination through the evaluation under the prescribed Ontario Regulation 9/06, is that all properties on the subject property have cultural heritage value, but that retention of building(s) on-site is not feasible due to the size and density required for the proposed development to be economically viable (MHBC, 2021 p90).

Heritage staff notes that cost considerations are not determinative of heritage conservation outcomes, nor are they sufficient reasons to dismiss designation. Per regulation OHA 9/06 evaluation under Section 29 of the OHA “a property may be designated if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.” The built resources that were evaluated on the subject property met more than one criterion, most meeting 3-to 4 criteria.

Heritage impact assessment findings identify varying degrees of impacts due to removal of the heritage resources on the subject lands. Impacts related to the loss of contextual value associated with the built resources on the subject property and loss of heritage attributes associated with building typologies and architectural style.

Mitigative measures recommend documentation prior to removal of heritage resources, a plan to salvage materials (to be used in the construction of a new brewery on site), and the exploration of various interpretive and commemoration plans (MHBC, 2021 p91). Retention, even partial retention is not considered because the HIA did not find the built resource at 197 Ann Street to have physical/ design value under Ontario Regulation 9/06 and thus no specific built heritage attributes were identified for retention in the development proposal.

The HIA noted that removal of the Kent Brewery building complex would remove architectural features such as the brick voussoirs and Florentine arches and remnants of the original brick floor of the brewery. These impacts were described as negligible because they were deemed as not collectively providing a clear representation of an architectural style and are not identified heritage attributes.

Finally, at its meeting on March 9, 2022, the LACH was circulated on the revised HIA and reported that it was not satisfied with the conclusions and reiterated its previous comments to retain and designate the properties located at 197 and 183 Ann Street (Oct 14, 2020 – LACH report).

2.2.3 Condition of Built Resource at 197 Ann Street

a+LiNK Architecture Inc. was retained by the City of London in 2020 to complete a Building Condition Assessment (BCA) for the building at 197 Ann Street. The report focused on the review and condition of architectural and built elements of the structures. A visual review of the site was completed, and only non-destructive observations were made.

The assessment indicated that the building has both heritage value and integrity. The overall massing, scale, and profile of the building, as well as several original openings

and the fenestration (albeit filled-in) appear to remain as the building was organized circa 1905.

While the building has experienced degradation, fallen into disrepair and many of the exterior and interior elements have been reworked, the heritage integrity of the building has not been wholly compromised. The overall integrity of the building composition remains. Many of the original built elements found on the exterior such as masonry, openings and architectural detailing remain *in situ* and in fair condition, requiring restoration through conservation methods.

While there have been changes to the fenestration, primarily related to the enlargement of a few openings and the replacement of windows on Buildings A and B, original voussoirs and sills remain *in situ*.

The modifications to the exterior elements do not discredit the overall integrity and heritage value of the building, its evolution and physical condition. It is possible that some of these elements could be reinstated, and the exterior returned to near original condition, depending on the future use of the building.

The condition of the masonry is fair, with some areas requiring more attention than others. The masonry has deteriorated overtime, resulting in areas with: stepped cracking, spalling and mortar decay, and staining/efflorescence (particularly around the masonry at grade). However, these are typical occurrences of buildings of this age that have not received consistent attention and conservation plans. This does not mean that the masonry cannot be rescued. Stabilizing, repointing and special cleaning techniques, respectively, are some of ways that these above-mentioned concerns can be combatted.

2.2.4 North Talbot Cultural Heritage Inventory

The subject property (consolidated parcel) is located in the area of the City known as North Talbot. Based on an initial review of fourteen areas in London undertaken in 2019 as part of a study entitled *Heritage Places 2.0*, North Talbot was ranked and prioritized as #1 (out of 14) for further study as a potential heritage conservation district.

North Talbot is a mid-Victorian neighbourhood that is now in a state of transition. The area has been noted for its history as London's first suburb, its connections to early community leaders, and its properties of cultural heritage value, such as the Talbot Street Baptist Church (now known as the Talbot Street Church) and a number of large residences along the Thames River. Particularly given an increase in properties that differ from its predominantly low-rise residential character, there is a need to facilitate the integration of old and new architecture as the area continues to evolve.

In 2020, Timmins Martelle Heritage Consultants Inc. (TMHC) was retained by the City of London to complete a Cultural Heritage Inventory for the North Talbot Study Area to identify heritage listed and heritage designated properties within the North Talbot Study Area. The North Talbot Inventory (NTI) was intended as a preliminary study of known and potential cultural heritage resources within the area, in advance of an initiation of a heritage conservation district (HCD) study for the area.

Evaluation of properties for the NTI utilized a standard 9/06 evaluation format, including three categories of cultural heritage value (i.e. design/physical value, historical/associative value, and/or contextual value). The evaluation undertaken was preliminary, but useful in determining if a property was found to have potential cultural heritage value to warrant consideration for designation with further research. Based on the NTI, Municipal Council approved 165 properties in the North Talbot study area for inclusion on the City's Register of Cultural Heritage Resources: municipal addresses 175, 179, 183 Ann Street and 84 and 86 St. George Street were added to the Register at this time (5.1/18/PEC). All municipal address comprising the consolidated parcel met two or more of the cultural heritage value criteria to warrant consideration for designation.

2.3 Consultation

In compliance with Section 29(2) of the *Ontario Heritage Act*, consultation with the London Advisory Committee on Heritage (LACH) is required before Municipal Council may issue its notice of intent to designate the built resources at the municipal addresses

183 and 197 Ann Street. The LACH was consulted and provided comments regarding heritage impact assessments required as part of the planning application (OZ-9127). At its meeting on December 11, 2019, the LACH referred the properties at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street to the Stewardship Sub-Committee for research and evaluation for possible heritage designation. Moreover, at its meeting held on October 14, 2020, the LACH recommended and provided further information to Municipal Council related to potential heritage designation specifically of the known as 183 and 197 Ann Street Finally, the LACH will be consulted at its meeting on April 13, 2022; a staff report and heritage designating by-laws for built resources at municipal addresses 183 and 197 Ann Street will be presented for consideration.

Heritage planning staff accessed the subject site subject property on two occasions – February 7, 2020 and April 1, 2022 – for the purposes of photo-documenting building exteriors, the site landscape and surrounding context. Specific access to the interior of the Kent Brewery at 197 Ann Street and all additions was granted during the site visit on February 7, 2020.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

At its meeting held on November 24, 2020, Municipal Council referred Civic Administration to report back regarding potential designation of 197 and 183 Ann Street. Through other forms of evaluation (i.e. the North Talbot Inventory and heritage impact assessments) the built resources on the subject property at 175 and 179 Ann Street and 84 and 86 St. George Street were found to retain cultural heritage value. However, per Municipal Council's request, the focus of the following heritage staff's evaluation is specifically on evaluation of the built resources at 197 Ann Street (known as the Kent Brewery) and 183 Ann Street (known as the Brewer's House).

4.1 Cultural Heritage Evaluation – 197 Ann Street

The built resource at the municipal address 197 Ann Street was evaluated using the criteria of O. Reg. 9/06 (see previous Section 2.1.2.2). The evaluation is included in Table 1 below.

Table 1: Evaluation of the built resource 197 Ann Street using the criteria of Ontario Regulation 9/06

Criteria	Evaluation
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
	Displays a high degree of craftsmanship or artistic merit
	Demonstrates a high degree of technical or scientific achievement
The property has historical value or associative value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

because it,		<p>son, Joseph Hamilton (who ran the brewery from 1887–1917).</p> <p>The Kent Brewery's competitive association with the largest breweries in Canada (i.e. Labatt and Carling) – which have their roots in London – may also yield information on the Canadian beer industry and brewing history, at the local, provincial and national levels.</p> <p>The built resource at 197 Ann Street has direct associations with the adjacent Brewer's House at 183 Ann Street that was built by Joseph Hamilton around 1893 and occupied by him and his family until 1911.</p>
	<p>Yields, or has the potential to yield, information that contributes to an understanding of a community or culture</p>	<p>The built resource at 197 Ann Street is linked to the culture and history of the North Talbot area and the Carling's Creek and CPR corridor, yielding information on the development of industries and the people who lived and worked in the area during the mid-late-19th-century and early-20th-century.</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>The built resource at 197 Ann Street is not believed to be associated with the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community.</p>
<p>The property has contextual value because it,</p>	<p>Is important in defining, maintaining, or supporting the character of an area</p>	<p>The built resource at 197 Ann Street is linked to the physical development of the surrounding area as a late-19th- and early-20th-century industrial and working-class neighbourhood.</p> <p>The longevity of the built resource at 197 Ann Street within the neighbourhood, and the fact that it is the last remaining industrial building in Talbot North sited to take advantage of Carling's Creek, makes it one of the defining buildings of the Talbot North neighbourhood.</p> <p>Through its materiality (i.e. local buff brick exterior) and early Hamilton Family ownership, the built resource at 197 Ann Street, along with the Brewer's House at 183 Ann Street and house at 179 Ann Street, supports the visual character of the area.</p>
	<p>Is physically, functionally, visually, or historically linked to its surroundings</p>	<p>The built resource at 197 Ann Street is:</p> <ul style="list-style-type: none"> a) visually linked to its surroundings (specifically 183 and 179 Ann Street) through its common use of local buff brick as an exterior material; b) physically and functionally linked to its immediate surroundings specifically to the lots immediately to the west that brewer John Hamilton owned, and brewer

	<p>Joseph Hamilton built for his family residence (at 183 Ann St.) and, c) historically linked to its surroundings through its direct associations with the Hamilton Family that owned the Brewery, and its links to the culture, history, industries and people of the North Talbot area and the Carling's Creek and CPR corridor and its development during the mid-late-19th-century and early-20th-century.</p> <p>The building complex represents one of the only remaining structures from the historic Ann Street industrial area. At one time, this area contained some of the most prosperous manufacturing enterprises in the City (i.e. Hyman's and Arscott's Tanneries and Carling Brewery).</p>
	<p>Is a landmark</p> <p>Although the Kent Brewery at 197 Ann Street was once considered a landmark during the years of active beer production (Goodspeed, 373), currently the built resource at 197 Ann Street is not believed to be a landmark in the community.</p>

As the built resource at 197 Ann Street has met the criteria for designation, a Statement of Cultural Heritage Value or Interest and heritage attributes have been identified (Appendix E).

4.2 Cultural Heritage Evaluation – 183 Ann Street

The built resource at the municipal address 183 Ann Street was evaluated using the criteria of O. Reg. 9/06 (see previous Section 2.1.2.2). The evaluation is included in Table 2 below.

Table 2: Summary of the evaluation of the built resource 183 Ann Street using the criteria of Ontario Regulation 9/06

	Criteria	Evaluation
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	<p>The built resource at 183 Ann Street is a representative example of a late-19th-century residence with Queen Anne style influences, notably its front door details, side bay window, brick voussoirs, gable with dentilled millwork, and the use of decorative brackets or modillions.</p> <p>The built resources at 183 Ann Street is a rare example of an extant brewery where the adjacent brewer's house is also intact.</p>
	Displays a high degree of craftsmanship or artistic merit	The built resource 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	The built resource at 183 Ann Street is not believed to demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a	The built resource at 183 Ann Street has direct associations with the adjacent former Kent Brewery at 197 Ann Street and both John and Joseph Hamilton who operated the brewery from 1861-1916.

value because it,	community	<p>John Hamilton occupied a frame structure on the property from 1862 until his death in 1887. The present brick residence on the property was built by Joseph Hamilton around 1893. Joseph Hamilton and his family continued to occupy the house until 1911. The residence functioned as the brewer's house for the brewery.</p>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<p>Through its direct associations with the Kent Brewery at 197 Ann Street as the brewer's house, the built resource at 183 Ann Street yields information contributing to an understanding of the significant brewing history in London-Middlesex.</p> <p>The built resource at 183 Ann Street is linked to the culture and history of the North Talbot area and the Carling's Creek and CPR corridor, yielding information on the development of industries and the people who lived and worked in the area during the mid-late-19th-century and early-20th-century.</p>
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<p>The built resource at 183 Ann Street is not believed to be associated with the work or ideas of an architect, artist, building, designer, or theorist who is significant to a community.</p>
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	<p>The built resource at 183 Ann Street is linked to the physical development of the surrounding area as a late-19th- and early-20th-century industrial and working-class neighbourhood. 183 Ann Street is characteristic of the variations in housing along Ann Street and in the near vicinity, reflecting the diversity of people who lived in the area and worked in the major industries around Carling's Creek.</p> <p>Through its materiality (i.e. buff brick exterior) and early Hamilton Family ownership, the built resource at 183 Ann Street, along with the former Kent Brewery at 197 Ann Street and house at 179 Ann Street, supports the visual character of the area.</p>
	Is physically, functionally, visually, or historically linked to its surroundings	<p>The built resource at 183 Ann Street is:</p> <ul style="list-style-type: none"> a) visually linked to its surroundings (specifically 197 and 179 Ann Street) through its common materiality (i.e. use of buff brick on exterior); b) physically and functionally linked to its surroundings as the brewer's house located adjacent for the former Kent Brewery; and c) historically linked to its surroundings through its direct associations with the former Kent Brewery and the Hamilton Family that owned the Brewery, and its links to the culture, history, industries and

		people of the North Talbot area and the Carling's Creek and CPR corridor its development during the mid-late-19th-century and early-20th-century.
	Is a landmark	The built resource at 183 Ann Street is not considered a landmark.

As the built resource at 183 Ann Street has met the criteria for designation, a Statement of Cultural Heritage Value or Interest and heritage attributes have been identified (Appendix F).

4.3 Comparative Analysis

Heritage staff reviewed the City's *Register of Cultural Heritage Resources* for properties specifically identified as 'industrial'. Industrial properties comprise less than 1% of the properties recorded, and of these properties, the original portion of the Kent Brewery at 197 Ann Street (1859-1881) ranks among the oldest if not the oldest industrial property in the City. A blacksmith shop at 429 Adelaide Street North is identified as dating from circa 1860 is the subsequent oldest.

Based on a scan of historic Canadian breweries in Wikipedia, the former Kent Brewery is the 8th oldest brewery established in Canada and may be one of the oldest extant brewery buildings, second only to Alexander Keith's current ironstone brewery building in Halifax which was built in 1837.

Based on a further scan to also include Canada's Historic Places, Alexander Keith's Brewery site may be the only example of another early brewery site in Canada where the brewery building remains, and the brewer's house is also intact.

The built resource (former Kent Brewery) at 197 Ann Street is undoubtedly an early example in the City of London of an industrial building typology reflected in a physically surviving brewery. The physical relationship of an extant brewery and adjacent brewer's house is likely extremely rare.

