

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
Community Advisory Committee on Planning

**From:** Jana Kelemen, M.Sc.Arch., MUDS, MCIP RPP,  
Manager, Community Planning, Urban Design, and Heritage

**Subject:** Demolition Request by the Roman Catholic Episcopal  
Corporation of the Diocese of London for the Dwelling on the  
Heritage Listed Property at 672 Hamilton Road

**Date:** Wednesday July 13, 2022

## Recommendation

Consent to the demolition of the dwelling located on the heritage listed property at 672 Hamilton Road is being recommended in response to a demolition request received by the City. As a heritage-listed property, the demolition request triggers a formal review process pursuant to Section 27 of the *Ontario Heritage Act* and the Council Policy Manual. Removal of the property from the Register of Cultural Heritage Resources is also recommended, and the property owner is encouraged to salvage materials prior to the demolition.

## Executive Summary

A demolition request was received for the heritage listed property at 672 Hamilton Road. The subject property is listed on the City of London's Register of Cultural Heritage Resources. A demolition request for a building or structures on a heritage listed property triggers a formal review process pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual. A Heritage Impact Assessment was submitted with the demolition request for the property, which determined that the property at 627 Hamilton Road did not meet the criteria of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, and therefore does not have significant cultural heritage value or interest. Staff have reviewed the Heritage Impact Assessment and do not disagree with the conclusion of the Heritage Impact Assessment, but note that further historical research on the land ownership history should have been completed to inform the Ontario Regulation 9/06 evaluation of the property.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The property located at 672 Hamilton Road is located on the north side of Hamilton Road, between Price Street and Elm Street (Appendix A). The property is located in the former London Township, annexed by the City of London in 1912.

#### 1.2 Cultural Heritage Status

The property at 672 Hamilton Street is a heritage listed property. The property is considered to be of potential cultural heritage value. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

#### 1.3 Description

The dwelling located on the property at 672 Hamilton Road is a two-storey frame dwelling with a gambrel roof. It is designed in the Dutch Colonial style, an architectural style common in London and elsewhere in Ontario in the late-19<sup>th</sup> and early-20<sup>th</sup> centuries. The style was part of a larger "Colonial Revival" movement that saw a return to colonial North American styles being built in Ontario as a "self-conscious attempt to recall the architecture of the first colonies in North America" (Kyles, [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)). One of the defining features of the Dutch Colonial style

is a high gambrel roof. Porches or stoops were also commonly included on Dutch Colonial dwellings (Blumenson,146).

The subject dwelling at 672 Hamilton Road is a frame structure with a red brick veneer on the exterior of the first storey. The exterior of the front facade's second storey is clad with a mix of wood scalloped and shingle imbrication. The second storey of the side facades are composed primarily of the shingled portion of the gambrel roof walls. A set of three sash windows are centered on the second storey below a row of wood brackets and a simple frieze. The set of three windows are separated by engaged turned columns. The front verandah extends the entirety of the dwelling and includes a set of four concrete block plinths that support what were likely decorative posts. The posts appear to have been replaced with simple 4" x 4" posts supporting the verandah roof. The railing system has also been replaced and consist of dimensional lumber and metal spindles. A gable peaked pediment is located in the centre of the porch roof and includes a decorative carved wood detail. The windows and doors on the front elevation were covered at the time of the staff site visit.

The dwelling also includes a series of additions. Two single storey shed roof additions with vinyl cladding are located at the rear of the dwelling. These additions have also been constructed to connect with a larger gable roof structure that is clad with horizontal clapboard wood siding. The wood-clad addition has an appearance that would be seemingly found in a rural setting. Based on a review of historic mapping and aerial photograph this portion of the additions were constructed between 1926-1957.

## **1.4 History**

### **1.4.1 Early Euro-Canadian History**

672 Hamilton Road is located on what was historically known as Lot 10, Concession B in the Broken Front in London Township. The first complete London Township survey was undertaken beginning in 1810, by Deputy Provincial Surveyor Mahlon Burwell. The Burwell survey extends north from the Thames River and focusses on the first six concessions laying out the grid of lots and concessions. The survey was interrupted by the outbreak of War in 1812, however, by 1819 Crown patents were being given to settlers (Lutman and Hives, 53-54).

The Crown grant for Lot 9, Concession B in London Township was granted to Simon Butler in 1826. It is unclear where Butler settled, however, by 1840 he and his wife sold 200 acres to William Geary. Shortly thereafter, Geary sold 100 acres to Samuel H. Park in 1843.<sup>a</sup> The lot was purchased, sold, and subdivided various times throughout the mid-19<sup>th</sup> century. The land transactions include familiar names such as George Goodhue and Benjamin Cronyn, the latter noted by John Lutman as one of several wealthy Londoners, London Township farmers, and non-resident speculators who purchased and subdivided lots outside of London. Lots in London East and beyond were typically smaller (as a result of subdivision) and often were not yet developed, making them good candidates for land speculation. The names and subsequent land transactions for Lot 10, Concession B demonstrate this claim (Lutman and Hives, 58).

