

HERITAGE IMPACT ASSESSMENT

672 Hamilton Road
London, Ontario

Date:
June 14, 2022

Prepared for:
**The Roman Catholic Episcopal Corporation
of the Diocese of London in Ontario.
Holy Cross Santa Cruz Catholic Church**
10 Elm Street
London, ON N5Z 2K2

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preserve + create + sustain

June 14, 2022

Project No. 2213

Margaret Braga
Holy Cross Santa Cruz Catholic Church
10 Elm Street
London, ON N5Z 2K2

Re: Heritage Impact Assessment Report
Property at 672 Hamilton Road
London, Ontario

Dear Maragaret Braga,

Attached is the Heritage Impact Assessment Report for built heritage resource at the 672 Hamilton Road property, located in the area of Hamilton Road just southeast of downtown London. This is in regards to the proposed redevelopment on the Listed heritage property as identified on the City of London's Register of Cultural Heritage Resources, in association with the property owner, The Roman Catholic Episcopal Corporation of the Diocese of London in Ontario, and the request for a Heritage Impact Assessment required for the prosed development.

We look forward to the opportunity to present this report to the City as you may require. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



Ed van der Maarel
Partner, Principal Architect + Heritage Consultant
dipl. Arch., OAA, dipl. Arch.Tech., CAHP, OAHF



Alica Lesniak
Intern Architect (OAA)
B.Arch., BES.

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1. SUMMARY AND RECOMMENDATIONS

The owner, The Roman Catholic Episcopal Corporation of the Diocese of London in Ontario, proposes to remove the residence located at 762 Hamilton Road to provide parking for the Holy Cross Santa Cruz Catholic Church's parishioners.

The proposed redevelopment at 672 Hamilton Road is located on the same property as a LISTED built heritage resource found on the City of London's Register of Cultural Heritage Resources. A Heritage Alteration Permit is required for the proposed development, and as part of this process, a Heritage Impact Assessment (HIA) is needed to review the potential impact of the proposed development on the Listed built heritage resource.

The listed property at 672 Hamilton Road is located just southeast of the downtown core, on a main arterial road that runs east-west. The property is located on the north side of Hamilton Street, just east of the intersection of Egerton and Trafalgar Streets, on a corner lot at Elm Street. The property is currently vacant and is adjacent to the Holy Cross Santa Cruz Catholic Church, which is located to the east of the property at 10 Elm Street.

The existing Listed property at 672 Hamilton Street currently has a 2 storey home which is listed under the Register of Cultural Heritage Resources. The red brick home was built circa 1895 and is in the Dutch Colonial architectural style. The house is set back from both streets, located closer to the west property line adjacent to the existing commercial property. The house is currently divided into 3 rental units which are currently vacant. There is an existing driveway at the south east portion of the property that has access off of both Hamilton Road and Elm Street.

The new development proposes a parking lot on the property to provide the required parking for the church's congregation. The Holy Cross Santa Cruz Catholic Church previously had an agreement with the adjacent Holy Cross Catholic School for the use of their parking area to the north of the school. When the school was demolished in 2022, the church lost the use of the parking area. The property at 672 Hamilton Road was purchased by the church in order to provide an alternate parking area adjacent to the church. The intention of the proposed development is to demolish the listed heritage house at 672 Hamilton Road to provide the space for a parking lot.

The potential heritage impact of the proposed development at 672 Hamilton Road on the listed built heritage residence has been assessed and the mitigating approaches reviewed. Ultimately, both the property and home at 672 Hamilton Road have a minor contribution to the overall character of the area. This address lies within the Hamilton Road area which has a potential to become a Heritage Conservation District by The City of London in the future.

The proposal does not seek to interfere with the adjacent listed heritage properties, and provides buffer zones in the form of a landscaped greenspace buffers along the south and east property lines along Hamilton Road and Elm Street. There are no mature trees or significant natural features on the property that would be affected by the proposed development. Further the proposed parking area is clearly discernable from the original heritage buildings in the area, and is compatible with the existing fabric along Hamilton Road.

Suggestions for other possible mitigation strategies related to potential impacts are further outlined in Section 7 of this report.

This proposal creates harmony between new and old, protects the cultural heritage value of the adjacent listed built heritage resources, blends in with the existing streetscape and provides for the growing congregation of the Holy Cross Santa Cruz Catholic Church which is at the centre of the Hamilton Road community.

2. INTRODUCTION

a+LiNK architecture inc. was retained by the representative of the owner, Margaret Braga of the Holy Cross Santa Cruz Catholic Church (HCSCCC), to provide a Heritage Impact Assessment (HIA) for the property located at 672 Hamilton Road, London, Ontario, in regards to the proposed parking development on the property. This report has been prepared by Ed van der Maarel, Partner, Principal Architect and Heritage Consultant (OAA, CAHP) and Alicia Lesniak, Intern Architect (OAA). The report is being submitted as requested by the City of London.

The purpose of the Heritage Impact Assessment is to analyze the impact of the proposed development on the heritage value of the property and the surrounding area. As the property at 672 Hamilton Road is LISTED on the Register of Cultural Heritage Resources, July 2, 2019 within the City of London, an evaluation of its potential for Cultural Heritage Value (and designation under Part IV of the Ontario Heritage Act) is necessary. There are also several nearby and adjacent properties that are listed, or designated under Part IV of the OHA, and on the Register of Cultural Heritage Resources. The built heritage residence at 672 Hamilton Road is a 2 storey, red coloured brick historic home built circa 1895, and representative of the Dutch Colonial architectural style. A new development on the site proposed in the form of a parking area will impact the existing listed built heritage by requiring its demolition. This report will both provide background and baseline information on the existing property and built heritage at 672 Hamilton Road, evaluate its potential for cultural heritage value, and assess the possible impacts and mitigation strategies of the proposed new redevelopment on this and adjacent properties.

This document outlines the observations of the proposed design and the impact of the redevelopment on the listed heritage property at 672 Hamilton Road. The document also provides insight into the context of the property, history and summarizes mitigation strategies that have been met by the proposal or suggested for implementation.