4.4 Integrity and Authenticity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest (Ministry of Culture, 2006).

A condition assessment (a+LiNK, 2020) of the built resource at 197 Ann Street found that many of the original built elements on the exterior remain in situ, and although in fair condition and requiring attention expected for a building of this age, the condition and modifications made have not compromised the heritage value and integrity of the brewery complex. (See Section 2.2.2). While maintenance is an on-going requirement for any cultural heritage resource, the surviving physical features continue to represent the cultural heritage value of the former Kent Brewery.

While integrity is not a measure of architectural design value, there is a high degree of retention of original elements found in the primary building and old wash house parts of the brewery complex. Their massing, scale, and overall form appear as they did at the peak of the brewery's business.

4.5 Designation Matters

Focus of Staff Report

Heritage planning staff recognizes that due to physical proximity, period of construction and supportive relationships with the Kent Brewery (e.g. worker's cottages), associations exist among the multiple built resources on the subject property. However, based on recommendations from the LACH, and direction from Municipal Council, the focus of this report has been specifically on the evaluation of built resources at 183 and 197 Ann Street to consider potential designation. Council may wish to have staff report back at a later date on potential designation of other built resources on the subject

property. Regardless, any demolition requests related to this subject property received in the future will require Municipal Council approval.

Criteria Design-Physical value

In February 2020, heritage staff prepared a preliminary 9/06 evaluation for information purposes and found that the property at 197 Ann Street retains historical associations and contextual value sufficient to warrant consideration for heritage designation. At the time, however, staff did not determine the property to retain physical or design value but did note that further comparative research would be required to confirm its potential uniqueness as a brewery site. Since 2020, heritage staff has: a) consulted with members of the LACH's Stewardship Sub-Committee regarding continuing research on the Kent Brewery (its historic and broader associations to London's industrial heritage); b) further reviewed historic brewery sites for comparative analysis purposes; c) accessed and reviewed updated research that has been expanded since staff's initial evaluation (Tovey, n.d. Chronology); and d) reviewed the North Talbot Cultural Heritage Inventory which found the property at 197 Ann Street to be "a rare local example of a surviving industrial building from the mid 19th century" thus meeting 9/06 criteria for design/physical value (TMHC, p241). It is heritage staff's opinion that the built resource at 197 Ann Street (the former Kent Brewery) retains physical or design value, in addition to previously identified historical or associative values, and contextual values.

Kent Brewery Heritage Attributes

The built resource at 197 Ann Street (the former Kent Brewery) consists of (4) parts, built at different periods and continuously adapted over time. The south extension exhibits considerable external and internal modifications completed during expansion of the brewery. It is not a predominant part of the complex as it does not front Ann Street and much of it is obscured behind the primary building and old wash house. The most recognizable features associated with the former Kent Brewery are associated with the primary building and the old wash house; these parts of the brewery contain the attributes with the strongest cultural heritage value. It is heritage staff's opinion that the south extension and contemporary garage do not exhibit sufficient cultural heritage value for retention; their removal would have minimal impacts on heritage attributes and allow for expanded opportunities for sensitive, compatible incorporation and integration of the built resource into the overall site re-development.

Conclusion

The built resources at 183 and 197 Ann Street are physically, functionally, visually, and historically linked to their surroundings. They are integral to an industrial area in North Talbot that once sited some of the most prosperous manufacturing enterprises in the city. Today, the Kent Brewery complex at 197 Ann Street is considered to be the "largest surviving brewery artifact from Victorian London Middlesex" (Phillips, 155). Both resources at 183 and 197 Ann Street are a testament to the success of the Kent Brewery, and how adaptable and resilient heritage building can remain. They are already exemplar examples of adaptive reuse; there are many possibilities for retention and integration of both heritage resources in the proposed development.

The evaluation of the built resources at 183 Ann Street and 197 Ann Street found that the resources meet the criteria for designation under Section 29 the Ontario Heritage Act. The built resources at 183 Ann Street and 197 Ann Street are significant cultural heritage resources that are valued for their physical or design values, their historical or associative values, and their contextual values. The built resources at 183 Ann Street and 197 Ann Street should be designated pursuant to Section 29 of the *Ontario Heritage Act* to protect and conserve its cultural heritage value for future generations.

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Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Historical Documentation and Research Materials
Appendix D	City Directory Listings – 197 Ann Street
Appendix E	Statement of Cultural Heritage Value or Interest – Municipal Address, 197 Ann Street
Appendix F	Statement of Cultural Heritage Value or Interest – Municipal Address, 183 Ann Street

Sources

- 2022, March 9 – London Advisory Committee on Heritage Report. Consent Item, 3.2 [re: not satisfied with conclusions of revised HIA (Nov 4, 2021); retain and designated built resources at 183 and 197 Ann St.; preference for alternative design that reduces density and retains built resources at 183 and 197 Ann St.].
- 2020, November 24. Municipal Council Resolution. (4.1/18/PEC-a, b). London, ON: Corporation of the City of London.
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- 2020, November 16: OZ-9127 – Report to Planning and Environment Committee: 7th Report of the London Advisory Committee on Heritage 183 and 197 Ann Street. Agenda Item 4.1, pp205-208 [re: revise date to report back on heritage matter].
- 2020, October 27. Municipal Council Resolution. (4.1/16/PEC-a, b.i) London, ON: Corporation of the City of London. Action, a); b)i [re: designation of 183 and 197 Ann Street, LACH – 4.1c and 4.1d; 175, 179, 183 Ann Street and 84 and 86 St. George Street added to Register; noting that 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged].
- 2020, October 19 – Report to Planning and Environment Committee: 7th Report of the London Advisory Committee on Heritage, October 14, 2020. Agenda Item 4.1, pp486-556 [re: designation of 183 and 197 Ann Street, LACH – 4.1c and 4.1d].
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- 2020, March 9 – Report to Planning and Environment Committee: St. George and Ann Block Limited, 84–86 St. George Street and 175–197 Ann Street (OZ-9127). Agenda Item 3.5, pp156-201 [re: request application be heard at future PPM].
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- 2020, February 19 – Report to London Advisory Committee on Heritage. LACH Stewardship Sub-Committee Report, Wednesday January 29, 2020. Agenda Item 1 [re: 197 Ann Street (referred by LACH, 2019-12-11)].
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With thanks to Mark Tovey and other members of the Stewardship Sub-Committee of the London Advisory Committee on Heritage.

Appendix A – Property Location

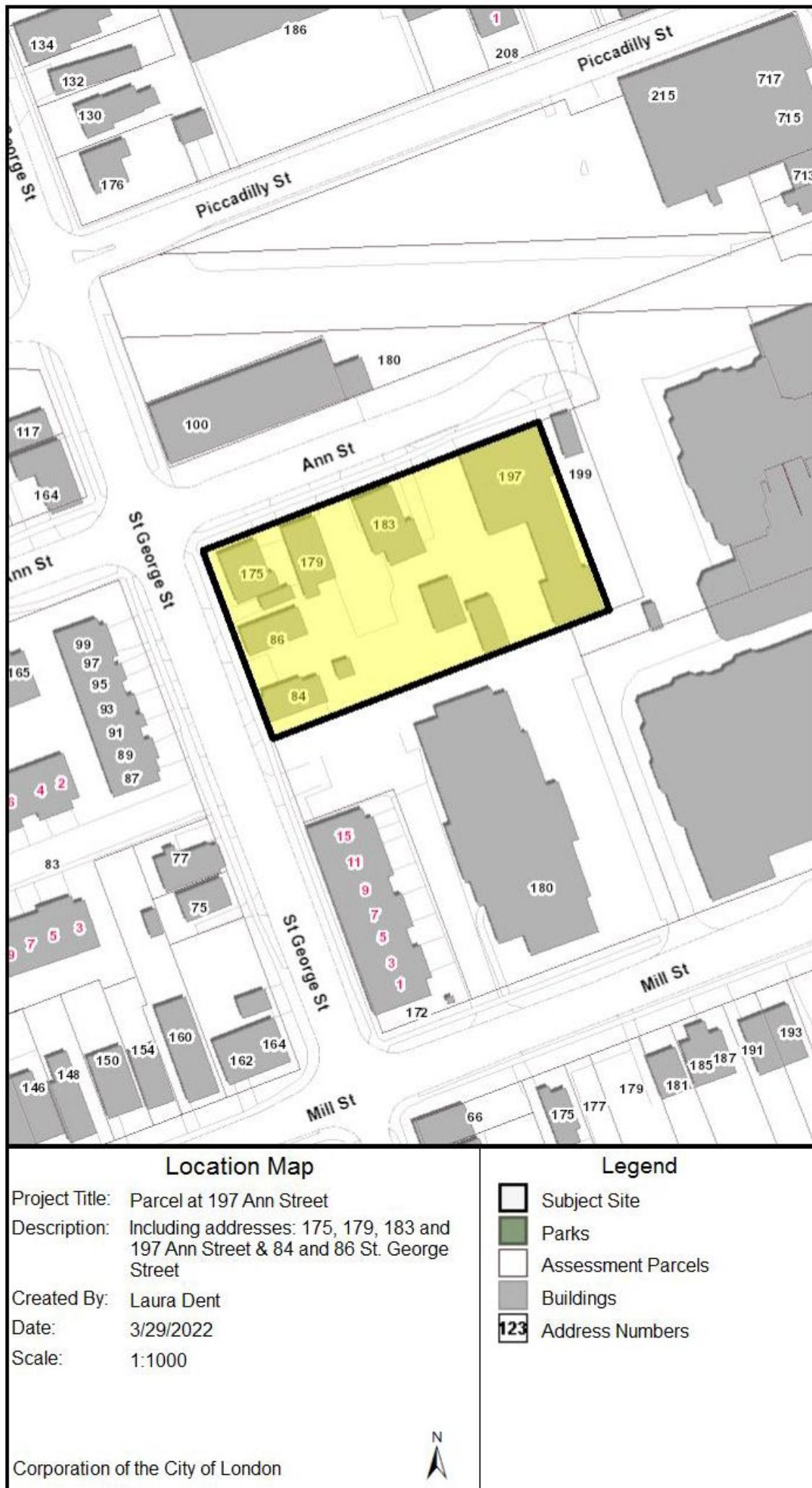


Figure 1: Location of subject property noting Consolidated parcel with municipal addresses: 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street

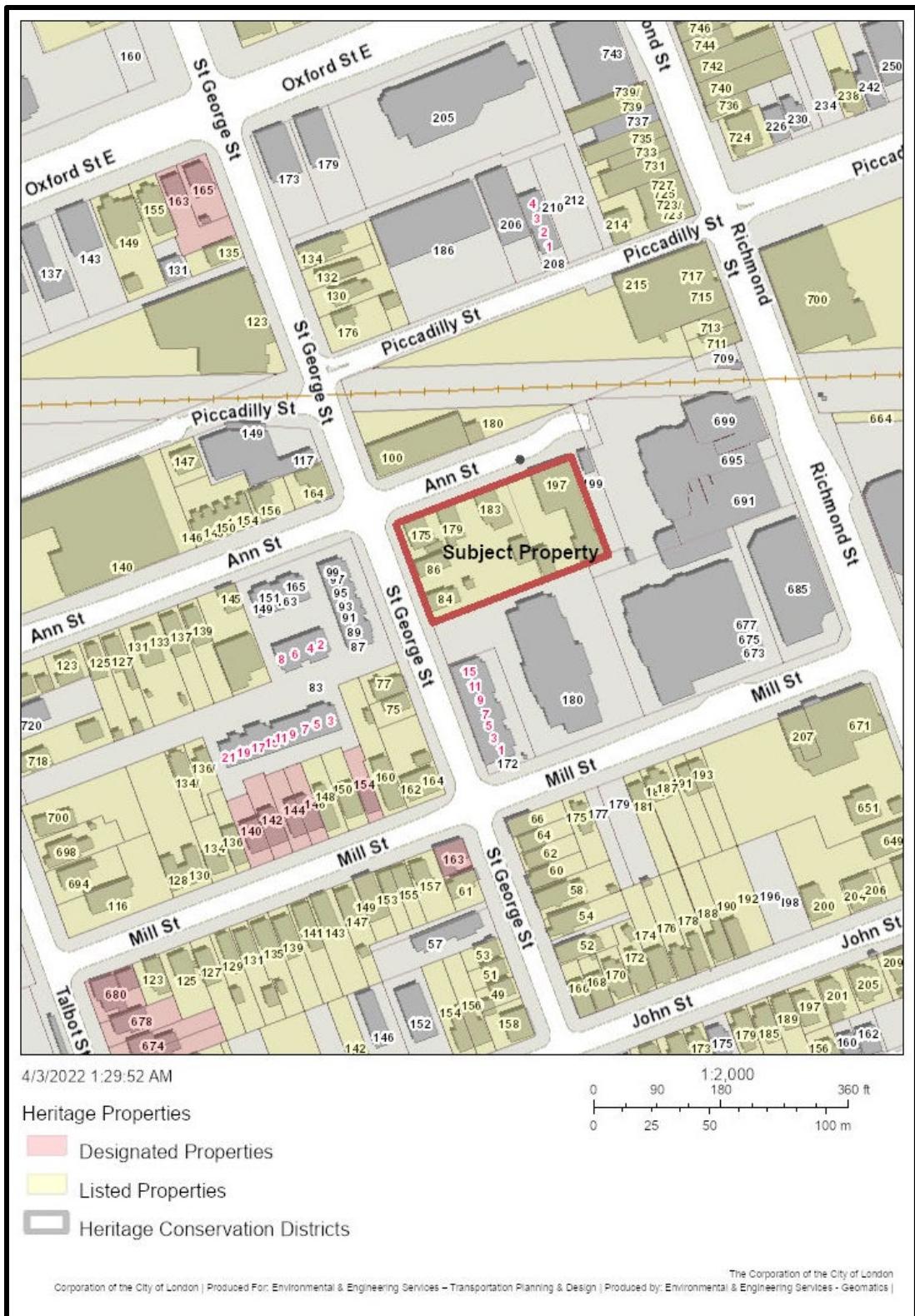


Figure 2: Heritage status of surrounding properties

- A** – primary building
- B** – old wash house
- C** – south extension
- D** – contemporary garage