Historic mapping (*Sketch of Part of the London Township, 1850; Tremaine's Map of the County of Middlesex, 1862; Illustrated Historical Atlas of the County of Middlesex, 1878*) depicts gradual development extending eastwards from London to London East, however, the mapping shows the historic Lot 10, Concession B as undeveloped, and not substantially subdivided until the 1870s or 1880s. In October 1883, William E. Mann obtained a portion of Lot 10, Concession B. By May of 1884, William E. and his brother George T. Mann had retained John Moore to prepare a plan to subdivide and register building lots, on which 672 Hamilton Road would be constructed (See Section 1.4.2). William and George Mann were the managers of John Mann & Sons, a London branch of a Brantford-based business dealing in coal, coke, wood, cement, fire brick, fire clay,

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<sup>a</sup> The historic Lot 10, Concession B in the Broken Front in London Township is approximately 100 acres. The early land transactions include remarks that indicate that Lot 10 was combined with Lot 9, Concession B in early transactions to total 200 acres. A note on the Land Registry records, evidently added in 1878, clarifies that the lots were examined together, but were later corrected.

calcined plaster, amongst other products. The business was located for a time on the southwest corner of York Street and Burwell Street (Brock, 127).

Hamilton Road is an early historic road that linked London Township and the former Westminster Township. The road may have been an extension of an older Indigenous trail. In the 1840s the road was improved under the direction of Hamilton Hartley Kilally, Commissioner of Public Works (Baker and Neary 2003, 52-53).

Building on the industrial growth and gradual residential development extending eastwards, London East was annexed by the City of London in 1874 to Adelaide Street, and then again to Egerton Street in 1885. With the continued industrial growth by the various oil refineries and manufacturing facilities, the areas north and south of Hamilton Road continued to be developed for residential purposes, while Hamilton Road emerged as a commercial area. London East was further annexed in 1912 to Highbury Avenue including the suburbs of Ealing and Pottersburg (Lutman and Hives, 66-72). As a residential suburb, Ealing is described generally as including the areas south of Trafalgar Street, west of Highbury Avenue and north of the Thames River. Its post office first opened in 1880 at the corner of Trafalgar Road and Hamilton Road (Grainger, 295).

#### **1.4.2 672 Hamilton Road**

A “Plan of Part of Lot No. 10, Concession B, London Township as subdivided into building lots” was prepared by John M. Moore in May 1884 for William E and George. T Mann. The Plan was registered as Plan 404 in the Registry Office for the County of Middlesex on June 30, 1884.

672 Hamilton Road is located on Lots 21-23 on the Plan 404. The lots include the two corner lots on the northeast corner of Hamilton Road and Elm Street, and the first lot on the east side of Elm Street, north of Hamilton Road. The dwelling is constructed on Lot 21, and Lot 22 at the corner has never been built upon. Based on staff review of Land Registry Records for Lots 21-23, Plan 404, City Directories, as well as aerial photographs and historic mapping, it is likely that the dwelling was constructed around 1910, as opposed to the c.1895 date suggested within the Register of Cultural Heritage Resources.

Although Plan 404 was registered as early as 1884, it appears that the development of the lots on the north side of Hamilton Road between Price Street and Elm Street was slow. Following the registration of the Plan, the Lot was conveyed to John Mann, the father of William and George Mann, as were all Lots on Plan 404. Lots 21-23 were sold to a Henry Chester Mann, presumably of the same relation, for \$1.00 in 1904, and then back to John Mann for the same price in 1905. The first sale of these Lots outside of the family took place in 1910, when John Mann sold the lots to a William L. Fagan, who appears to have held the land for a short period of time before selling to William Barnes later in the same year. Barnes, a contractor may have been the original occupant of the dwelling at 672 Hamilton Road (known originally as 666 Hamilton Road) but again by 1913 sold the property.

The dwelling was occupied by C.M. McKerlie by 1917, also listed as a contractor, and later noted in the City Directory as a “labourer” for the Grand Trunk Railway. The property appears to have remained in the McKerlie family, passing first to Abbie McKerlie (widow of C.M.), and later to a William Harold McKerlie. William, a wholesale confectioner and his wife Mary owned the property and lived in the dwelling until the late 1960s. Since then, the property has had various owners.

The property was most recently purchased by the Roman Catholic Episcopal Corporation of the Diocese of London (Diocese of London), following the closure of the Holy Cross Catholic School.

## **2.0 Discussion and Considerations**

### **2.1 Legislative and Policy Framework**

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*.

### **2.1.1 Provincial Policy Statement**

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (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” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the 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.”

### **2.1.2 Ontario Heritage Act**

Section 27, *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), *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.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACCP) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29, *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. 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).

#### **2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest**

*Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. 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*. Should the property not meet the criteria for designation, the demolition request should be granted. These same criteria are in Policy 573\_ of *The London Plan*.

### **2.1.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "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." Policies 572\_ and 573\_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Policies 575\_ and 576\_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

### **2.1.4 Register of Cultural Heritage Resources**

Municipal Council may include properties on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." These properties are not designated but are considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The property at 672 Hamilton Road is included on the Register of Cultural Heritage Resources.

## **3.0 Financial Impact/Considerations**

None

## **4.0 Key Issues and Considerations**

### **4.1. Demolition Request**

Written notice of intent to demolish the dwelling and rear additions/structures on the property at 672 Hamilton Road, along with the required Heritage Impact Assessment was received as a complete application by the City on June 24, 2022.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the Community Advisory Committee on Planning (CACP) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 672 Hamilton Road expires on August 23, 2022.