Disclaimer:

The area of focus for this report includes the history and value of the properties located at 672 Hamilton Road (the location of the proposed development). At the time of the report, the information that was available on the specific history of these properties has been included. A brief summary of the history of the area and some information on the history of the property has also been included in Section 5.0: Historical Context of this report. This information has been provided to serve as background for the HIA, but also as a baseline from which to evaluate the cultural heritage value of the properties at a high level, and assess the potential impact of the proposed development on these properties.

3. POLICIES AND TERMS OF REFERENCE

The Provincial and Municipal authorities have set in place a number of policies and terms of reference for the purpose of protecting, preserving, and integrating cultural heritage resources within Ontario cities. The following Policies and Terms of Reference have been used in the preparation of this Heritage Impact Assessment Report:

1. The Planning Act and Provincial Policy Statement (PPS) 2014, 2020

The Provincial Policy Statement (PPS) is the statement of the government's policies on land use planning. It applies province-wide and provides clear policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment.

The PPS is issued under Section 3 of the Planning Act and is utilized by municipalities to develop their official plans and to provide guidance and information in regards to planning matters. Specifically, and in regards to cultural heritage, the Planning Act has provisions respecting the province's cultural heritage. The PPS provides general guidance for municipalities for planning and development of communities in a number of ways by; encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the Act, specifically 2.6.1, 2.6.3, 2.6.4 and 2.6.5 provides municipalities with rules as to the cultural resources within the community.

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

The PPS 2020 further provides definition to municipalities in regards to the terms used to describe cultural heritage.

Built heritage resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

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 under the Ontario Heritage Act. This 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.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity

3. POLICIES AND TERMS OF REFERENCE

and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Since the property is LISTED under the City of London's Register of Cultural Heritage Resources, a Heritage Impact Assessment (and Cultural Heritage Evaluation) is required, and the PPS 2014/2020 provides the tools necessary as a Terms of Reference for the document.

2. The Ontario Heritage Act (OHA)

The Ontario Heritage Act, R.S.O, 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. The criteria within the Ontario Regulation 9/06 of the Ontario Heritage Act provided the tools to determining the cultural heritage value of a property. This regulation provides the criteria which property may meet. The regulation is utilized in the Cultural Heritage Evaluation of the property at 672 Hamilton Road as a component of this Heritage Impact Assessment to determine if the property holds heritage value worthy of potential designation in the municipality of London. This Heritage Impact Assessment (HIA) will refer to these policies to determine the cultural heritage value, potential impacts, mitigation approaches and recommendations.

3. The London Plan

The London Plan, Minister Approved, December 28, 2016, *'constitutes the Official Plan for the City of London, prepared and enacted under the authority of the provisions of Part III of the Planning Act, R.S.O. 1990, c. P.13. It contains goals, objectives, and policies established primarily to manage and direct physical change and the effects on the social, economic, and natural environment of the city.'*

The London Plan provides for provincial interest and is designed to include the requirements of the Provincial Policy Statement (PPS) 2020. Section 24 of the Planning Act, R.S.O. 1990, c. P. 13, identifies that "no public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with this Plan. This includes for approvals of planning and development applications such as official plan amendments, Zoning by-law Amendments, plans of condominium, site plans, consents to sever, and minor variances.

While 'The London Plan' is organized in nine (9) parts, Part 4 specifically outlines 'Cultural Heritage' in its City Building Policies. However other Parts, ie. Part 7 Secondary Plans contribute to the Planning Process and the

3. POLICIES AND TERMS OF REFERENCE

preservation and integration of the City's cultural heritage.

The specific direction provided in The London Plan is to: *“Protect our built and cultural heritage, to promote our unique identity and develop links to arts and eco-tourism in the London region”* and *“Protect what we cherish by recognizing and enhancing our cultural identity, cultural heritage resources, neighbourhood character, and environmental features.”*

The London Plan and its Policies apply to the proposed development site and therefore the preservation of the City's cultural heritage must align with these policies.

4. City of London HIA + HCD Terms of Reference - Other

The City of London does not have specific Terms of Reference for the preparation of Heritage Impact Assessments. Generally, municipal Terms of Reference are based on Provincial Policy Statements' Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the PPS. This document has provided the general terms of reference for this report.

The site is not within a Heritage Conservation District (HCD) and therefore presently there are no guidelines required for review and adherence. However, there are several listed and designated heritage properties within the area and along Hamilton Road, all considered part of the Hamilton Road area, ranking it as a high priority in the Heritage Places 2.0 report, and therefore making it a likely component for an HCD. These aspects will be considered in the heritage assessment of the property, and the impacts of the proposed development on the area as a whole given its likelihood for designation as an HCD under Part V of the OHA.

4. DESCRIPTION OF SITE

4.1 SURROUNDING CONTEXT

The property at 672 Hamilton Road is located in the central region of the City of London, just east of the downtown core in the area known as Hamilton Road. The neighbourhood is predominantly low rise commercial and residential uses as well as institutional, educational and spiritual structures. The subject property is offered numerous amenities and benefits of living an urban lifestyle that is walkable, connected, and desirable. The spatial analysis map illustrates the community context within 400m, 800m and 2km radii, representing straight line walking distances of approximately 5, respectively. Key features include:

The Thames River and Open Space

To the south of the site is the south branch of the Thames River and its river valley corridor. The ribbon of green space is linked with multi-use trails that for walking, biking, roller blading, among other activities. South Branch Park is located just south of the site, off of Egerton Street. A community garden, hiking trail and playground activates this space and provides a community gathering space. Further east of the Thames River is Saint Julien Park and East London Soccer Club.

Hamilton Road

The Site is located on the north side of Hamilton Road which is a four lane arterial roadway that serves as an important route into the City's Downtown. It offers many commercial retail and services, such as restaurants, bars, service and retail shops. The arterial is also a frequent bus transit corridor with bus stop facilities within 100m of the site, providing access to Route #5 to the Downtown and Wonderland Commercial Corridor and out to Byron.