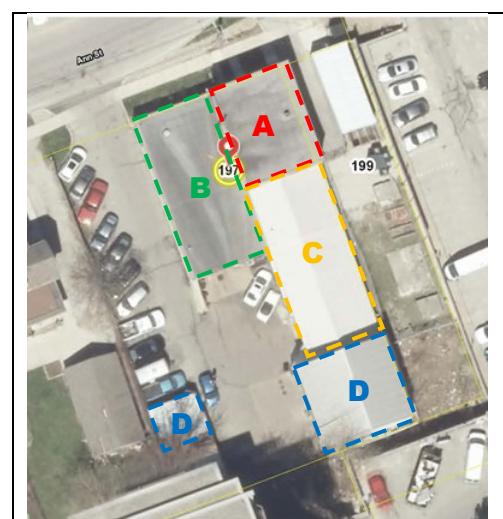


Figure 3: Aerial diagram of 197 Ann Street building complex components



Figure 4: Aerial view of the subject property

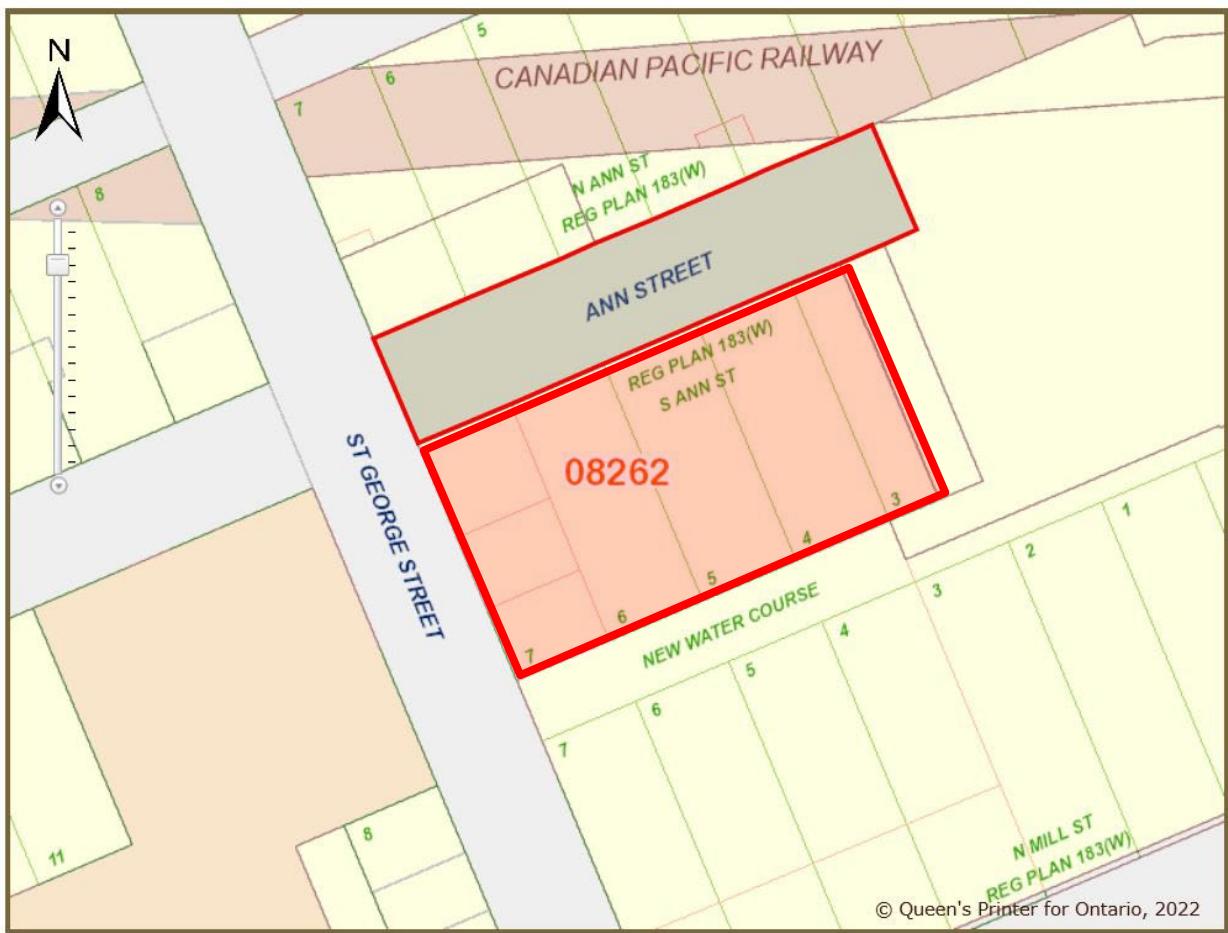


Figure 5: Property index map – Showing lot configuration of consolidated parcel

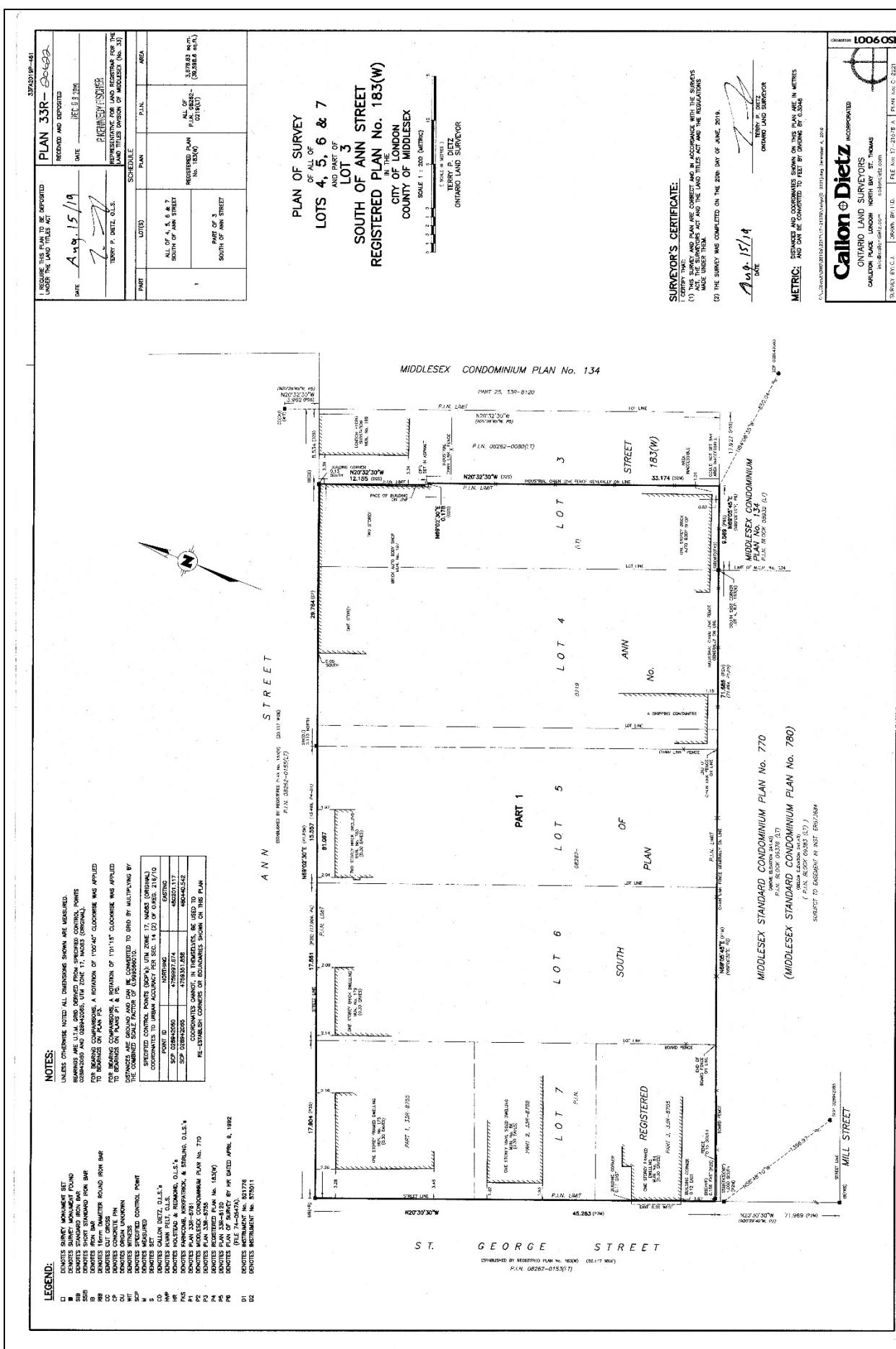


Figure 6: Subject property – Registered plan (Dec 9, 2019)

Appendix B – Images

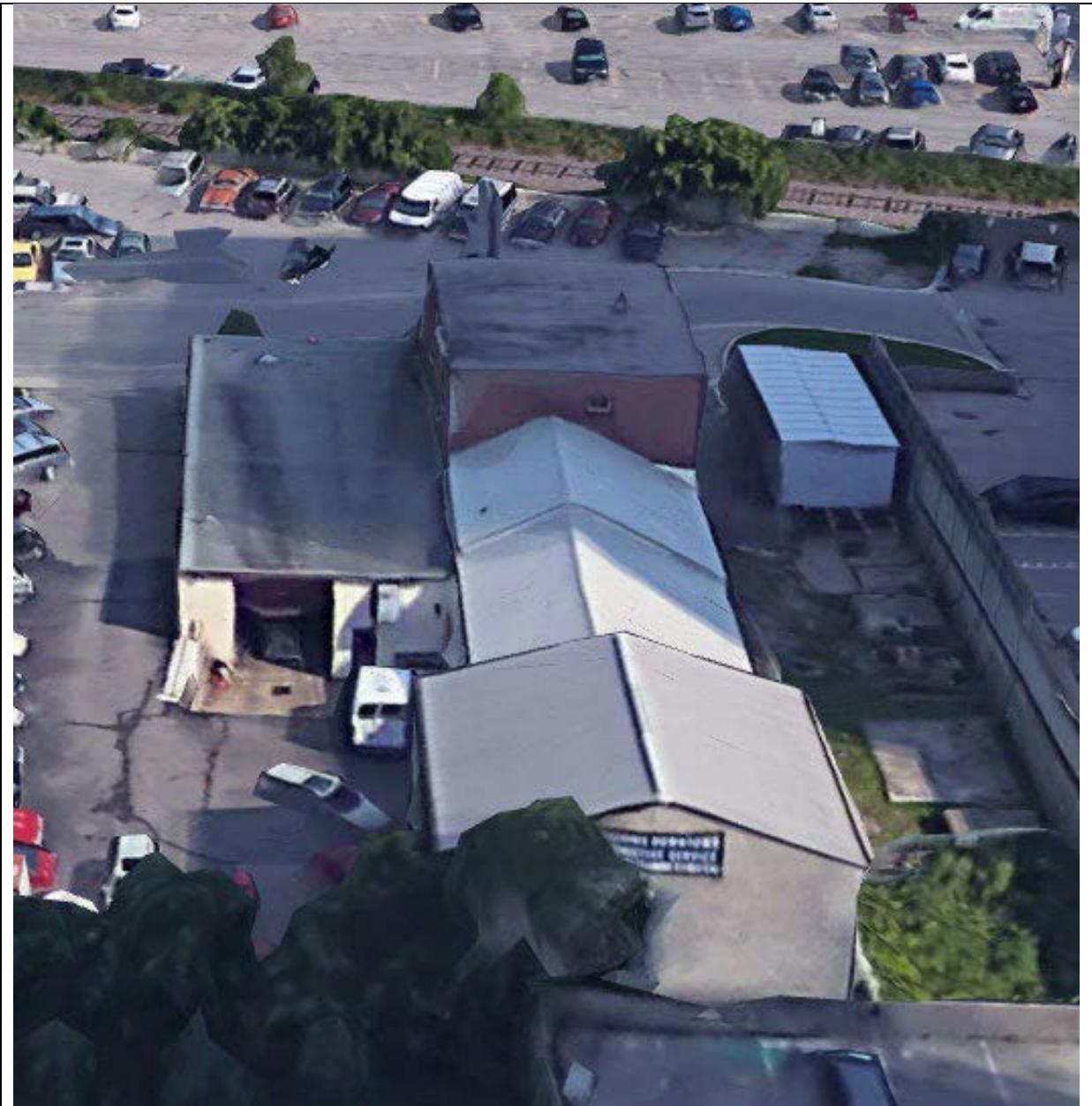


Image 1: Aerial-axo-view of built resource at 197 Ann Street, showing complex
(Source: Google Earth Pro, 2019, from MHBC, 2021 p52)

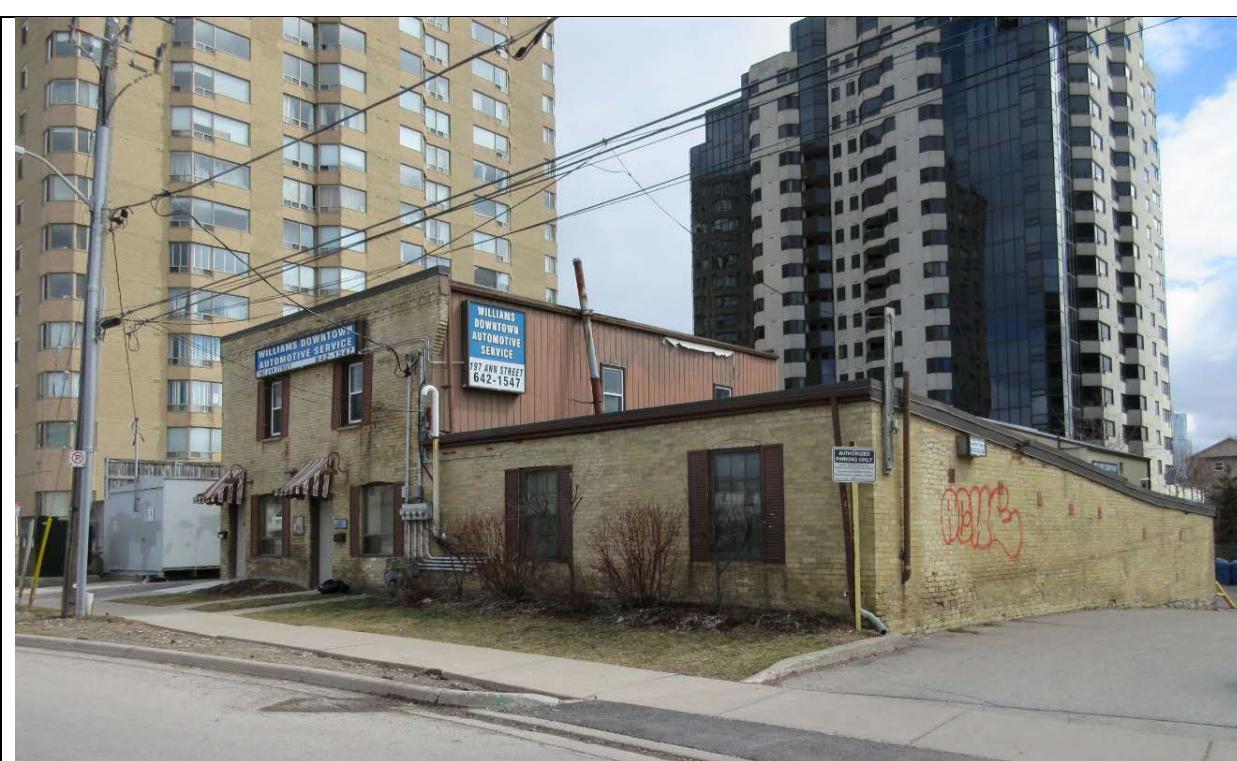


Image 2: View of façade – primary building and adjacent 'old wash house'