#### **4.1.1 Heritage Impact Assessment**

A Heritage Impact Assessment (a+LiNK Architecture Inc., dated June 14, 2022) was submitted as a part of the demolition request for the heritage listed property at 672 Hamilton Road. Staff are not satisfied with site-specific historic research completed as a part of the HIA. The site-specific property history is a crucial component of a cultural heritage evaluation as it informs the application of the evaluation criteria of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest. To supplement the research for the property, staff have completed historic property research for the property in order to provide a staff recommendation.

## 4.2 Comparison

To better understand the context of this property, staff completed a comparative analysis of properties of a similar age, style, and details included on the Register of Cultural Heritage Resources. A search of the Register of Cultural Heritage Resources returns over 60 properties that are identified as “Dutch Colonial” and many more that include “gambrel” roof forms. The following properties were identified as some of the finer examples of Dutch Colonial Revival styles in London, as well as other styles that exhibit similar design characteristics, including the gambrel roof. Photographs of a selection of these properties are included in Appendix B.

The following properties were identified as comparison properties:

- 7 Cherry Street (1909) – Blackfriars/Petersville Heritage Conservation District;
- 380-382 Dufferin Street (1893) – West Woodfield Heritage Conservation District;
- 274 Huron Street (1880) – Listed;
- 142 Kent Street (c.1892) – Part IV Designated
- 512 Maitland Street (1895) – West Woodfield Heritage Conservation District;
- 514 Maitland Street (1895) – West Woodfield Heritage Conservation District;
- 20-30 Mount Pleasant Avenue (1900-1913) – Blackfriars/Petersville Heritage Conservation District;
- 429 Piccadilly Street (c.1912) – Listed;
- 986 Richmond Street (c.1908) – Part IV Designated;
- 1117 Richmond Street (1919) - Listed
- 72 Rogers Avenue (1909) – Blackfriars/Petersville Heritage Conservation District;
- 204 St. James Street (1915) – Listed

When compared to other Dutch Colonial or similar style dwellings, 672 Hamilton Road generally does not display a high degree of craftsmanship, nor does it appear to be a rare, unique, representative, or an early example of a style, type, expression, material, or construction method. Finer examples of these details can be found on the heritage listed and heritage designated properties in London noted above.

## 4.3 Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on July 4, 2022, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

## 4.4 Evaluation

Staff have reviewed the cultural heritage evaluation completed as a part of the Heritage Impact Assessment that was submitted with the demolition request for the property at 672 Hamilton Road.

As noted above, staff are not satisfied with the property research completed for the purposes of the HIA, and as a result have completed historic research to inform a staff recommendation on the evaluation within the report.

The Heritage Impact Assessment found that the property at 672 Hamilton Road does not meet the criteria of Ontario Regulation 9/06, and therefore, the property is not a significant cultural heritage resource and does not merit designation pursuant to the *Ontario Heritage Act*. Staff do not disagree with the conclusion of the HIA.

## Conclusion

A Heritage Impact Assessment was submitted as a part of the demolition request for the heritage listed property at 672 Hamilton Road. Staff do not disagree with the conclusion of the Heritage Impact Assessment, which found the property does not merit designation pursuant to the Ontario Heritage Act.

The owner of the property is encouraged to consider salvage of building elements prior to demolition such as the carved wood details, columns between the windows,

woodwork in the gable above the porch, and other decorative woodwork.

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## Appendices

Appendix A	Property Location
Appendix B	Images
Appendix C	Historical Documentation and Research Materials
Appendix D	Heritage Impact Assessment

## Sources

- Baker, M. and H. Bates Neary. *London Street Names*. 2003.
- Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the present*. 1989.
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- Kirkwood, Carrie. *The Hamilton Road Collection Volume 2: More memories from Old East*.
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- Page, H.R. & Co. *Illustrated Historical Atlas of Middlesex County*. 1878
- Smith, W.H. *Smith's Canadian Gazetteer*. 1846.
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# Appendix A – Property Location