Cultural Amenity

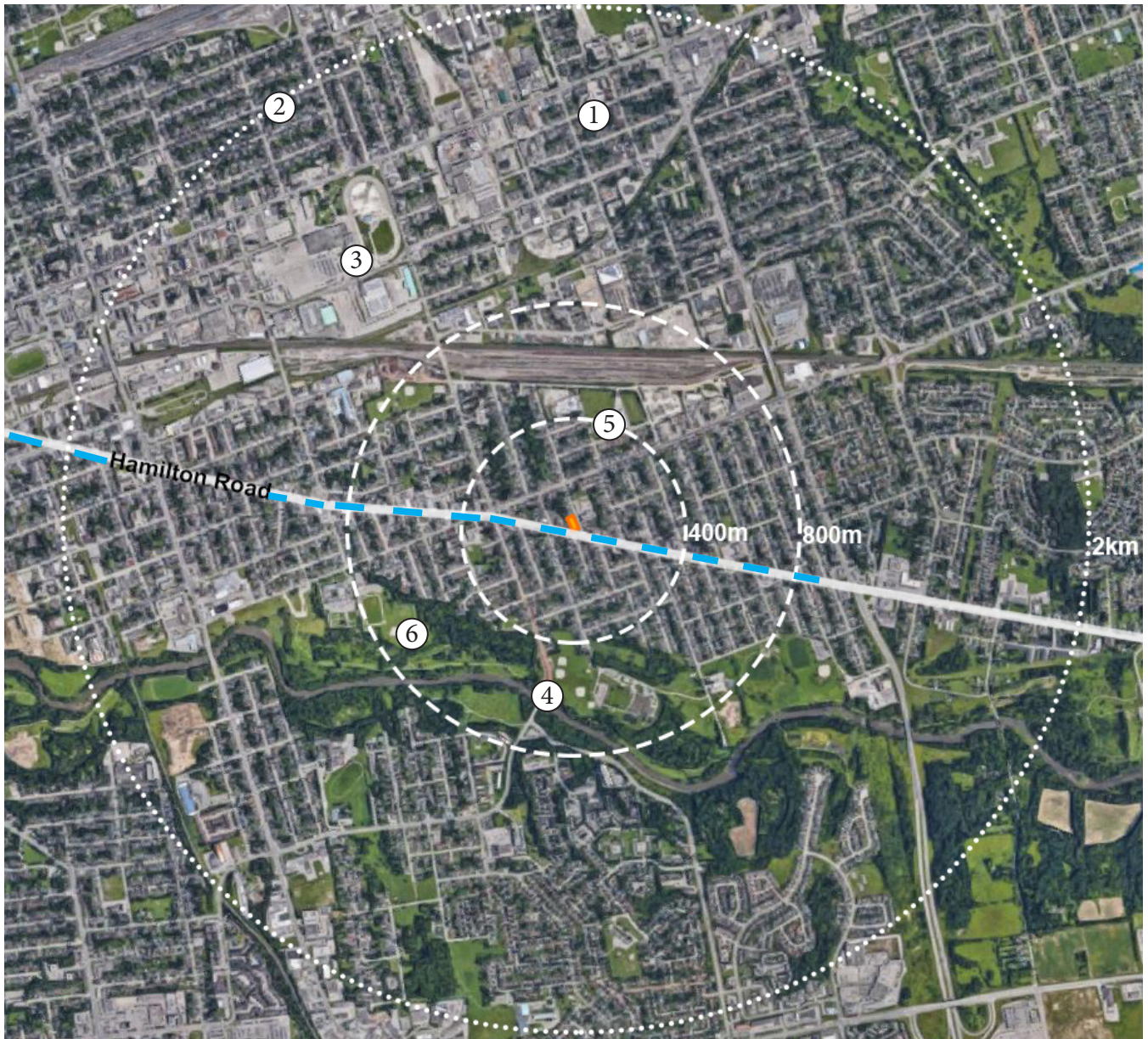
Downtown London is located to the west of the subject property. To the north is the Western Fair District Agriplex and the historic district of Old East Village. The Silverwoods Park Arena and Community Pool to the north-east hosts various community activities.

Neighbourhood

The conventional modified grid pattern road network that extends from the Downtown is cut by the strong diagonal of Hamilton Road. This angled spine creates an irregular but rhythmic pattern of building facades along both sides of Hamilton Road. The buildings follow the conventional grid, which results in a staggered line of building facades. The properties along Hamilton Road are predominantly low rise commercial and residential uses as well as institutional, educational and spiritual buildings. Most front yards are used for driveway access/parking and are inconsistently/minimally landscaped.

Most of the homes on the north and south side of Hamilton Road have been built between the late 1800's and the early 1900's. The majority of these home were built in a variety of styles, including the Ontario Cottage, Edwardian, Vernacular and Queen Anne style, with several properties in the vicinity being Listed in the City of London's Register of Cultural Heritage Resources.

4. DESCRIPTION OF SITE



- LISTED PROPERTY - 672 Hamilton Road
- Main Streets (Hamilton Rd)
- #5 Bus Route
- ① East London
- ② Old East Village
- ③ Western Fair
- ④ The Thames River Trail
- ⑤ Silverwoods Park Arena & Pool
- ⑥ South Branch Community Garden



Map 1: The Ridgeway. Basemap, Google Images, Aug 2021.

4. DESCRIPTION OF SITE

4.3 PROPERTY CONTEXT

The property at 672 Hamilton Road is the location of the proposed development. This is a LISTED on the City of London Register of Cultural Heritage Resources.

672 Hamilton Road

The property at 672 Hamilton Road is located on the north side of Hamilton Road. The property at 672 Hamilton Road consists of 2,015 m² of land area comprised of an existing residential building previously utilized as a multi-tenant unit residence, with a large garage/storage building attached to the rear of the residence. The house has a large front yard at Hamilton Road and is set back significantly from Elm Street, along the east property line. The house, previously housing three rental units, is currently vacant. There is an existing driveway that runs along the south east portion of the property that provides access from both Hamilton Road and Elm Street.



Map 2: 672 Hamilton Road. Basemap, Google Images, March 2022.

4. DESCRIPTION OF SITE

672 Hamilton Road is a 2 storey residence, with locally made red-coloured brick designed in the Dutch Colonial architectural style. Typical of this style, a high gambrel roof encloses the entire second floor of the house, resulting in sloped walls on the long sides that are clad with roof shingles, continuing from the roof. The double-pitch roof has been replaced with asphalt shingles (not in the heritage style). The eaves at both the upper and lower gambrel roof portions are minimal. The end facades of the gambrel roof are clad in wood shakes, painted white. The south facade has a combination of square and half cove shakes. This facade has a large three-section window that has been trimmed out with decorative detailing.