Image 3: East side exterior view of primary building

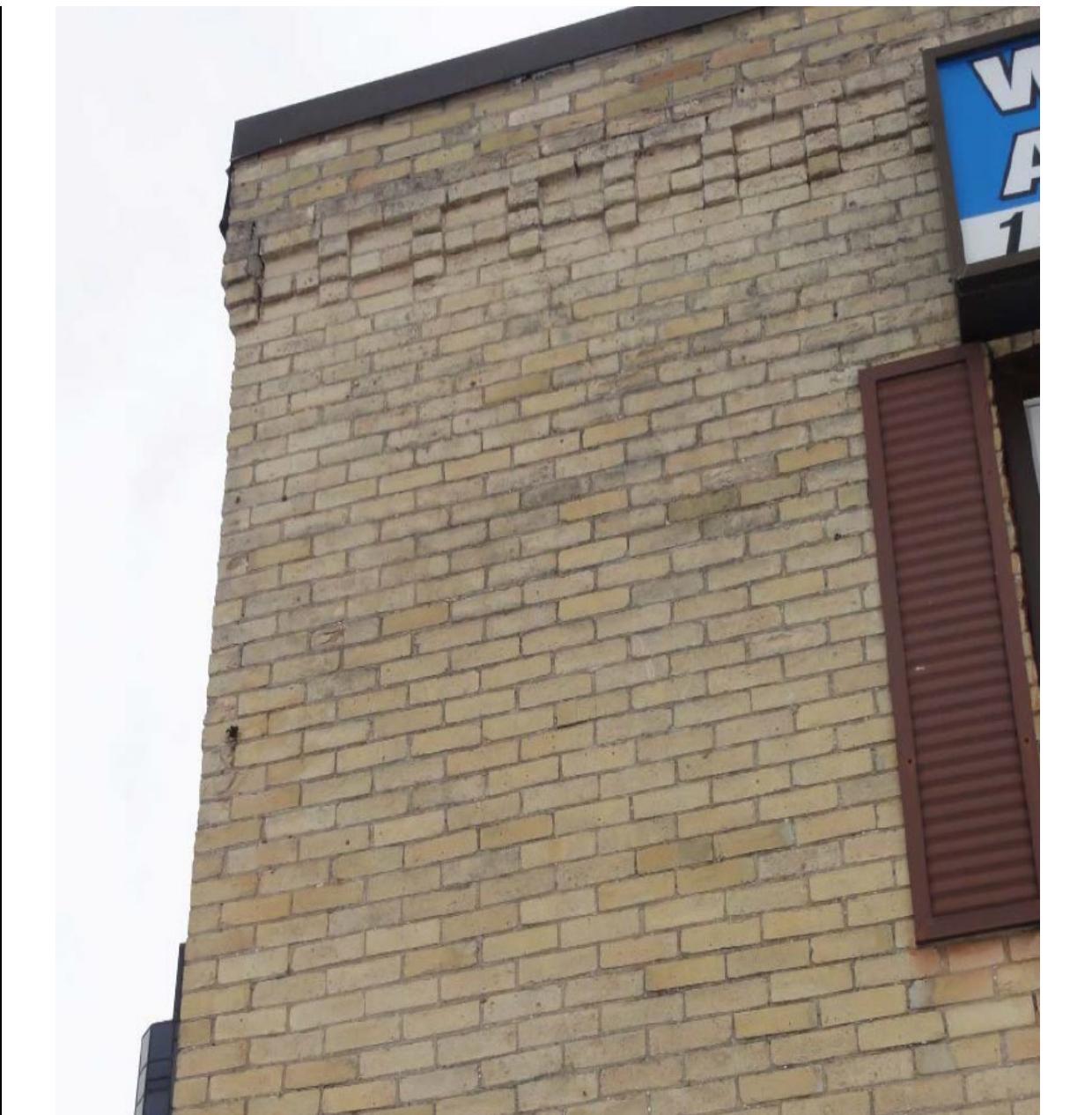


Image 4: Parapet detail, primary building facade

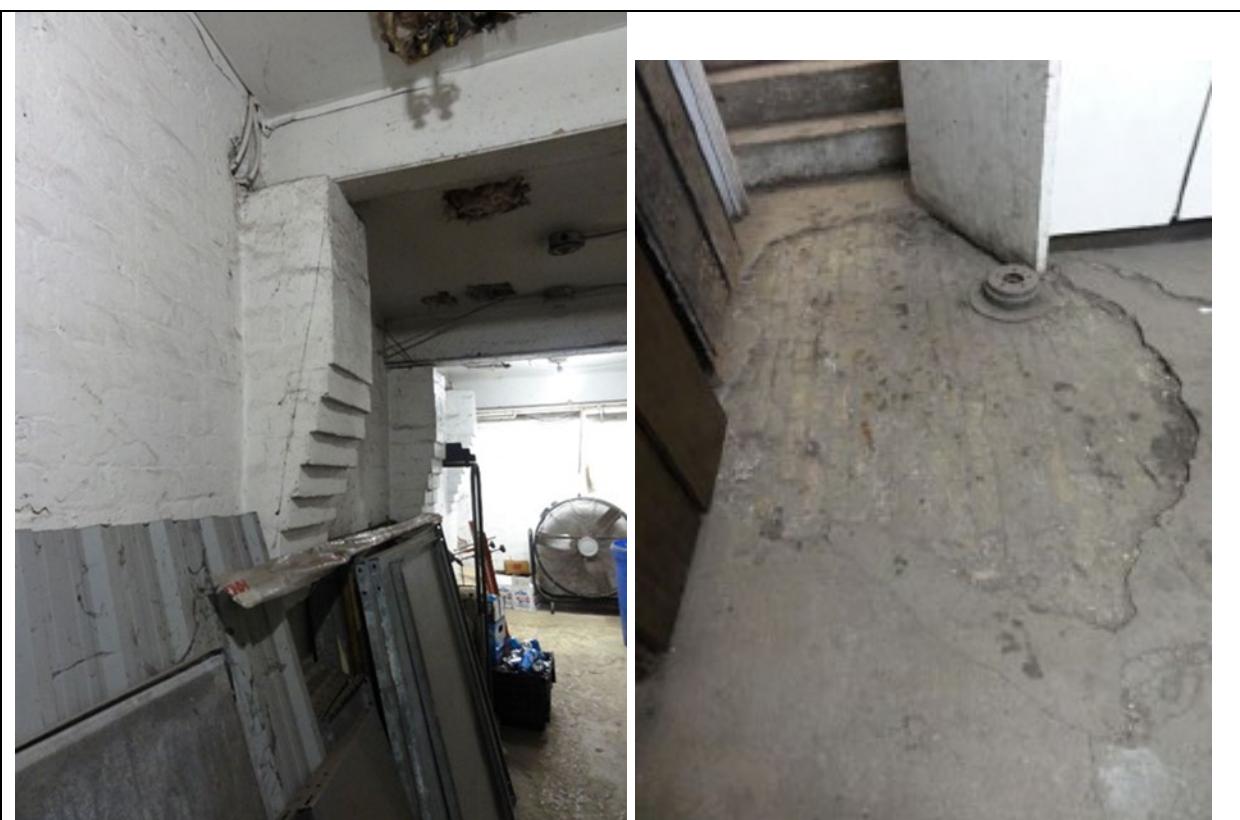


Image 5: Stacked corbelled brick support – primary building basement

Image 6: Detail of partially exposed original brick floor – primary building



Image 7: Rounded arch opening – view, old washroom to primary building basement



Image 8: Rounded arch opening – south extension



Image 9: Interior view of underside of old washhouse roof and wall



Image 10: Path of Carling's Creek looking east from St. George Street

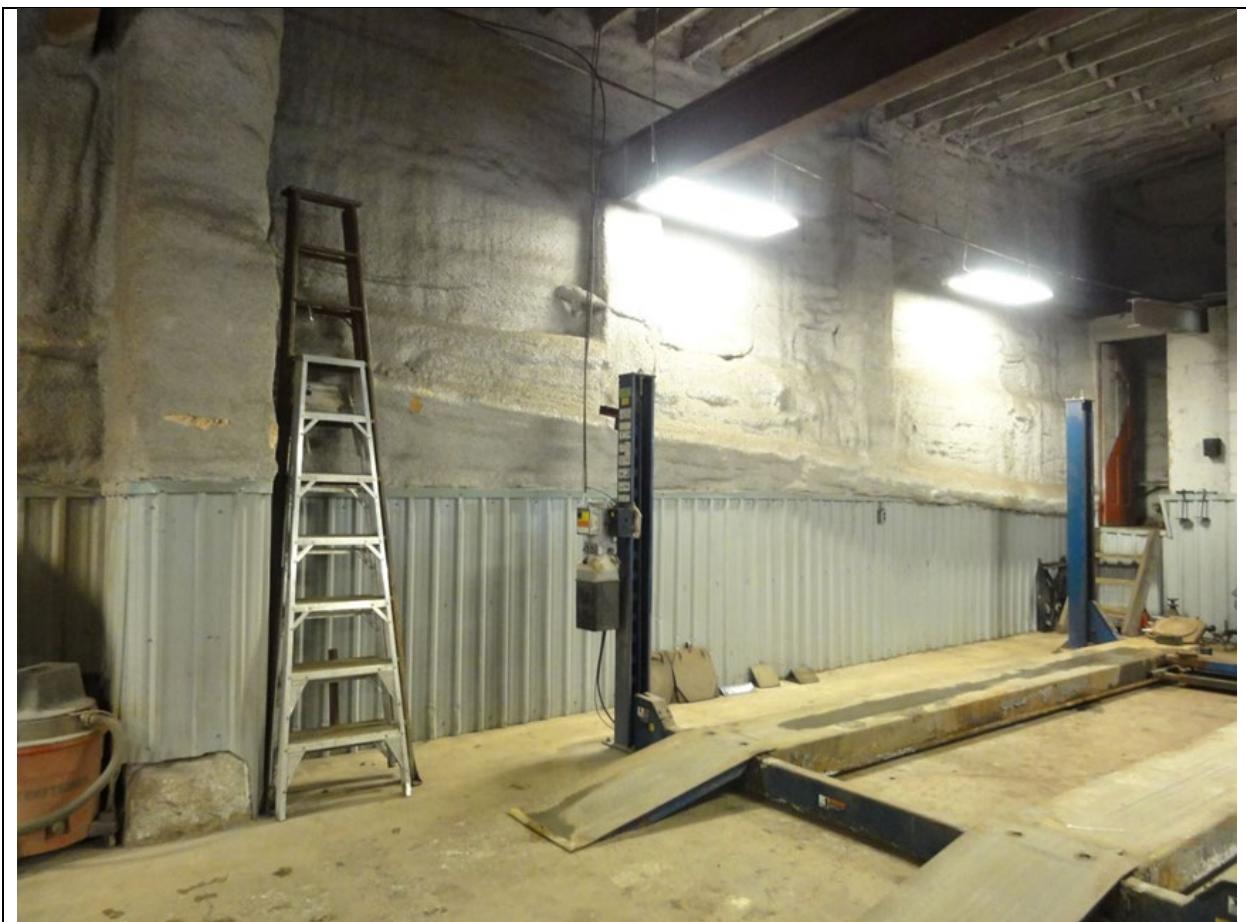


Image 11: Interior view of old wash house



Image 12: Exterior view of south extension – facing east



Image 13: Exterior view of contemporary garage – facing east

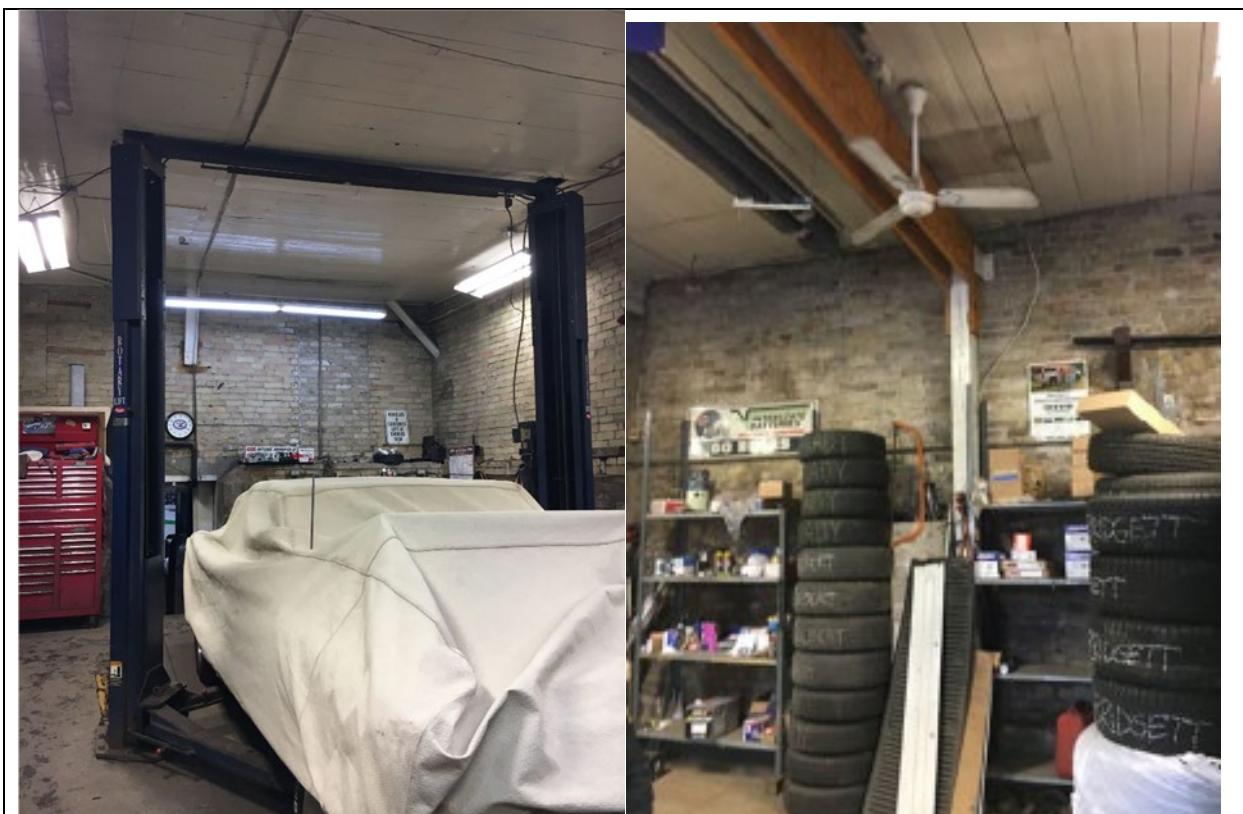


Image 14: Interior view of south extension – looking north towards primary building