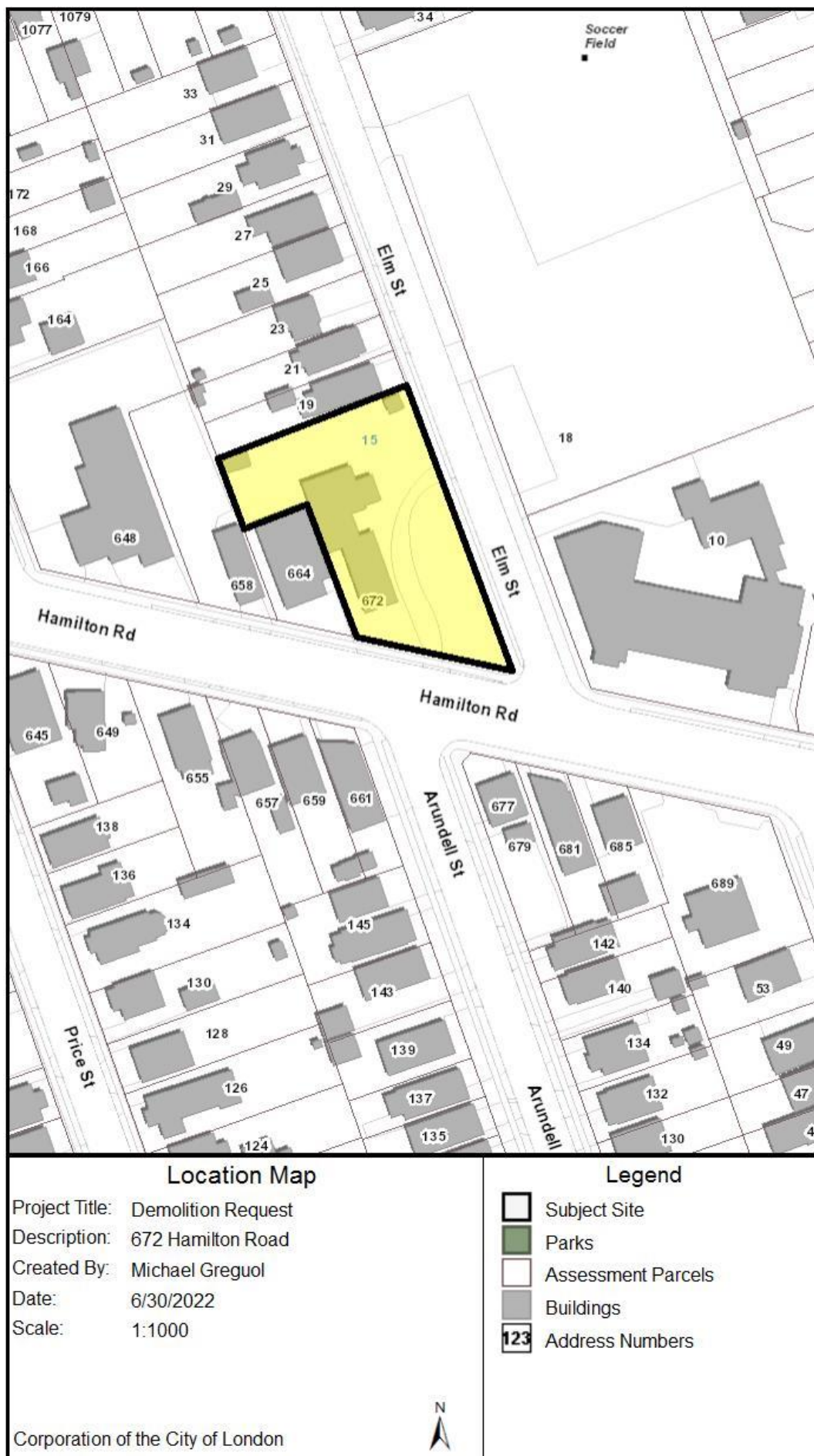


Figure 1: Location of the subject property at 672 Hamilton Road.



**Appendix B – Images**



*Image 1: Photograph of the subject dwelling located at 672 Hamilton Road.*



*Image 2: Photograph showing porch details on the subject dwelling at 672 Hamilton Road.*



*Image 3: Photograph showing porch details on the dwelling at 672 Hamilton Road. Note, the posts and railing system have been replaced.*



*Image 4: Photograph showing detail of the wood columns located between the set of windows on the front elevation of the dwelling. Note, the second column from the left appears to have been replaced.*



*Image 5: Photograph of the east (side) elevation of the dwelling at 672 Hamilton Road.*



*Image 6: Photograph of the sides and rear elevation showing the rear additions.*



Image 7: Photograph showing the rear additions on the subject property at 672 Hamilton Road.



Image 8: Photograph showing the rear additions on the subject property at 672 Hamilton Road.



Image 9: Photograph looking west along Hamilton Road, showing the subject property within its context.



Image 10: Photograph looking east from the rear of the subject dwelling, showing the Holy Cross Church on the opposite side of Elm Street.



*Image 11: Photograph showing the property at 142 Kent Street for comparison purposes. This property demonstrates design characteristics of both the Dutch Colonial and Queen Anne Revival styles. The property is designated pursuant to Part IV of the Ontario Heritage Act.*



*Image 12: Photograph showing the property at 429 Piccadilly Street for comparison purposes. This property is listed on the Register of Cultural Heritage Resources.*



*Image 13: Photograph of the dwelling at 986 Richmond Street for comparison purposes. This property is designated pursuant to Part IV of the Ontario Heritage Act.*



*Image 14: Photograph of the property at 514 Maitland Street for comparison purposes. This property is designated pursuant to Part V of the Ontario Heritage Act as a part of the West Woodfield Heritage Conservation District.*

## Appendix C – Historical Documentation and Research



Image 15: Sketch of Part of London Township, 1850. The intersection on the left side of the image depicts Egerton running north to its intersection with Trafalgar Street (running east-west), and Hamilton Road, running diagonally across this image. The lot lines for Lot 10, Concession B are not shown, however the area south of and north of Hamilton Road is noted as "Oak Plains".



Image 16: Tremaine's Map of the County of Middlesex, showing Hamilton Road running diagonally across this image. Lots 10, Concession B is noted as "Divided into Small Lots" consistent with the land transaction records.