The red brick at the bottom portion of the house is laid in a common bond pattern with a soldier course above the windows. There is a projected bay with windows on the bricked portion of the west facade. Above this, the sloped wall of the gambrel curves inwards at both sides of an upper window. A shallow roof skirt runs across this facade just above the window and trimmed out with cornice detailing.



Photo #1 - House on 672 Hamilton Road: View from Hamilton Rd. looking north at front facade.



Photo #2 - House on 672 Hamilton Road: View from Elm St. looking west towards house and outbuildings.

The house has a covered front porch accessed by a set of steps up and leading to the front door. The porch roof has a low slope with a small gable roof feature on the south (main) elevation, facing the street. The gable roof forms a pediment which has detailed scrollwork on the facade with a series of dentils below it. The wooden railings and support posts appear not to be original and have most likely been replaced.

Most of the windows and doors appear to have been replaced and are not original to the home. The double-hung style of the windows is somewhat reminiscent of the heritage style of the original residence. The foundation appears to be constructed of rusticated stone as well as the low front porch facing Hamilton Road.

The house has been added onto at the rear over the years, connecting to the original wood-frame outbuilding at the rear of the property.

The interior of the house has been reorganized from its original layout as a single family home to accommodate three apartment units (now vacant).

4. DESCRIPTION OF SITE



Photo #3 - Streetview of Hamilton Road looking north-west along Hamilton Road. 672 Hamilton Road is located at the right side of the photo . Source: Google Maps Streetview, Aug. 2021



Photo #4 - Streetview of Hamilton Road looking south-east along Hamilton Road. Listed property at 655 Hamilton Road is located to the right of the photo. Source: Google Maps Streetview, Aug. 2021.

5. HISTORICAL CONTEXT

5.1 CONTEXTUAL HISTORY

Hamilton Road is an east-west route running diagonally to the grid network, connecting the downtown core to the southeast city limits. Its name references its 19th century history as a road used by early travellers from Woodstock and Hamilton entering London via Hamilton Road in order to avoid the swampy portions of Dundas Street. As a result, many hotels, restaurants and service stations sprung up to service the needs of these travellers.

After the establishment of the first oil wells in North America in Lambton County in 1857, Hamilton Road became an industrial hub with many refineries. London’s first refinery was established in 1863, but by the end of the 1860s, there were dozens of refineries around Hamilton Road. In the mid-1880’s, due to many fires and pollution, the refineries moved out of the area and other industrial and commercial uses took their place. As well, many residential lots were developed to provide housing for the local industries’ workers.

In 1885, this area along Hamilton Road, east of Adelaide, became established as the Village of London East. The annexation of London East into the City of London in 1995, followed by the area east of Egerton Street being annexed in 1912, resulted in further development of this area. . The majority of the new construction was wood-frame single family dwellings as well as some masonry buildings along Hamilton Road for commercial uses.

Cultural Heritage Register

A mix of industry, small businesses, and family homes, the Hamilton Road community has a rich history. Encompassing the stretch of Hamilton Road from Adelaide to Highbury, the housing in this area is remarkably diverse due to the collection of homes built from the late 19th century to the post-World War II era in varying styles. There is a high concentration of cultural heritage resources within the Hamilton Road Area. There are over 150 Listed and Designated properties on the City of London Register of Cultural Heritage Resources. The most notable properties that are individually Designated under Part IV of the Ontario Heritage Act within the area closest to the subject property are:

- 88 Egerton Street (c.1914), first occupant was W.Clarke Rumble of Barton and Rumble Carworks.
- 77 Price Street (c.1875), occupant Henry Stratford, a plasterer.



Image 5.1: Map of Hamilton Road area (potential heritage conservation district), City of London. Source: Heritage Places 2.0, August 2019.



Image 5.2: Map of Hamilton Road area including subject property. 1892 Rev. 1907 (London), Fire Insurance Plan of the City of London, Ontario. Source: Western Archives of Western University, accessed March 2022.

5. HISTORICAL CONTEXT

A snapshot from the Register (Image #5.3, below) illustrates the variety of historic styles and periods of the listed properties in the vicinity of the 672 Hamilton Road. The listed properties on Hamilton Road were built between 1890 and 1958, particularly on the south side of the street:

2618	Hamilton Road	612 Hamilton Rd	1885	Ontario Cottage		Listed		November 24, 2020
2619	Hamilton Road	645 Hamilton Rd	1949			Listed		November 24, 2020
2620	Hamilton Road	655 Hamilton Rd	c1900	Queen Anne		Listed		March 26, 2007
2621	Hamilton Road	658 Hamilton Rd	c1890			Listed		November 24, 2020
2622	Hamilton Road	664 Hamilton Rd	1924			Listed		November 24, 2020
2623	Hamilton Road	672 Hamilton Rd	c1895	Dutch Colonial		Listed	666 Hamilton Rd 672 Hamilton Rd	March 26, 2007
2624	Hamilton Road	689 Hamilton Rd	1947			Listed		November 24, 2020
2625	Hamilton Road	709 Hamilton Rd	c1940			Listed		November 24, 2020
2626	Hamilton Road	721-725 Hamilton Rd	c1930	Vernacular	Ernest Block	Listed	721 Hamilton Rd 721/ Hamilton Rd 723 Hamilton Rd 725 Hamilton Rd	March 26, 2007
2627	Hamilton Road	735 Hamilton Rd	1958			Listed		November 24, 2020
2628	Hamilton Road	737 Hamilton Rd	c1930			Listed		November 24, 2020

Image 5.3: Listed Heritage Properties along Hamilton Road, listed March 26, 2007. *City of London: Register of Cultural Heritage Resources, July 2, 2019*. Source: City of London.

This list also indicates that not many of the original houses built in the 1800's remain along this stretch of Hamilton Road. As Hamilton Road developed, more businesses moved in to support the local neighbourhoods. As a result, many of the residential uses were replaced with commercial buildings around the mid-1900's.