Image 15: Interior view of south extension showing brick wall and wood slat ceiling



Image 15: 183 Ann Street – view of front elevation (L.E.Dent, Apr 1, 2022)



Image 17: 183 Ann Street – view of side and front elevation, facing southwest
(L.E.Dent, Apr 1, 2022)



Image 18: 183 Ann Street – view of rear elevation (L.E.Dent, Apr 1, 2022)



Image 19: 183 Ann Street – view of side and partial front elevation, facing southeast
(L.E.Dent, Apr 1, 2022)



Image 20: 183 Ann Street – front entrance door detail (K. Gonyou, Mar 22, 2019)

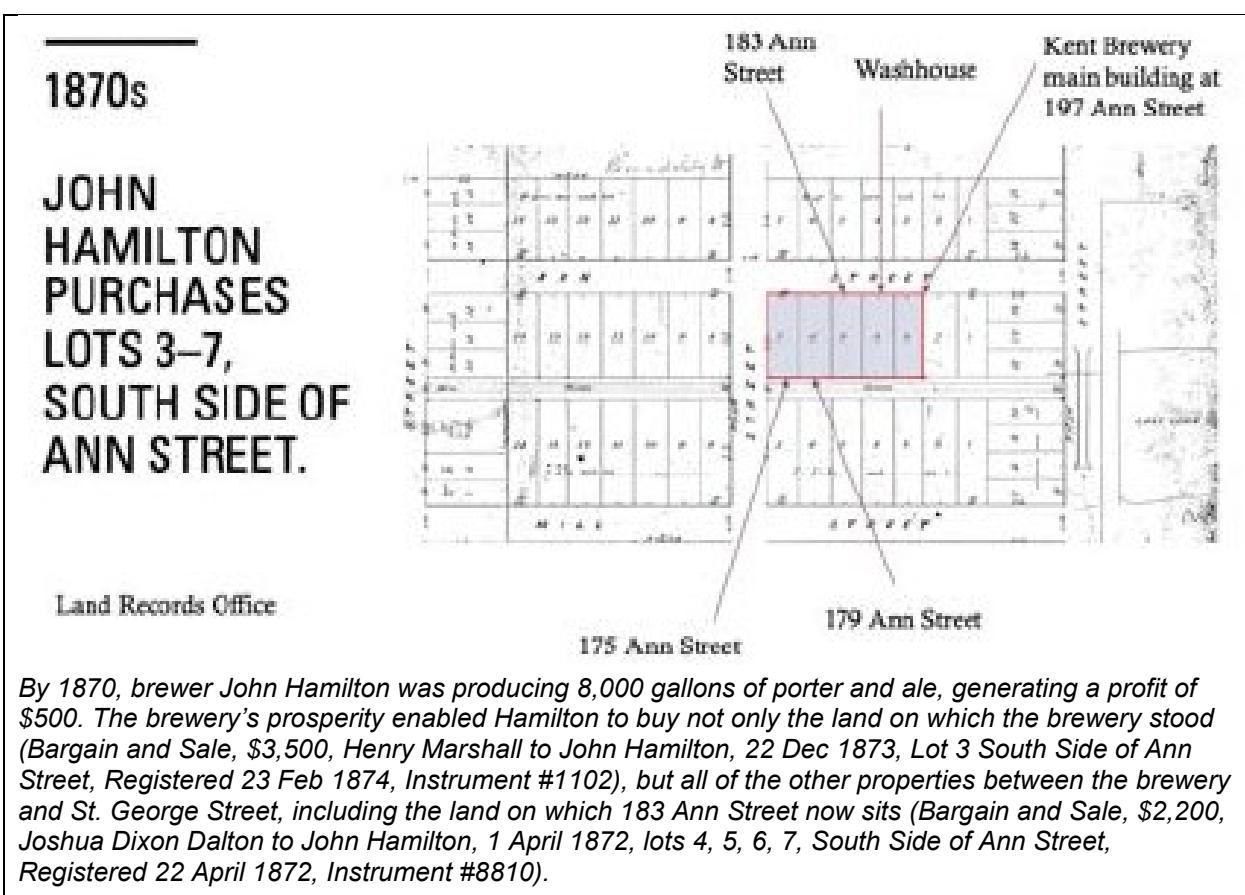


Image 21 Expansion of adjacent property ownership by Joseph Hamilton
(M. Tovey, slide 7, Oct. 27, 2020 presentation to the Planning and Environment Committee)



Image 22: 179 Ann Street – view of front elevation (L.E.Dent, Apr 1, 2022)



Image 23: 179 Ann Street – view of side and partial front elevation, facing southwest
(L.E.Dent, Apr 1, 2022)



Image 24: 175 Ann Street – view of front and partial side elevation, facing southwest
(L.E.Dent, Apr 1, 2022)



Image 25: 175 Ann Street – view side elevation, facing east (L.E.Dent, Apr 1, 2022)



Image 26: 86 St. George Street – view of front and partial side elevation, facing northwest
(L.E.Dent, Apr 1, 2022)



Image 27: 84 St. George Street – view of front and side elevation, facing southeast
(L.E.Dent, Apr 1, 2022)

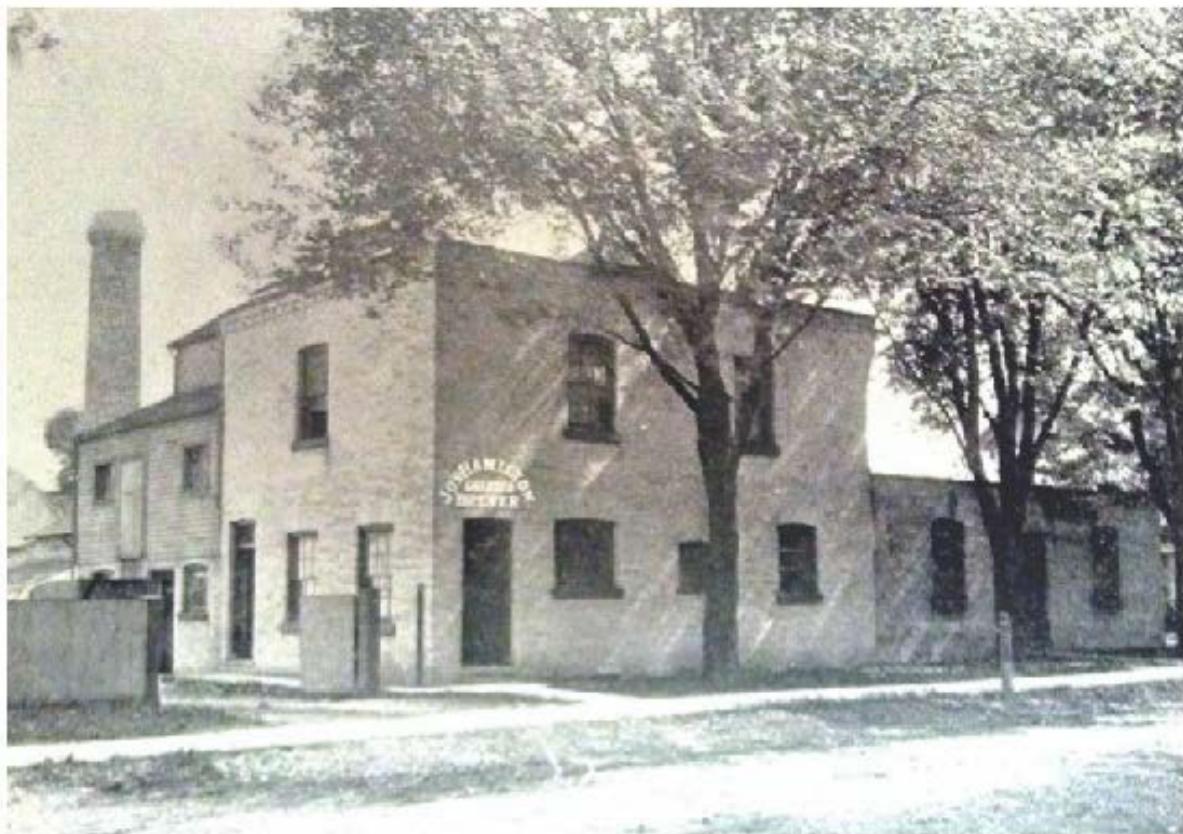


Image 28: Exterior view of proposed development showing entrance to new brewery using salvaged brick



Image 29: Interior concept for proposed brewery reflecting original arched features

Appendix C – Historical Documentation and Research Materials



Kent Brewery. London Old Boys Semi-Centennial 1855-1905, p. 49



Google Street View 2018

Image 1: Comparison of the Kent Brewery 1905 and 2018

Courtesy of Dr. M. Tovey, Adjunct Professor,
Dept. of History, Western University