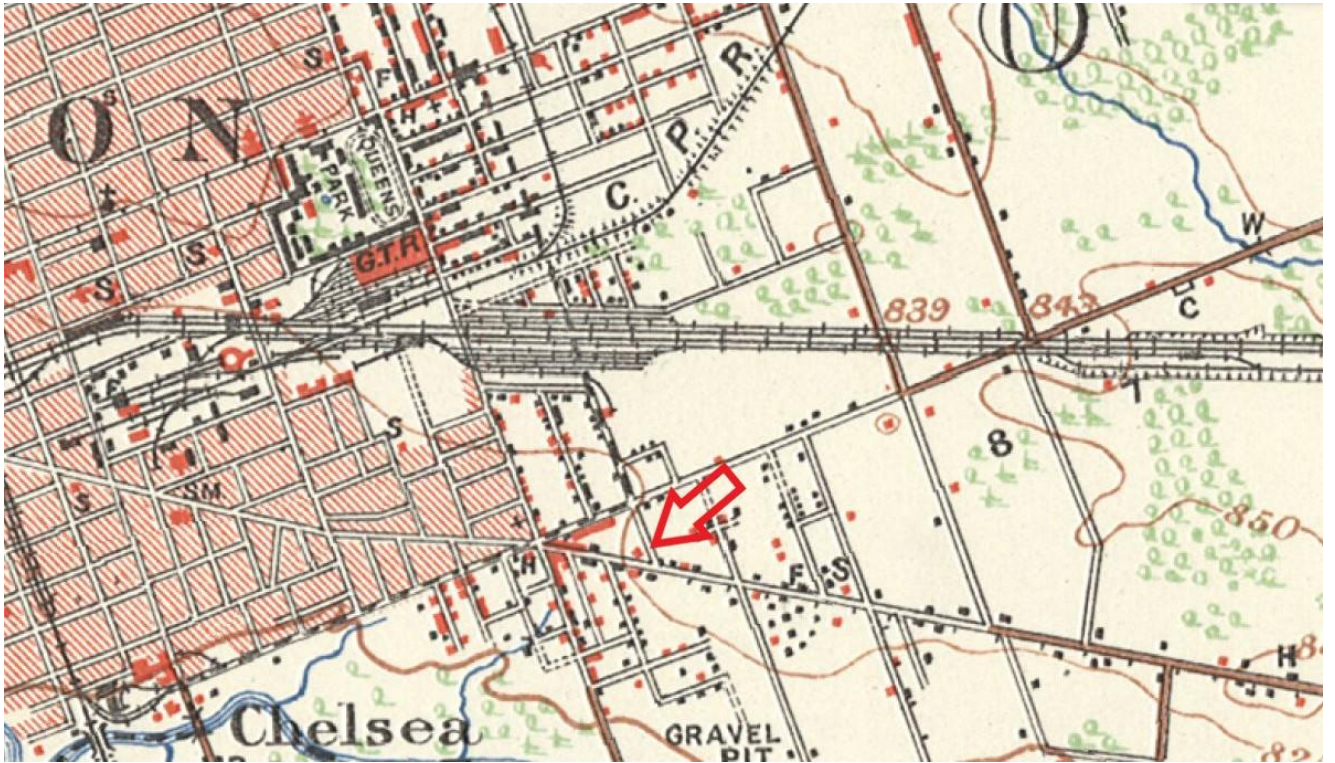


Image 17: Excerpt from 1913 National Topographic Series mapping showing the presence of the dwelling at 572 Hamilton Road by 1913.