5.2 ADJACENT LISTED PROPERTIES

As mentioned in Section 5.1, there are several Listed properties adjacent to 672 Hamilton Street (Refer to Image 5.3 for list from the Register). The property directly to the west, at 664 Hamilton Road, and was Listed with the City of London in November 2020. The original one storey masonry building was built in 1924, with one storey wood-frame and concrete block additions at the rear. The property was originally run as a garage and is currently operating under a commercial use (Da Ponte's Custom Draperies Inc.). 655 and 658 Hamilton Road are to the west of the property and were built close to the same time, at 1890 and 1900 respectively. 655 is a one and a half storey brick clad wood frame dwelling built in the Queen Anne style. Many of the original features of the heritage house remain, including decorative trim, cladding and brickwork. This property was Listed with the City of London in March 2007. The property at 658 Hamilton Road is a buff brick clad, two + one storey wood frame residential building. The house is in poor condition with many of the original heritage attributes removed, replaced or covered up. To the east of the subject property, located on the southwest of Hamilton Road and Tennyson Street, is the Listed property at 689 Hamilton Road. The original two storey concrete block building was built in 1947 and functioned as an Esso gasoline service station (Griff's). Owned and operated by Frank Griffith, this location was both his business and his residence. In 1958 this location changed ownership and was renamed as the Jack Vine Shell Station. In the 1970's the property changed once again, with the original building remodelled to accommodate a restaurant use named Scott's Chicken Villa. This changed to a Kentucky Fried Chicken up until 2019/2020 when it closed permanently. This property is currently vacant.



Images 5.4&5.5: 689 Hamilton Road - Griff's gas & service station circa 1947.



5. HISTORICAL CONTEXT



Photo #5: 664 Hamilton Road. Built in 1924. *City of London: Register of Cultural Heritage Resources, July 2, 2019.* Source: City of London.



Photo #6: 658 Hamilton Road. Built in 1890. *City of London: Register of Cultural Heritage Resources, July 2, 2019.* Source: City of London.



Photo #7: 655 Hamilton Road. Built in 1900 (Queen Anne style). *City of London: Register of Cultural Heritage Resources, July 2, 2019.* Source: City of London.



Photo #8: 689 Hamilton Road. Built in 1947. *City of London: Register of Cultural Heritage Resources, July 2, 2019.* Source: City of London.

5. HISTORICAL CONTEXT

5.3 LISTED PROPERTY HISTORY

672 Hamilton Road

The 2 storey wood-frame building originally numbered as 666 Hamilton Road was built just before the turn of the century, in 1895. The red brick clad house with gambrel roof form was built in the Dutch Colonial architectural style. In the period between 1892 and 1907, there were only three residences on the north side of the street spanning from Price Street to Elm Street, including addresses 648, 658 and 666 Hamilton Road. There were also three residences on the south side of the street, including 649, 655 and 661, between Price and Arundell Streets.

As mentioned in the previous Section 5.1, Hamilton Road served as an early route into the town of London for travellers from towns to the east in the late 19th century. The house at 666 Hamilton Road (now know as 672 Hamilton) was built in the late 1890's when the land previously owned by oil refineries were developed for residential use. To service the needs of these travellers many gas and service stations as well as hotels and taverns sprung up along Hamilton Road. As a result of this rich history, the Hamilton Road area has a mix of industrial, commercial and residential uses in a variety of historic styles.

The house at 672 Hamilton Road (formerly 666) seems to have been residential dwelling since it was built in 1895. There is no record of ownership before 1971, with the London Directories showing residential owners/occupants from 1971-2013.

As noted in the Register, the architectural style of the heritage house is Dutch Colonial. The Dutch Colonial Revival style evolved in the late 1800's to mid- 1900's and were common in Southern Ontario. The main feature of this style is the gambrel roof, with the upper portion of the roof having a fairly shallow slope while the bottom portion becomes much steeper. The upper storey of the house typically lies within the bottom portion. In addition to the roof shape, this heritage building's style features a two-storey symmetrical design, decorative shingles and entry porch. Where this house is not typical in the Dutch Colonial style is in its orientation, with the gable end of the roof shape facing the front and a separate roof form over the front porch. Typically the upper storey roof extends down to overhang the front porch running lengthwise along the house.

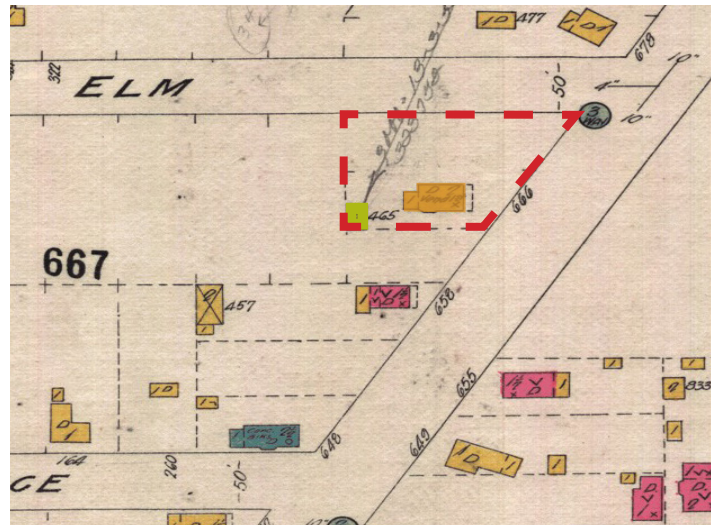


Image 5.6: Map of a portion of Hamilton Road, highlighting 666 Hamilton Road (orange) and outbuilding (green). 1912 Rev. 1915 (London), Fire Insurance Plan of the City of London, Ontario. Source: Western Archives of Western University, accessed March 2022.