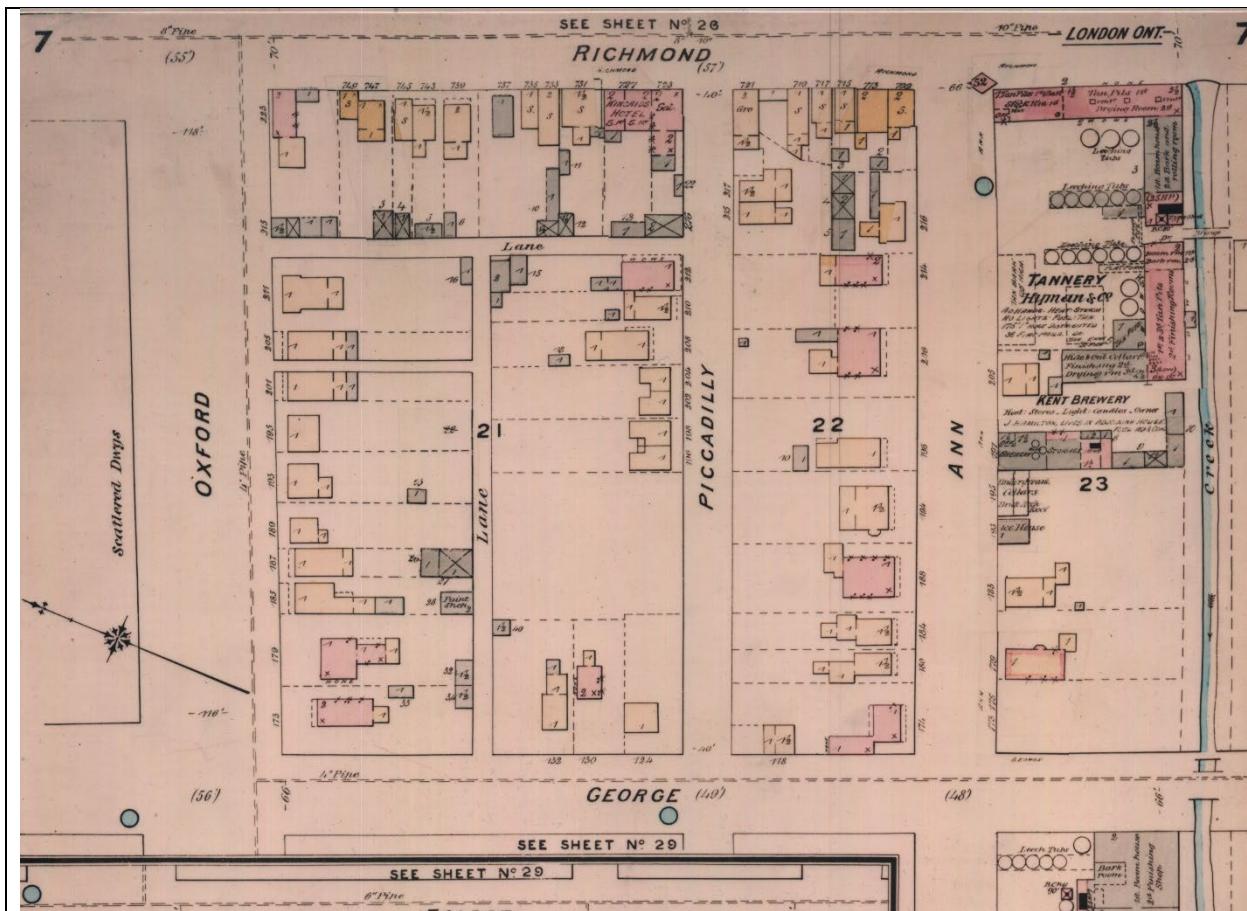


Image 2: (1881 rev. 1888) Insurance plan of the City of London

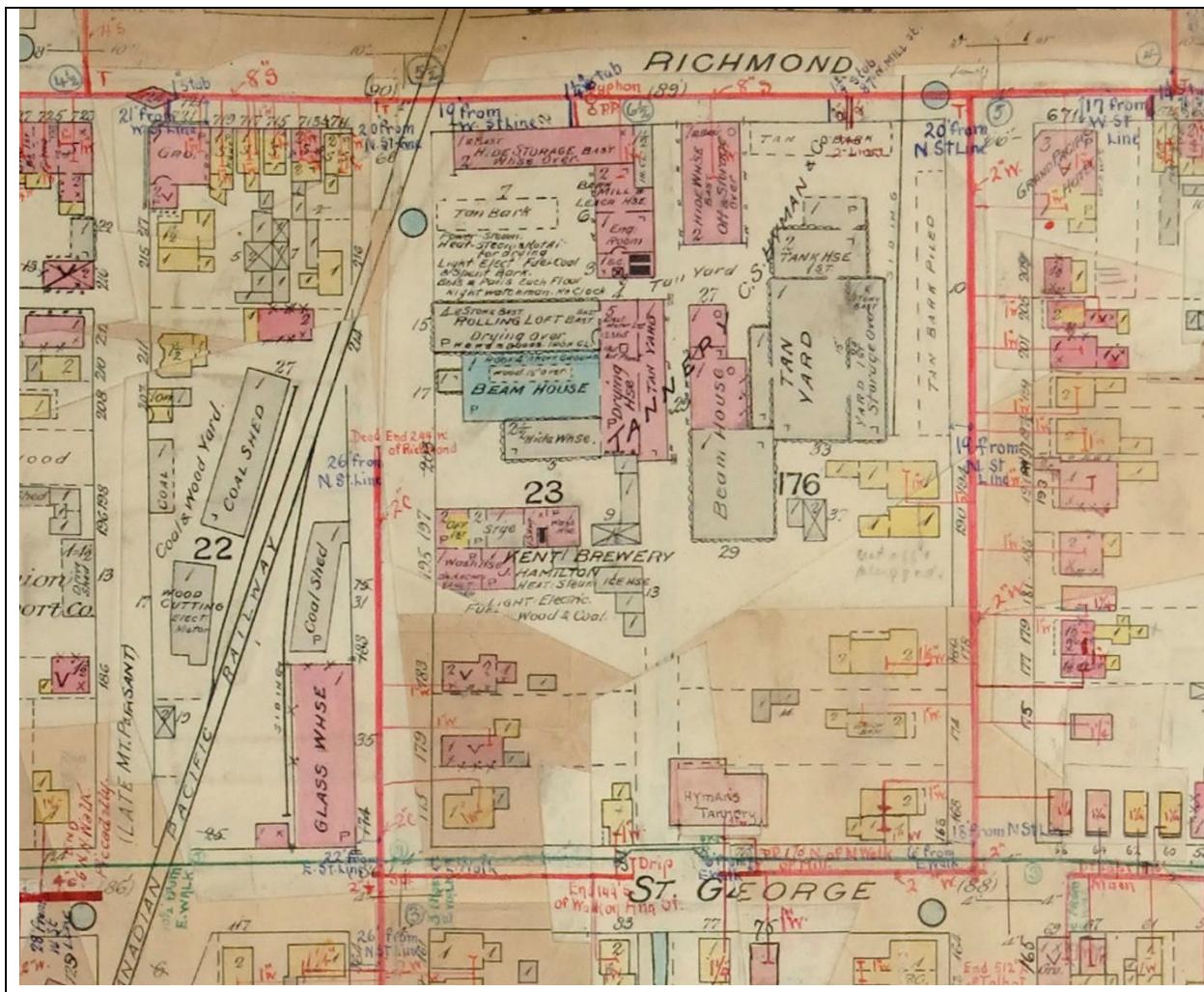


Image 3: (1892 rev. 1907) Insurance plan of the City of London

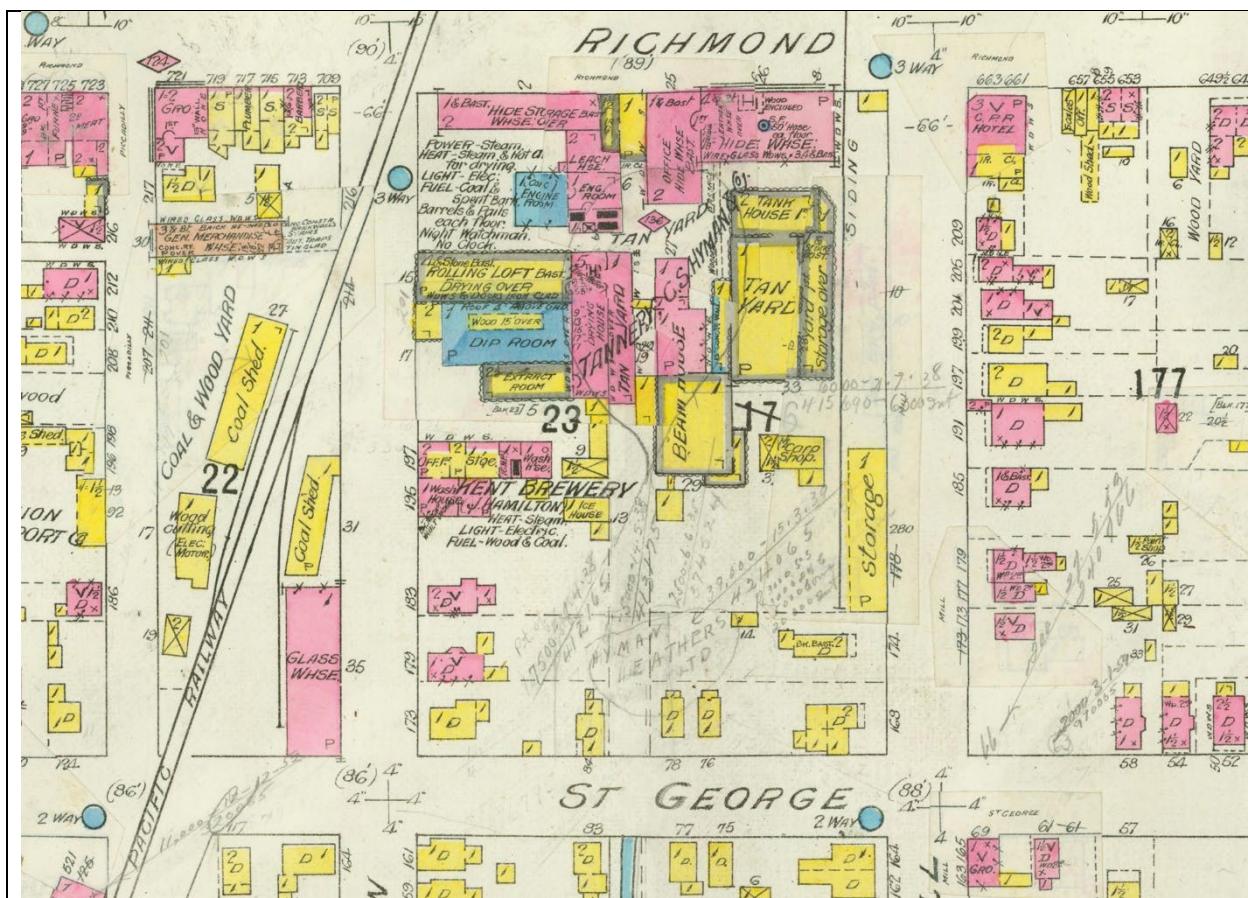


Image 4: (1912 rev. 1915) Insurance plan of the City of London

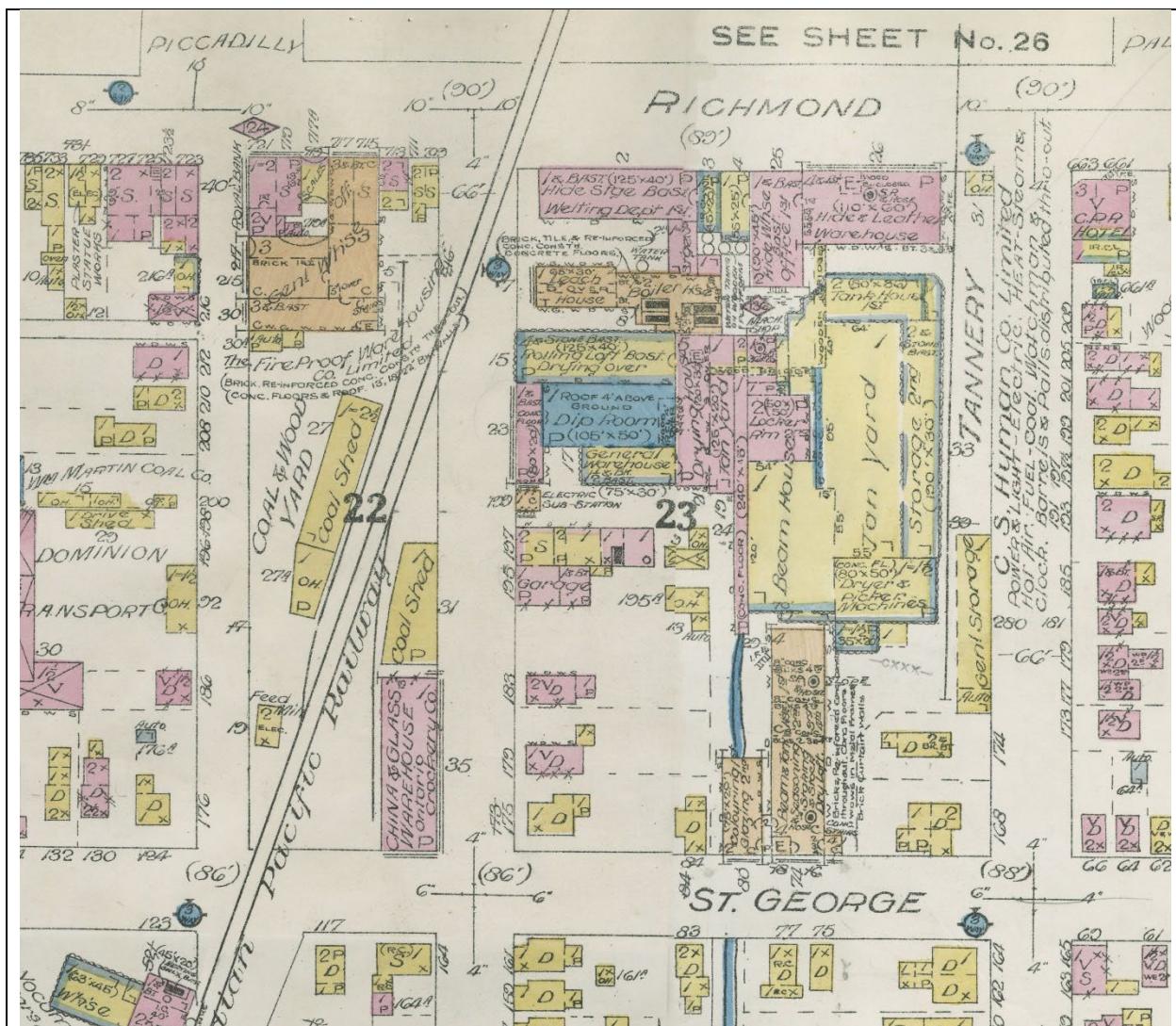


Image 5: (1912 rev. 1922) Insurance plan of the City of London

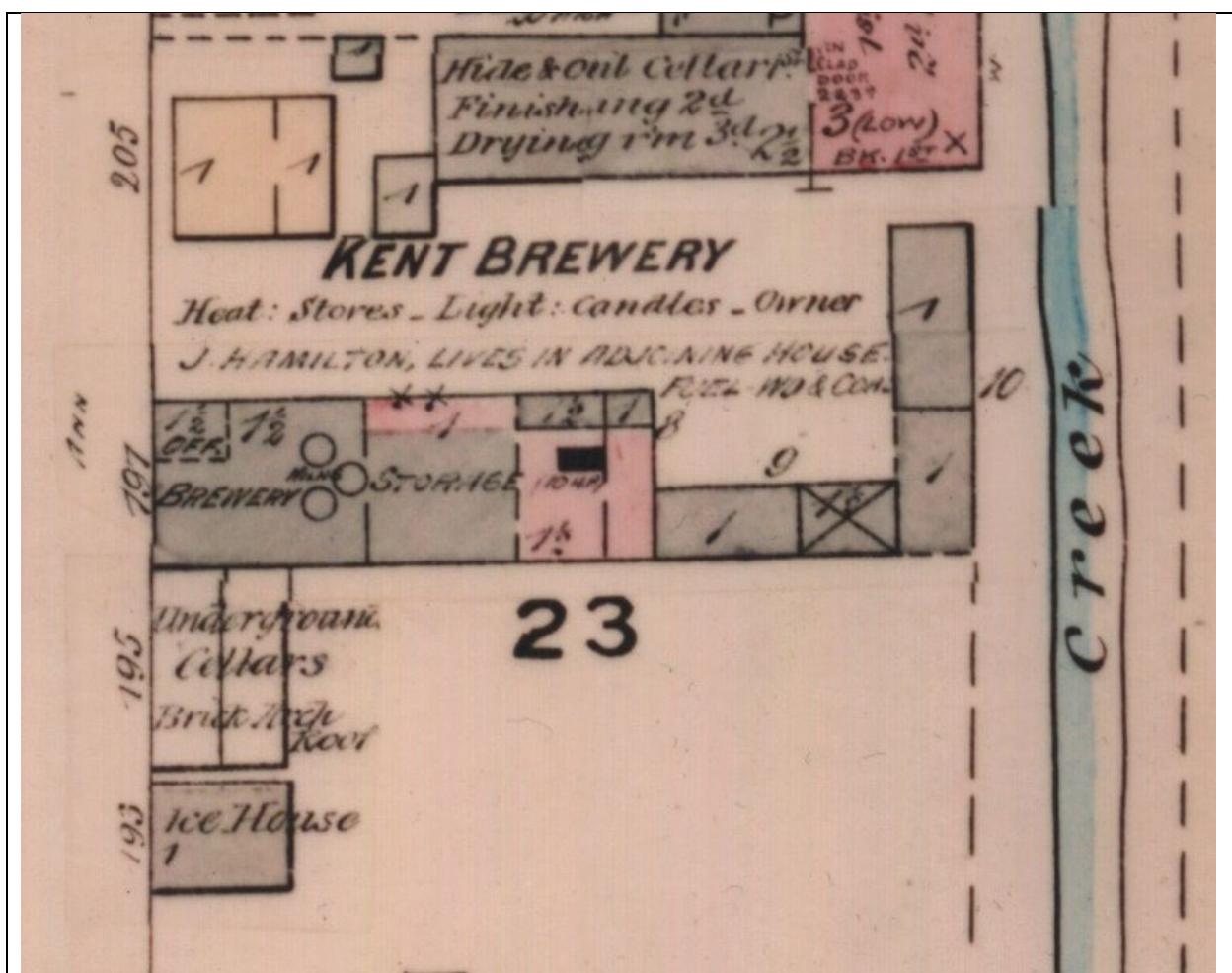


Image 6: (1881 rev. 1888) Insurance plan – Detail of Kent Brewery

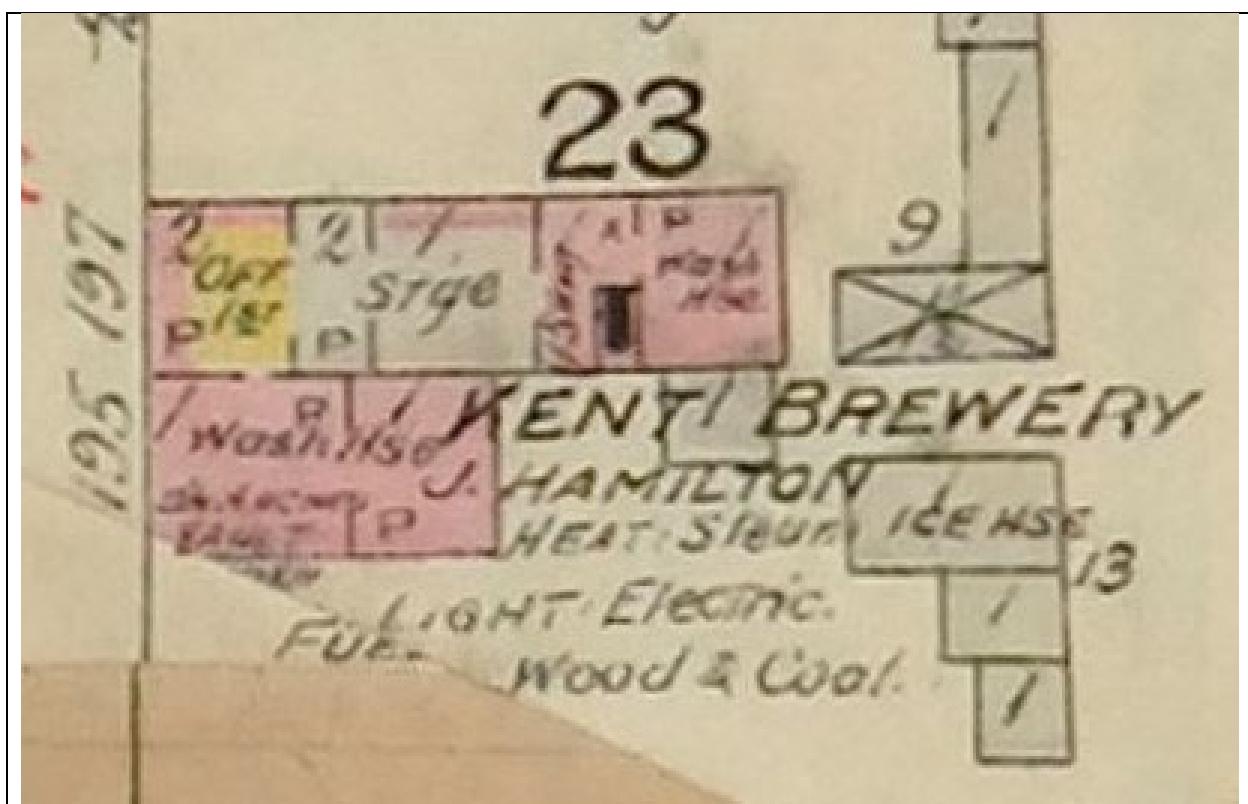


Image 7: (1892 rev. 1907) Insurance plan – Detail of Kent Brewery

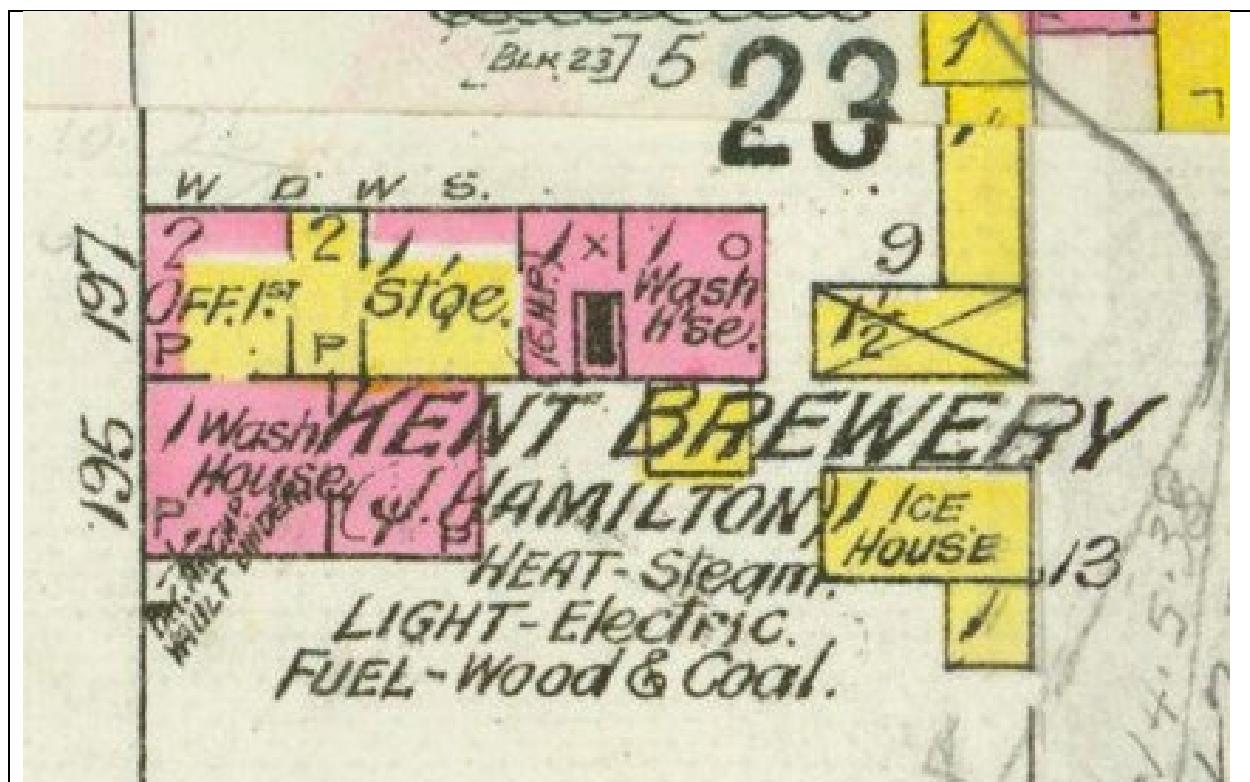


Image 8: (1912 rev. 1915) Insurance plan – Detail of Kent Brewery

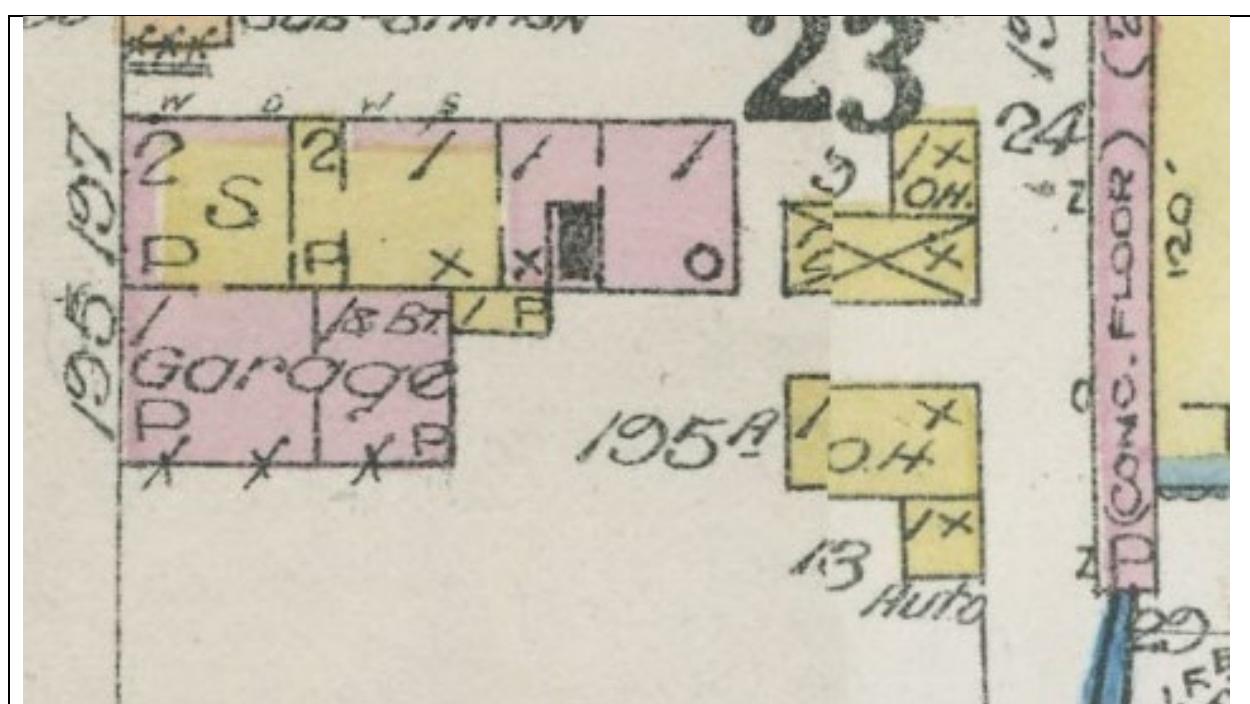


Image 9: (1912 rev. 1922) Insurance plan – Detail of Kent Brewery