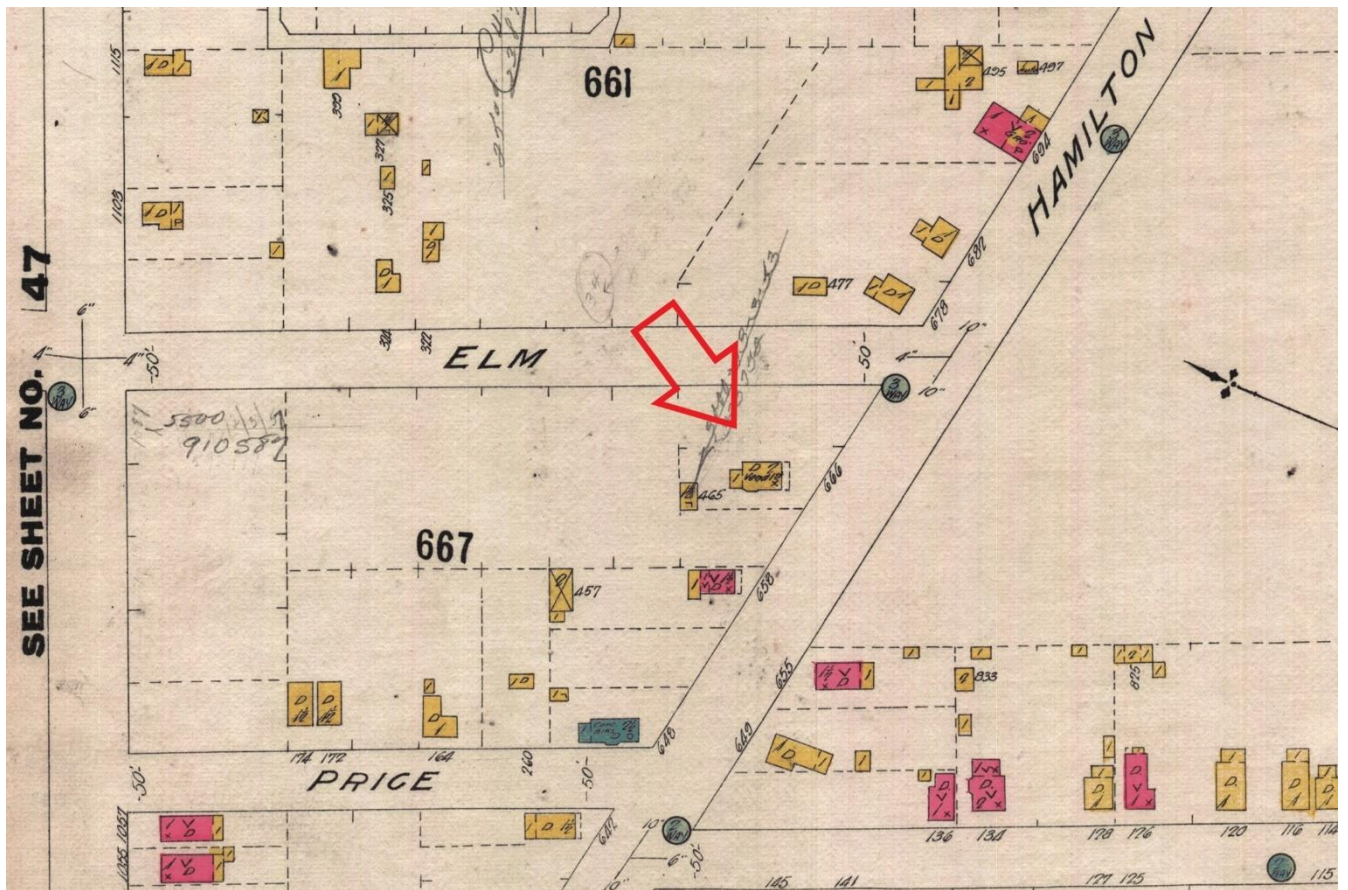


Image 18: Excerpt from 1912 Revised 1915 Fire Insurance Plan showing the 672 Hamilton Road. Note that at this time, the property's municipal address was 666 Hamilton Road. The dwelling is shown as a 2-storey frame dwelling with "Veneer" noted on the plan, indicating that the red brick is a veneer.

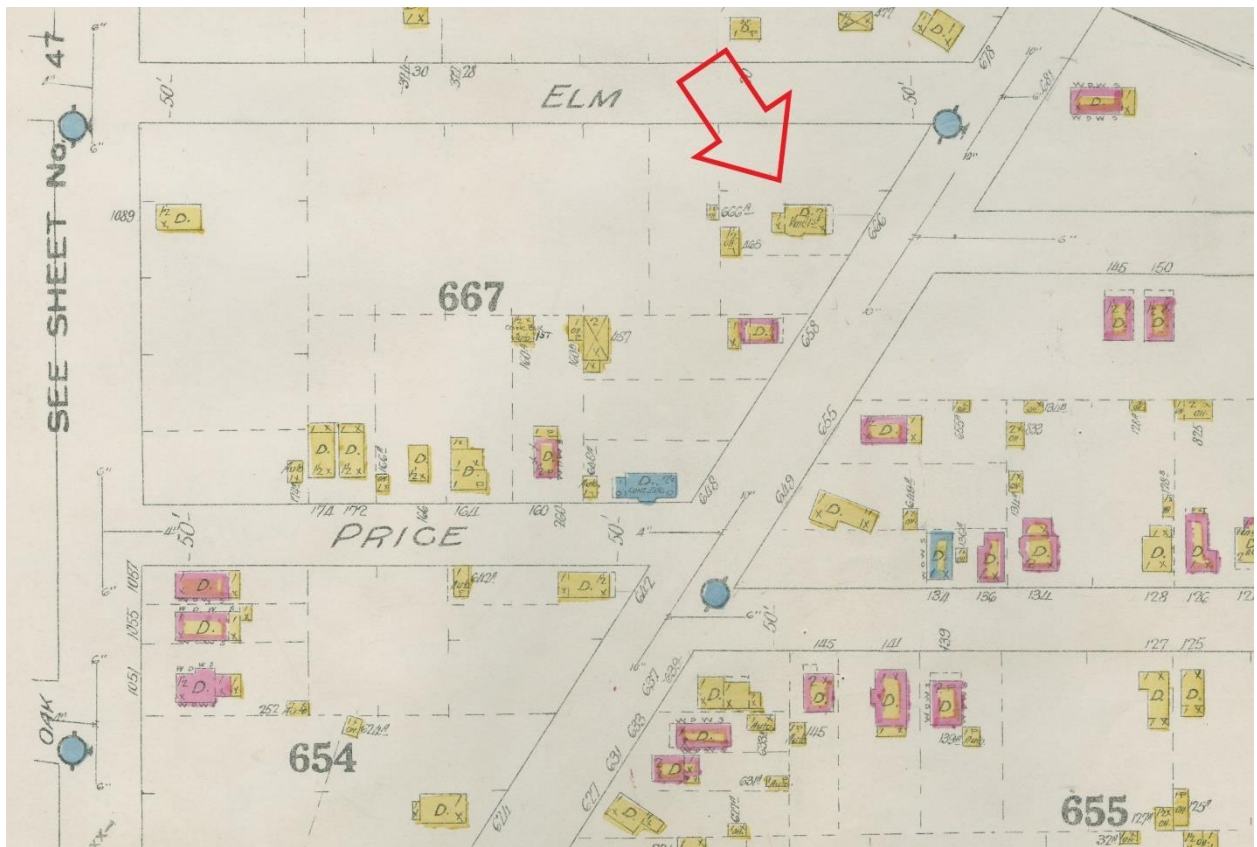


Image 19: Excerpt from 1912 Revised 1922 Fire Insurance Plan showing the 672 Hamilton Road. Note that at this time, the property's municipal address was 666 Hamilton Road. The dwelling is shown as a 2-storey frame dwelling with "Veneer" noted on the plan, indicating that the red brick is a veneer.