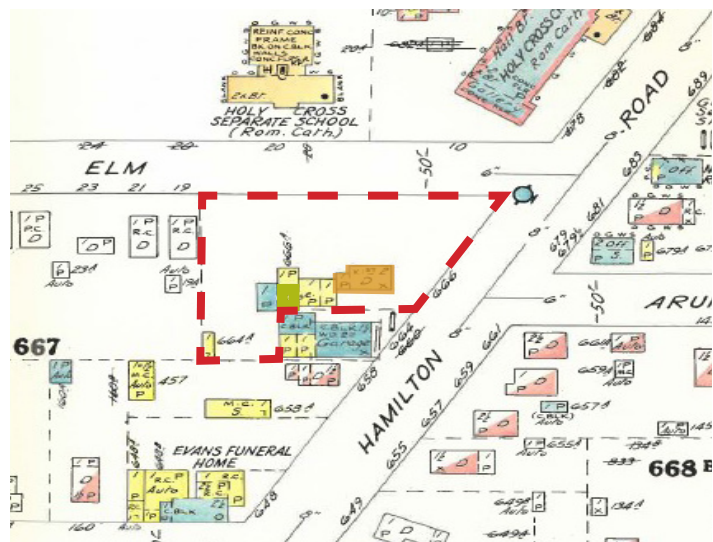


Image 5.7: Map of a portion of Hamilton Road, highlighting 666 Hamilton Road, original house (orange) and outbuilding (green). 1958 (London), Fire Insurance Plan of the City of London, Ontario. Source: Western Archives of Western University, accessed March 2022.

Heritage Attributes and Elements at 672 Hamilton Road:



Photo #9: Details typical of the Dutch Colonial Revival Style:

- Patterned painted wood shakes, alternating with square and half cove profiles.
- A grouping of a set of three double-hung windows with decorative pilasters and window trim. No divided lites in the windows.
- Decorative wood brackets with frieze board along underside of skirt roof.
- The white paint with dark trim was typical for this style in the 1900's. The original paint scheme would have been darker for its era.



Photo #10:

- Decorative wood scrollwork and trim at porch roof pediment.
- Decorative wood brackets with frieze board along underside of porch roof, matching those above at the skirt roof.



Photo #11:

- Brick bay with double hung sash windows
- Curved wall detail with inset for window at upper storey, at lower portion of gambrel roof.

6. CULTURAL HERITAGE EVALUATION

The Ontario Heritage Act, R.S.O, 1990, c.0.18 is the legislation for the conservation of significant cultural heritage resources in Ontario. The criteria within the Ontario Regulation 9/06 of the Ontario Heritage Act provides the tools to determining the cultural heritage value of a property. This regulation is utilized in the Cultural Heritage Evaluation of the property at 672 Hamilton Road as a component of this Heritage Impact Assessment to determine if the property holds heritage value or interest.

1. The property has design value or physical value because it,		
i. it is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	No	The Dutch Colonial style of the house was very common in southern Ontario at the turn of the century. This house, however, is not of the truest form of this architectural type therefore it is not a good representative example.
ii. displays a high degree of craftsmanship or artistic merit, or	No	The historic decorative features remaining on the house are not of a high degree of craftsmanship.
iii. demonstrates a high degree of technical or scientific achievement.	No	N/A
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	No	It has no significant associations.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No	It does not directly contribute to the commercial and industrial nature of the area in the early part of the twentieth century.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The builder/designer is unknown.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	No	The area has been transformed over the years so that much of the historical stock was either demolished or significantly altered.
ii. is physically, functionally, visually or historically linked to its surroundings, or	No	There is no link to its surrounding context.
iii. is a landmark. O. Reg. 9/06, s. 1 (2).	No	N/A

Conclusion:

Since the property at 672 Hamilton Road does not meet any of the criteria of the Cultural Heritage Evaluation under OHA O.Reg 9/06 it is not considered to be a heritage property of cultural significance.

7. PROPOSED DEVELOPMENT

The Roman Catholic Episcopal Corporation of the Diocese of London in Ontario (RCECDLO) is the owner of this property, which is across the street from the Holy Cross Santa Cruz Catholic Church (HCSCCC). The proposal is seeking to allow for a new surface parking area on the site of the existing listed heritage building to accommodate the needs of the church's congregation. In order to maximize the number of cars that can park on the site, HCSCCC requires the removal of the existing heritage building and additions.

Background

The Holy Cross Santa Cruz Catholic Church is located at 10 Elm Street, at the corner of Hamilton Street. The brick-clad masonry building was built in 1950 as a Roman Catholic church, then known as the Holy Cross Church. The church replaced the chapel formerly on this site and was built to accommodate the large number of Portuguese immigrants that started arriving in this area in the early 1950's. Today, the Holy Cross parish has a growing membership with strong ties to its surrounding community. Over the years, the HCSCCC had an agreement with the neighbouring Holy Cross Catholic School for the use of their parking lot for their parishioners during the weekends. This agreement worked well for the two properties until the school was demolished in 2020 and the site was no longer accessible.

Property Description

- The Subject Property has a total area of 21,806 sf (2025.8 sm), with a frontage of 118.5 feet (36.12 metres) along Hamilton Road.
- This is a corner lot at the northwest side of Elm Street and Hamilton Road.
- The property is currently accessed from a driveway off of both Hamilton Road and Elm Street.
- Bus transit services are provided along Hamilton Road, which is a main arterial roadway connecting to the downtown.
- The zoning for this property is BDC (35) H13: Business District Commercial, which allows buildings up to a height of 13m. Commercial parking lots are permitted (f).
- There are no existing mature trees on the property. There is hedge at the east property line towards the rear of the lot.