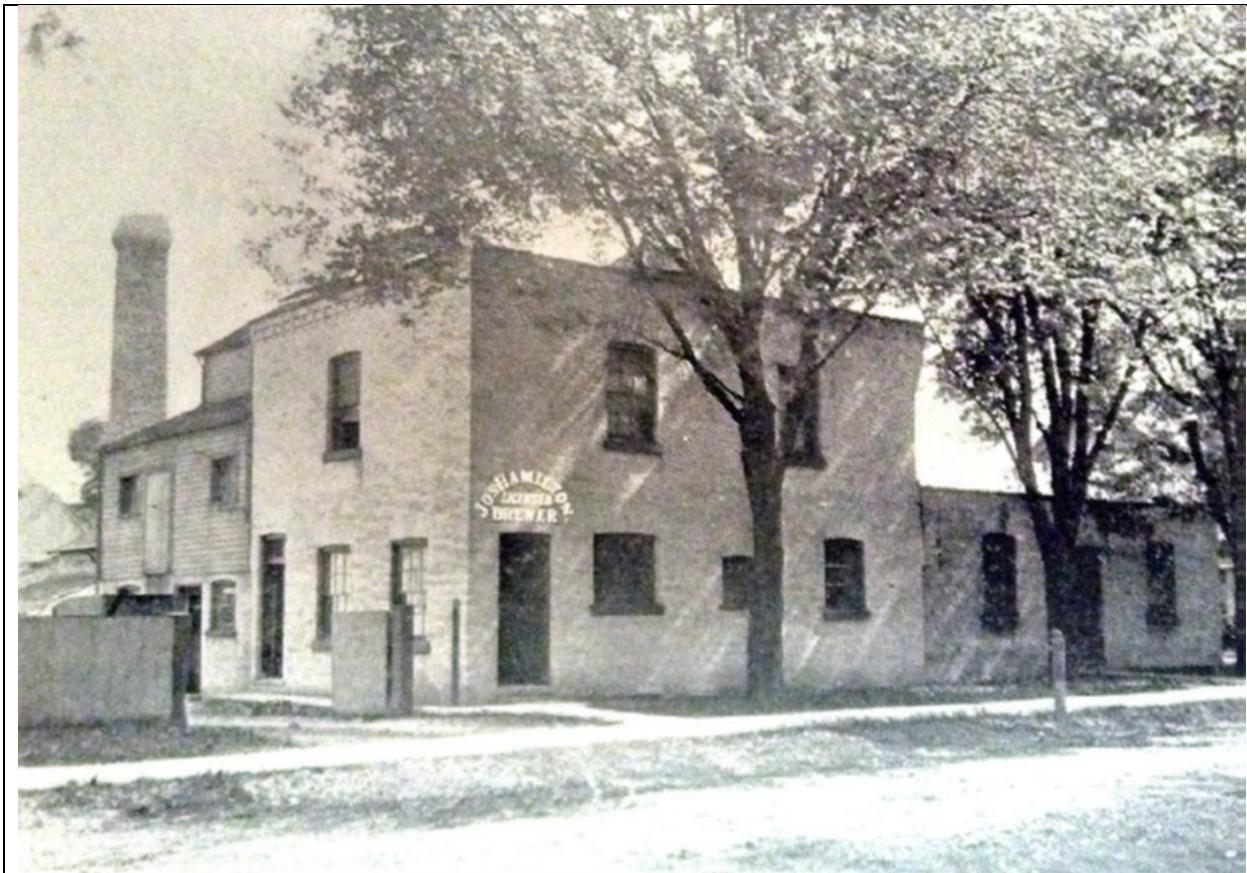


Image 10: Kent Brewery, c. 1905 (O'Brien, p14)

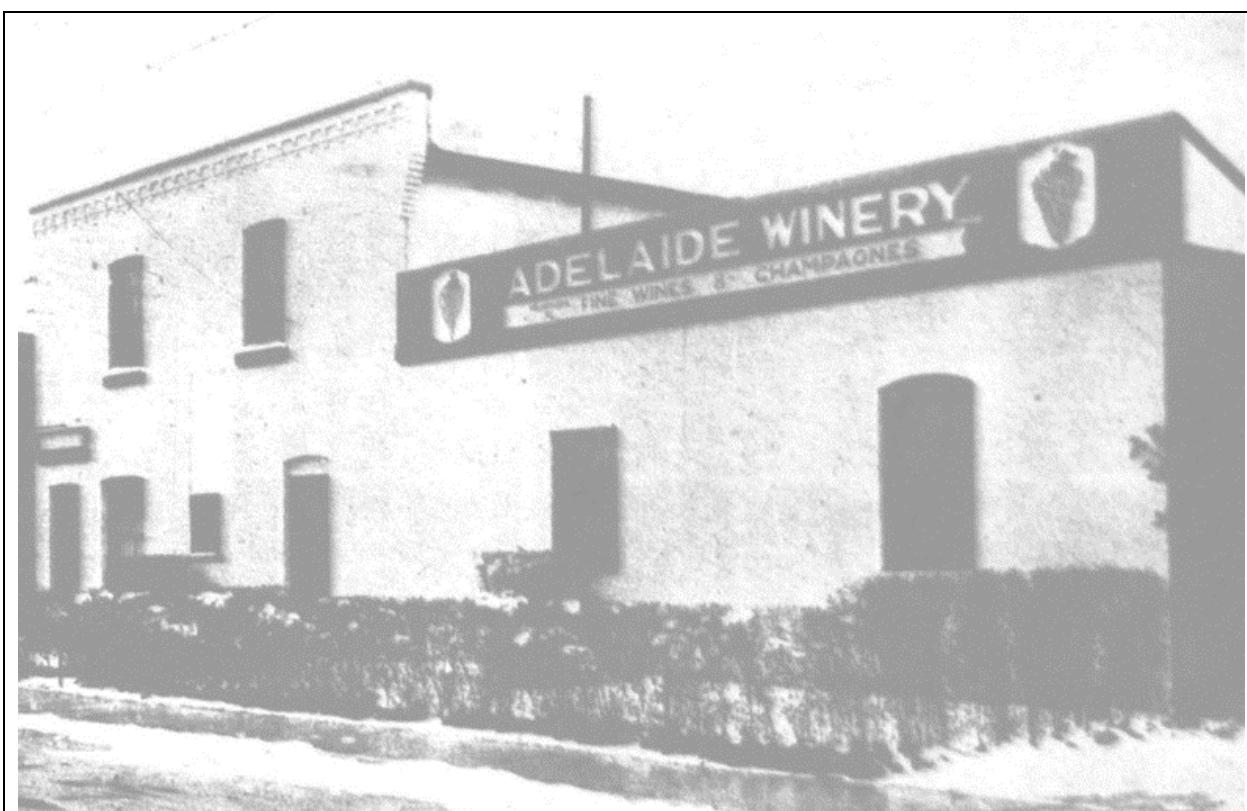


Image 11: Adelaide Winery at 197 Ann St (1934) – London Free Press,
Sat, Nov 10, 1934

Courtesy of Dr. M. Tovey, Adjunct Professor, Dept. of History, Western University



Image 12: A1 Delivery at 197 Ann St (1955) – London Free Press, Aug 25, 1955
Courtesy of Dr. M. Tovey, Adjunct Professor, Dept. of History, Western University



Caption: Labels for Joseph Hamilton's London Porter and London Amber Ale, 1889. 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 little lighter with his Amber Ale. (Phillips, 36) credit: Thomas Fisher Rare Book Library, U of Toronto, Toronto, ON

Image 13: Labels for Joseph Hamilton's London Porter and Amber Ale, 1889
(see Tovey, Chronology, p8)

KENT BREWERY!