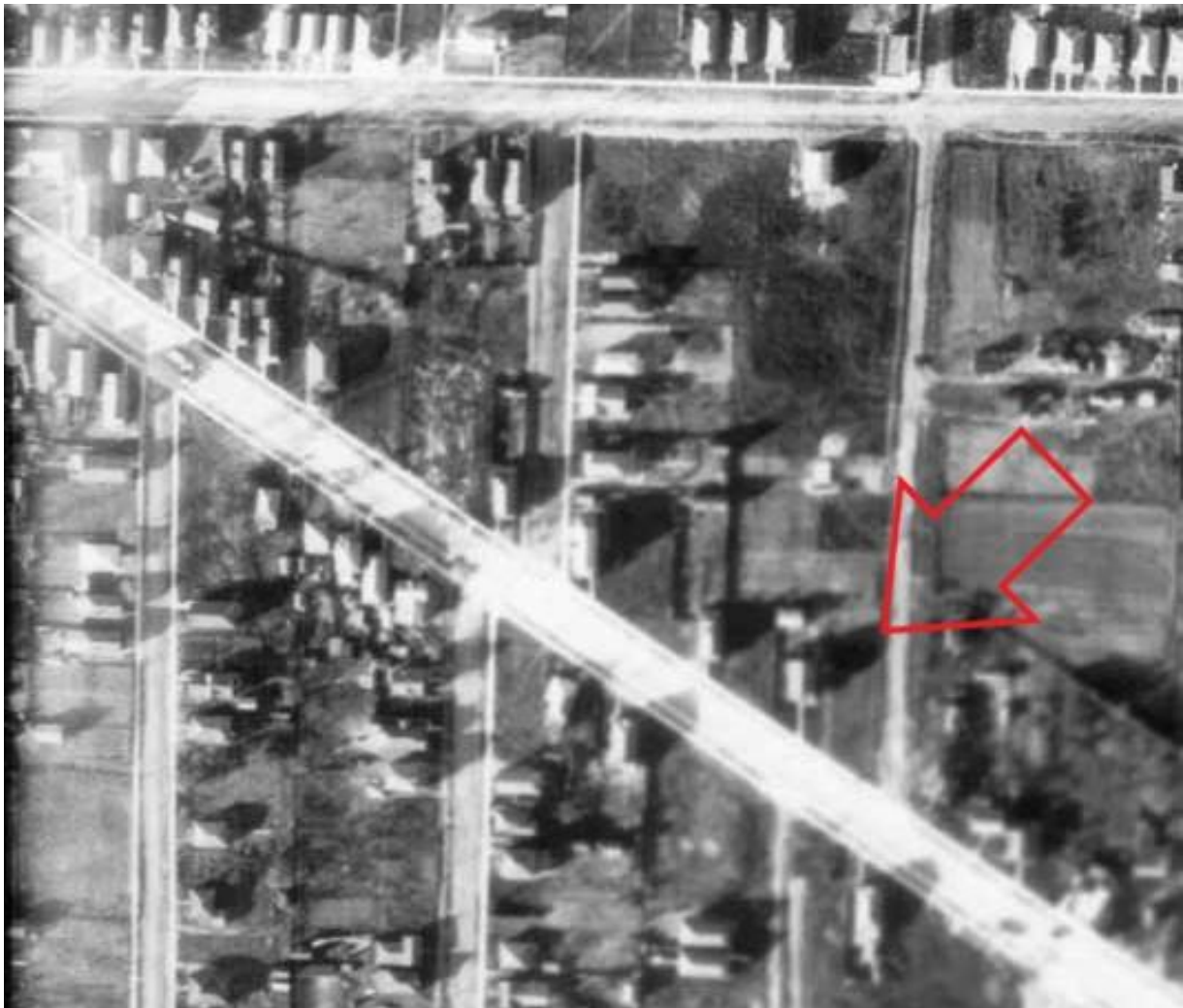


Image 20: 1922 Aerial Photograph showing the subject property at 672 Hamilton Road. Note that the rear additions have not yet been constructed.