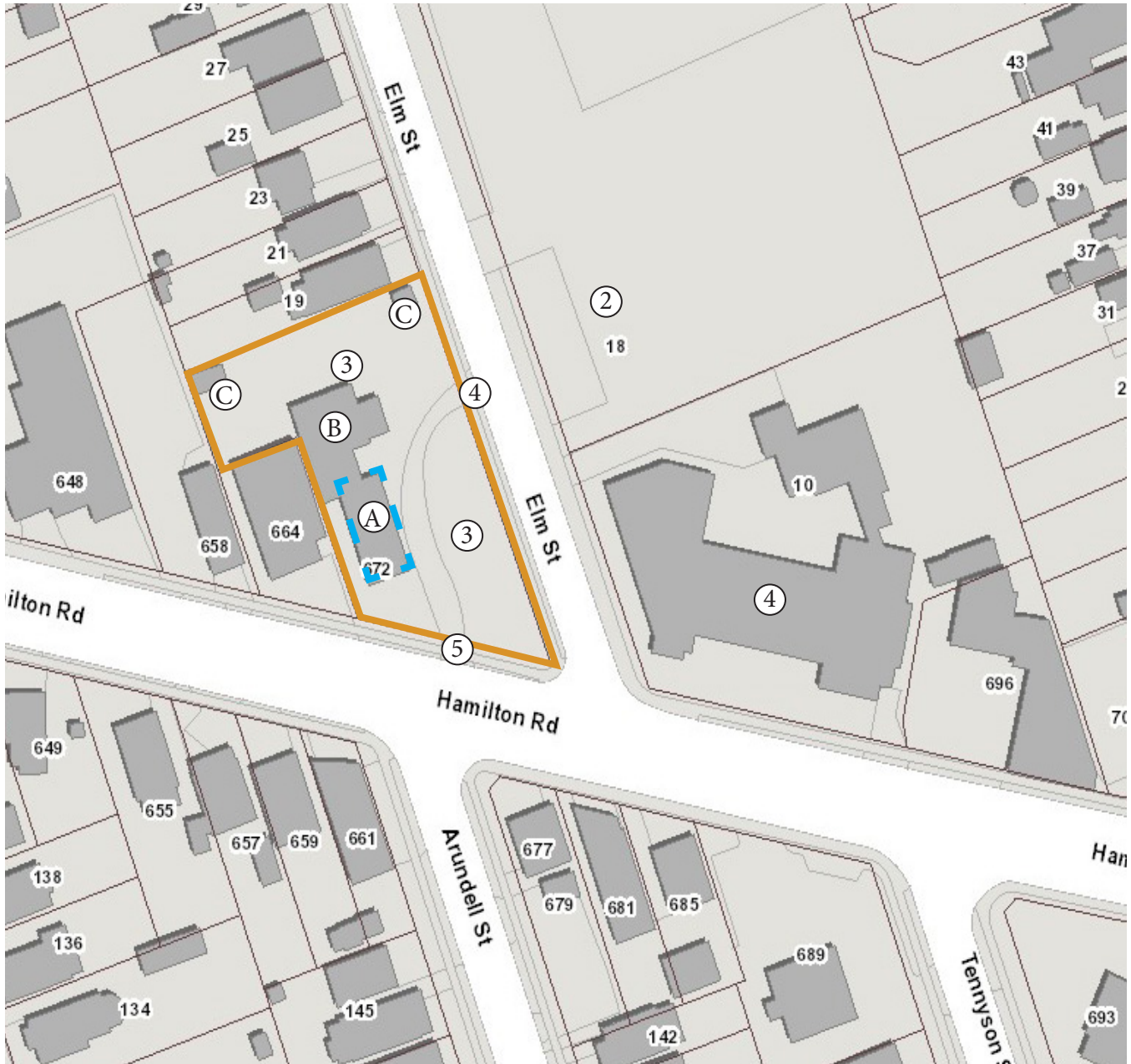
Proposed Development

- The proposed development would see the existing heritage building, along with the smaller additions off to the rear, to be demolished to allow for the space for a new parking area.
- The new parking areas would be accessed off of the existing driveway off of Elm Street. The existing driveway access off of Hamilton Road would be removed.
- Additional landscaping buffers would be provided along the south and east property lines facing Hamilton Road and Elm Street respectively. This would provide screening from the new parking areas to the street.

Cultural Heritage Response

The intention of the proposed development is to demolish the existing heritage house to provide the space required for a new parking lot for the church's congregation. The existing building has been vacant for several years and has fallen into disrepair. Although some of the features of the Dutch Colonial house at the exterior remain, much of its historical character have been lost due to alterations and lack of maintenance. The majority of the remaining property is vacant, with no mature trees that would be affected by the proposed development.

7. PROPOSED DEVELOPMENT



- PROPERTY - 672 Hamilton Road
- Outline of original 1895 house
- Ⓐ Existing LISTED building - to remain
- Ⓑ 1-storey additions - to be demolished
- Ⓒ Existing shed - to be demolished
- ① Holy Cross Santa Cruz Catholic Church
- ② Holy Cross Catholic School (Demolished - 2020)
- ③ New parking area
- ④ Existing driveway access - to remain
- ⑤ Existing driveway access - to be removed



Image 6.1: Site plan showing 672 Hamilton Road property and Holy Cross Santa Cruz Catholic Church. Source: London City Map, City of London, Ontario, Canada. March 2022.