BEST GENUINE ALE AND PORTER.

Hotels and Families Supplied.

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

Caption: John Hamilton bought the virtually bankrupt Kent Brewery from F.L. Dundas in 1861. With due diligence and a Scotsman's thrift, Hamilton was able to turn the brewery's fortunes around. (Philips, p76)

Image 14: Kent Brewery Ad from the London City Directory from 1877-78
(Philips, p76)

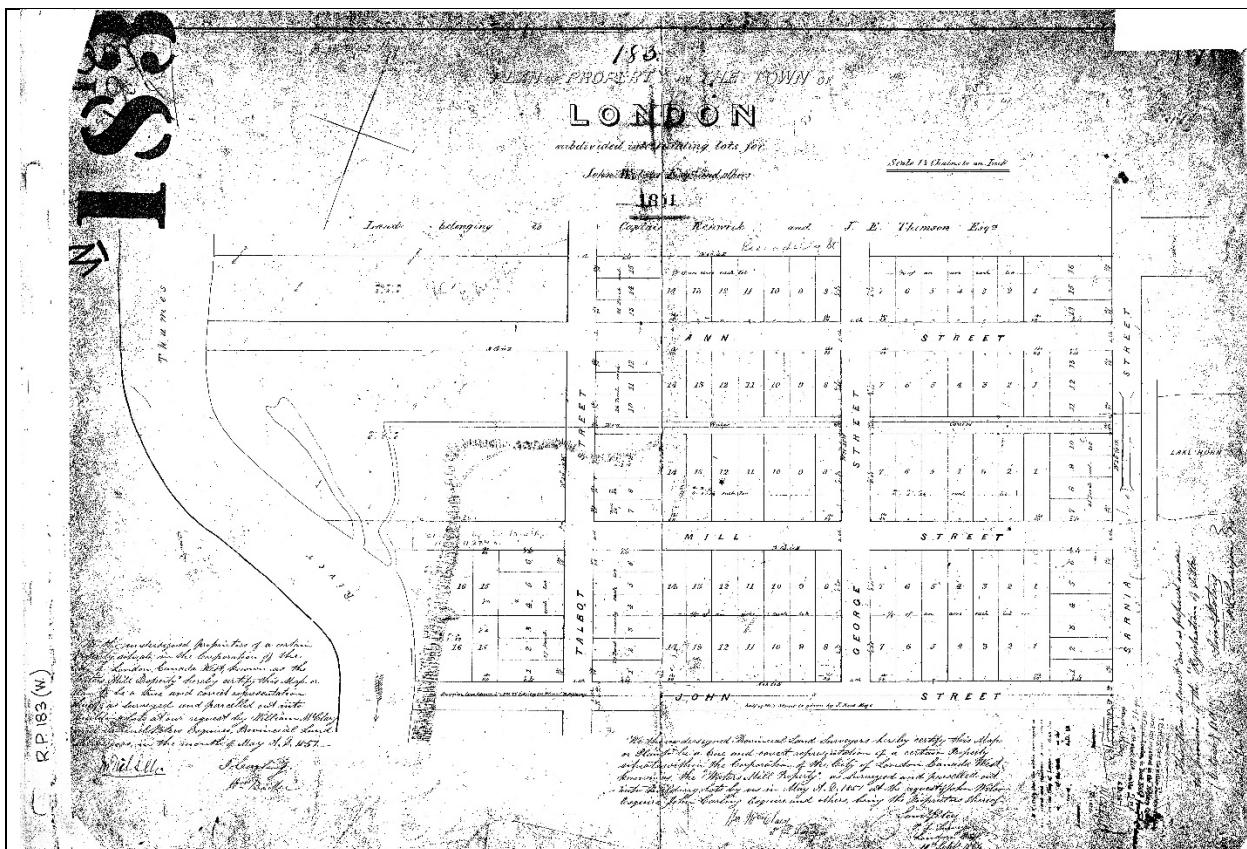


Image 15: Registered Plan – 1871, RP183(W)

Appendix D – City Directory Listings – 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

The LACH Stewardship Sub-Committee w/M. Tovey (n.d.). Evaluation of Cultural Heritage Value or Interest: The Kent Brewery building at 197 Ann Street. LACH Stewardship Sub-Committee Report, September 23,30 and October 5,6, 2020

Appendix E – Statement of Cultural Heritage Value or Interest

Municipal Address, 197 Ann Street

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

PIN

08262-0220

Description of Property

The municipal address at 197 Ann Street is located in the North Talbot area of the City of London, on a consolidated parcel comprising multiple municipal addresses located, at the southeast intersection of Ann and St. George Streets.

197 Ann Street (known as the former Kent Brewery c. 1859-1881) is located on Lot 4 and Part Lot 3 of the consolidated parcel. The brewery complex consists of 4 building parts, built at different periods and continuously adapted over time.

- 2-storey brick building (primary building) – comprising some form of the original brewery with early modifications; 9m x 13m approx. with the short end fronting Ann Street.
- 1-storey brick building (old wash house) – located to the west of the primary building, c.1890s; 9.88m x 20.45m approx. with short end fronting Ann Street
- 1-storey brick and clad building (south extension) – located to the rear of the primary building exhibiting considerable external and internal modifications made during expansion years of the brewery; 9.49m x 21.65m approx. extending south from the primary building to the contemporary addition
- cinder block building with vinyl siding (contemporary garage) – added in the late 20th century for automotive services; 10m x 11m approx. at the south end of the south extension

Statement of Cultural Heritage Value or Interest

The former Kent Brewery, at 197 Ann Street, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and contextual values.

Physical or Design Value

The former Kent Brewery at 197 Ann Street is one of the oldest existing brewery buildings in Canada. It is an early example in the City of London (and province) of an industrial building typology and a rare example of a physically intact brewery from the mid-late-19th century. It is also a rare example of an early brewery site where the brewery building remains, and the brewer's house is also intact.

The brewery complex is representative of a mid-late 19th century vernacular, industrial commercial 'typology'. Parts of the building complex are visually discernable from the exterior, and include a primary building, old wash house, south extension, and a contemporary garage. The 2-storey 'primary building' is a simple, rectangular brick veneer building, of local buff brick, with a flat roof. The façade is relatively unadorned except for corbelled brick detailing expressed in the parapet. Many window and door openings are topped with brick voussoirs. There are several brick rounded 'Florentine' arches in the basement. The 1-storey 'old wash house' is a simple, rectangular building with a buff brick exterior. It has a similarly unadorned façade, with a flat roof sloping from the front to the rear.

Much of what is currently recognized as the former Kent Brewery is exhibited in the original primary building as well as the old wash house. Their overall profile, massing, and scale, and modest detailing appears as they did in the peak of the brewery's business c1905. Collectively, both buildings retain an authentic utilitarian expression of a functioning mid-late-19th-century brewery.

Historical or Associative Values

The Kent Brewery is one of the first breweries in London, and the third most significant historic brewery in the city after Carling's and Labatt's. The brewery is associated with the Hamilton brewing family, notably John Hamilton (who ran the brewery from 1861–1887), and his son, Joseph Hamilton (who ran the brewery from 1887–1917). There are also direct associations of the brewery with the adjacent Brewer's House at 183 Ann Street that was built by Joseph Hamilton around 1893 and occupied by him and his family until 1911. More broadly, the former Kent Brewery is closely tied to the culture and history of the North Talbot area and the Carling's Creek and CPR corridor. Its retention enhances our understanding and yields information on the development of industries and the people who lived and worked in the area during the mid-late-19th-century and early-20th-century.

Contextual Values

Physically and functionally the Kent Brewery is strongly linked to its context specifically to the lots immediately to the west that brewer John Hamilton owned, and brewer Joseph Hamilton built for his family residence at 183 Ann Street. Through the use of local buff brick, the brewery along with the brewer's house at 183 Ann Street and cottage at 179 Ann Street, collectively support the visual character of the area.

The Kent Brewery at 197 Ann Street is tied to the physical development of the surrounding area as a late-19th- and early-20th-century industrial and working-class neighbourhood. Its longevity within the neighbourhood, and the fact that it is the last remaining industrial building in Talbot North that sited to take advantage of Carling's Creek, makes it is one of the defining buildings of the Talbot North neighbourhood.

Finally, the Kent Brewery is significant to the historical context of the area because of its direct associations with the Hamilton Family that owned the brewery, and its links to the culture, history, industries and people of the North Talbot area and the Carling's Creek and CPR corridor and its development during the mid-late-19th-century and early-20th-century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the former Kent Brewery at 197 Ann Street include:

- Form, scale, massing and footprint collectively of the primary building and the old wash house
- Exterior buff brick throughout
- Brick voussoirs above principle windows
- Existing window and door openings on the façade and east elevation of the primary building and façade of the old wash house;
- Corbelled parapet detail on the primary building facade
- Interior rounded 'Florentine' arches in the basement

The south extension and contemporary garage are not considered to be heritage attributes.

Appendix F – Statement of Cultural Heritage Value or Interest

Municipal Address, 183 Ann Street

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

PIN

08262-0220

Description of Property

The municipal address at 183 Ann Street is located in the North Talbot area of the City of London, on a consolidated parcel comprising multiple municipal addresses located, at the southeast intersection of Ann and St. George Streets. The two-and-a-half-storey brick residence is located on Lot 5 of the consolidated parcel.

Statement of Cultural Heritage Value or Interest

The Brewer's House at 183 Ann Street, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and contextual values.

Physical or Design Value

The Brewer's House at 183 Ann Street (c.1893) was built by Joseph Hamilton the brewmaster at the adjacent Kent Brewery from 1887-1916. It is a rare example of a house linked to an extant brewery where the adjacent brewer's house is also intact.

The house is a representative example of a late-19th-century residence with Queen Anne style influences. The form of the house comprises an intersecting hipped roof, and a front gable end which has horizontal siding and dentilled millwork detailing. The gable ends exhibit original bargeboard wood shingling outlined with moulded vergeboards, supported by wooden end brackets and a modillion course beneath. There is a small square gable window under the eaves with a pilaster. The double front doors have a carved wood inset with two arched windows, a stained-glass transom, and are covered by a shallow overhang. Windows openings on all visible elevations have brick voussoirs. On the west elevation is a bay window with stone lug sills. The bay is topped by a flat roof and the fascia board decoratively supported by small brackets/modillions.

Historical or Associative Values

The Brewer's House at 183 Ann Street has direct associations with the adjacent former Kent Brewery at 197 Ann Street and both John and Joseph Hamilton who operated the brewery from 1861-1916. John Hamilton occupied a frame structure on the property from 1862 until his death in 1887. The present brick residence on the property was built by Joseph Hamilton around 1893. Joseph Hamilton and his family continued to occupy the house until 1911. The residence functioned as the brewer's house for the brewery. The size and scale of the house shows the increased prosperity the Kent Brewery attained under Joseph Hamilton's leadership after John Hamilton's death in 1887.

Between c1886 and 1916, the Kent Brewery was one of only three breweries in London, third to Labatt and Carling. Today, the former Kent Brewery (c. 1859-1881) may be one of the oldest existing brewery buildings (c.1859-1881), second only to Alexander Keith's Brewery in Halifax whose current ironstone brewery building was built in 1837.

Through its direct associations with the Kent Brewery at 197 Ann Street, the Brewer's House at 183 Ann Street contributes to an understanding of the significant brewing history in London-Middlesex. It is also linked to the culture and history of the North Talbot area and the Carling's Creek and CPR corridor standing as visible remains of the development of industries and the people who lived and worked in the area during the mid-late-19th-century and early-20th-century.

Contextual Values

The Brewer's House at 183 Ann Street is linked to the physical development of the surrounding area as a late-19th- and early-20th-century industrial and working-class neighbourhood. 183 Ann Street is characteristic of the variations in housing along Ann Street and in the near vicinity, reflecting the diversity of people who lived in the area and worked in the major industries around Carling's Creek. Through its materiality (i.e. buff

brick exterior) and early Hamilton Family ownership, the built resource at 183 Ann Street, along with the former Kent Brewery at 197 Ann Street and house at 179 Ann Street, all support the visual character of the area.

The Brewer's House at 183 Ann Street demonstrates: a) a visual link to its surroundings (specifically 197 and 179 Ann Street) through its common use of buff brick on the exteriors; b) a strong physical and functional relationship to its surroundings as the brewer's house located adjacent for the former Kent Brewery; and, c) a significant historical link to its surroundings through its direct associations with the former Kent Brewery and the Hamilton Family that owned the brewery, as well as its links to the culture, history, industries and people of the North Talbot area and the Carling's Creek and CPR corridor and to development during the mid-late-19th-century and early-20th-century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the Brewer's House at 183 Ann Street include:

- Form, scale, and massing of the two-and-a-half storey Queen Anne Revival styled house
- Exterior buff brick throughout
- Two chimneys constructed of buff brick
- Shallow gabled roof profile with cross gable and two gable ends
- Brackets below roof at the principal corners
- Original bargeboard wood shingling on front and east facing gable, outlined with moulded vergeboards
- Front and east facing gables supported by wooden end brackets and a modillion course beneath
- Brick voussoirs above principle windows
- Small square window under the eaves of east facing gable including pilasters on each side of the frame detail border of small square panes
- Bay window on the west elevation topped by a flat roof and fascia board decoratively supported by small brackets/modillions
- Carved details of the original double-leaved door the principal doorway on the front façade including arched glass windows in the doors and dentil-moulded architrave above
- Rectangular stained-glass transom with coloured glass in two rectangular patterns and a diamond pattern in the centre

The detached wooden shed structure at the rear of the lot is not considered to be a heritage attribute