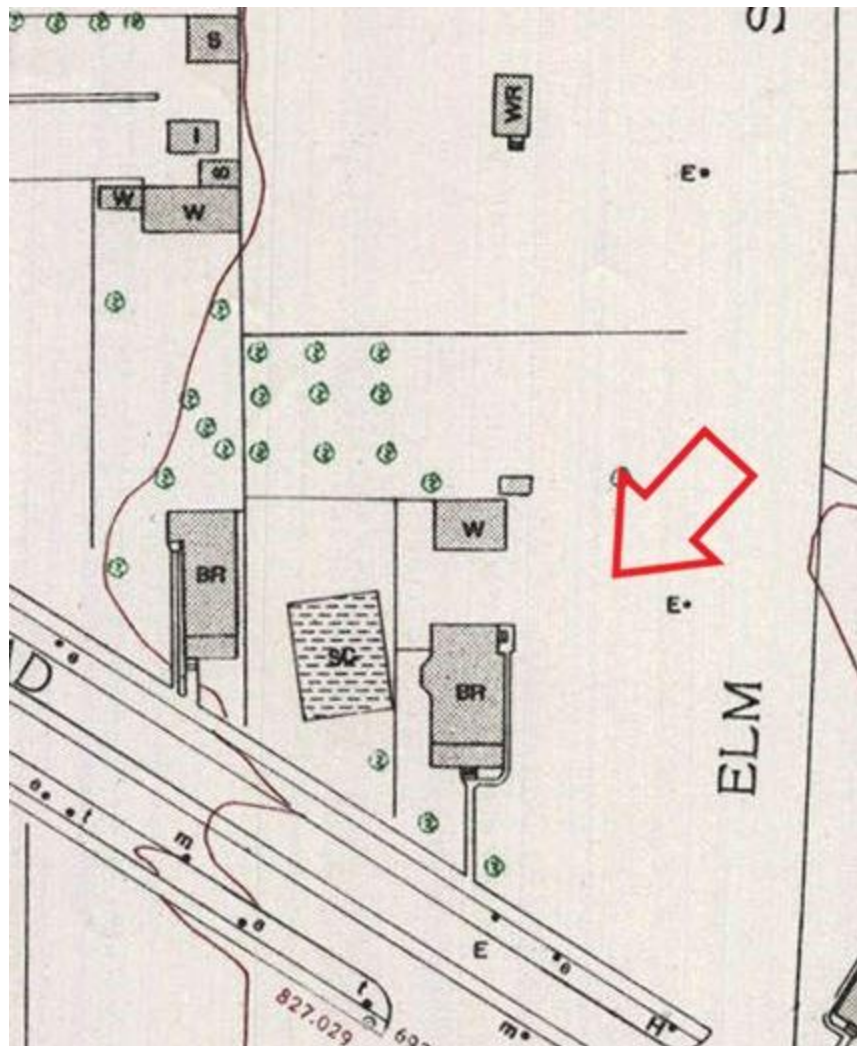


Image 21: Excerpt from the 1922 Geodetic Survey of London, showing the subject dwelling, noted as "BR" for brick dwelling. A wooden shed is also depicted at the rear of the dwelling.

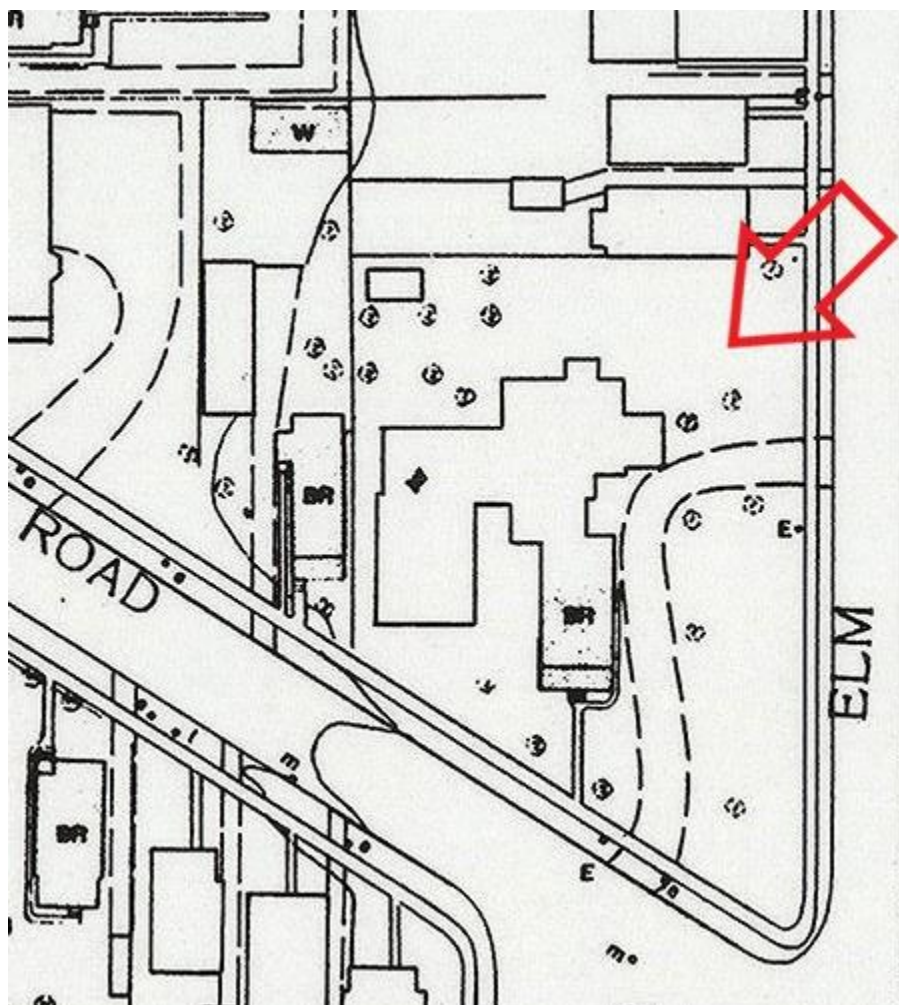


Image 22: Excerpt from the 1957 Geodetic Survey of London, showing the subject dwelling. Note that by this time a series of additions had been constructed. Curiously, the additions are depicted as constructed into the adjacent commercial property at 664 Hamilton Road. The current structures are not attached.

## **Appendix D – Heritage Impact Assessment**

Heritage Impact Assessment (a+LiNK Architecture Inc., dated June 14, 2022) –  
*attached separately*