7. PROPOSED DEVELOPMENT

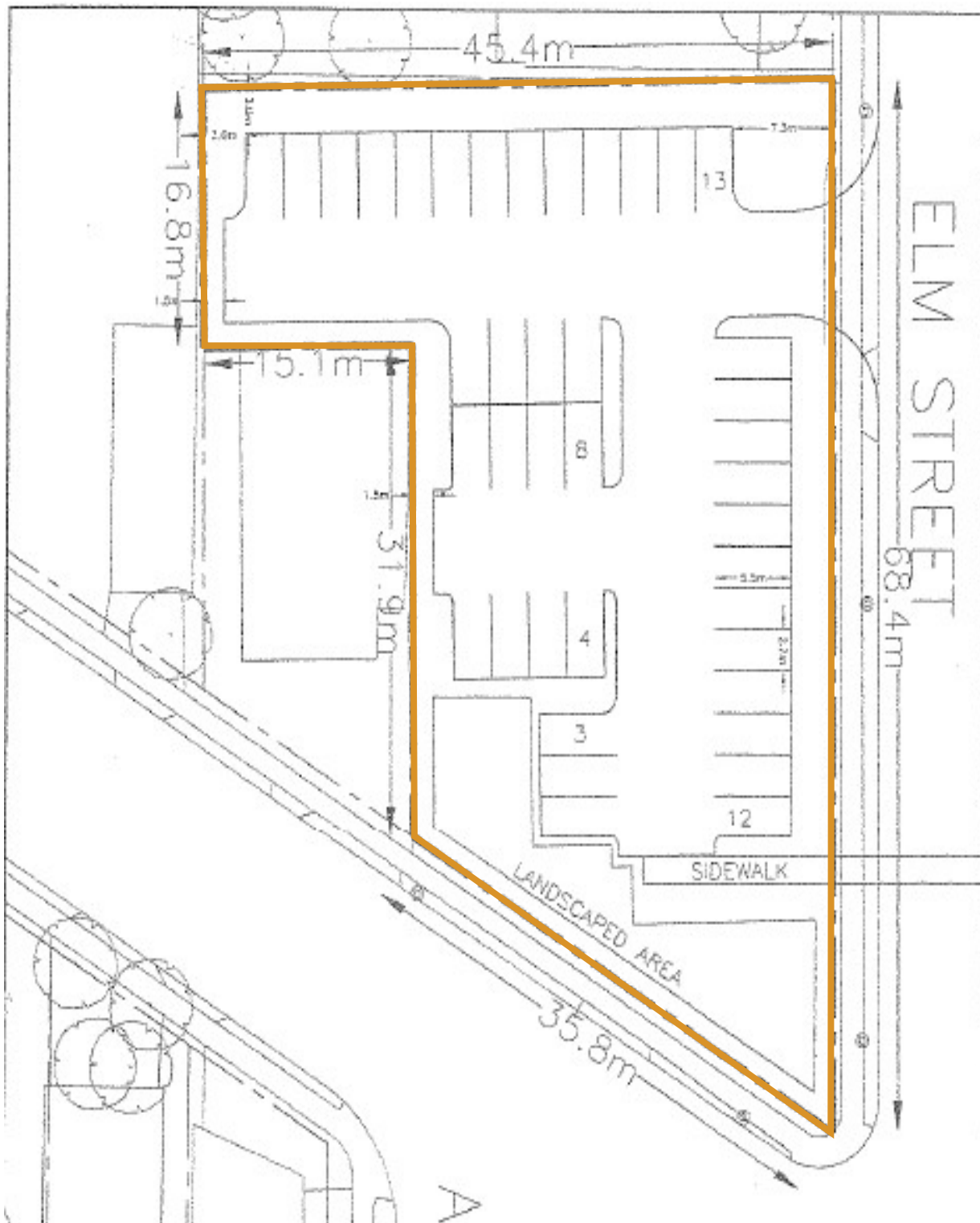


Image 7.2: Concept plan showing the proposed parking layout on the 672 Hamilton Road property Source: Zelinka Priamo Ltd., Concept Plan 1 dated September 2019.

8. IMPACTS AND MITIGATION

8.1 TREATMENT OF HERITAGE RESOURCES

The proposal by The Roman Catholic Episcopal Corporation of the Diocese of London in Ontario requires the demolition of the listed heritage residence at 672 Hamilton Road in its entirety to accommodate for a new parking area for the Holy Cross Santa Cruz Catholic Church’s congregation. The original Dutch Colonial home is in poor condition due to being vacant for several years and not receiving regular maintenance. The heritage character of the building has been further affected by the additions to the rear of the house which were built in the mid to late 1900’s.

The removal of the existing building is required to maximize the number of parking spaces on the property required by the church. The majority of the site is undeveloped, with not mature trees or natural features. The existing house is set back from Hamilton Road and does not form a continuous streetface with the adjacent properties along the street. Although the proposed development will have a direct impact on the cultural heritage resource, the removal of the listed heritage residence at 672 Hamilton Road would have a minor impact on its surroundings as it is a stand-alone property that has no connection to the adjacent properties. The heritage fabric in the surrounding area has deteriorated over the years, resulting in a scarcity of historically significant stock.

More detail on the mitigation approaches that have been implemented and should be considered will be outlined in the following sub-section 7.2 Mitigation Approaches.



Image 8.1: View looking northwest into the corner of the site of the proposed development at 672 Hamilton Road from the corner of Hamilton Road and Elm Street. Source: Google Maps Streetview, Aug. 2021

8.2 IMPACTS OF PROPOSED DEVELOPMENT

An impact assessment of the proposed development on the existing cultural heritage resource has been made following the principles laid out in The Provincial Policy Statement (PPS 2005) Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005.

The impact assessment as outlined in the *Ontario Heritage Tool Kit, Info Sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

8. IMPACTS OF PROPOSED DEVELOPMENT

IMPACT		DESCRIPTION
DESTRUCTION	Destruction of any, or part of any, significant heritage attributes or features.	Proposed - the removal of the heritage resource is required for the proposed development
ALTERATION	Alteration must be sympathetic or is compatible, with the historic fabric and appearance;	Not applicable - no alteration is proposed due to complete removal of existing heritage building.
SHADOWS	Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	Not applicable - The proposed development will not result in any adverse affects on adjacent heritage properties. No natural features or plantings have been identified on the site.
ISOLATION	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	Not applicable - all heritage attributes will be removed and no contextual value or significant relationships have been identified.
VIEWS & VISTAS	Direct or indirect obstruction of significant views or vistas within, from or of built and natural features;	Not applicable - no significant views or vistas have been identified.
LAND USE	A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	Not applicable - there is no proposed change in land use. Current zoning allows for proposed development.
LAND DISTURBANCE	Land disturbance such as a change in grade tht alters soils and drainage pattern that adversely affects an archaeological resource;	Not applicable - removal of existing building will not result in extensive ground disturbance. The proposed development does not involve extensive excavations, minimizing disturbance to the surface area of the site.

8. IMPACTS OF PROPOSED DEVELOPMENT

8.3 MITIGATION APPROACHES

The Provincial Policy Statement (PPS 2005) Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005, was the resource utilized in the identification and development of the ‘Mitigation Approaches’ for the proposed development. Specifically, *Heritage Impact Assessments and Conservation Plans; Principles in The Conservation of Historic Properties* was the main source of terms of reference.

The principles listed below were identified from the *Heritage Tool Kit* and expanded to include specific mitigation approaches related to the proposed development.

MITIGATION		DESCRIPTION
ALTERNATIVE APPROACHES	Alternative development approaches;	An alternate approach to the proposed development is to retain the original structure, removing the additions and outbuildings to the rear to maximize the parking areas to the north and east sides of the existing house. <i>This house could possibly be utilized as a rental or Second Stage Housing for the church.</i>
NATURAL FEATURES & VISTAS	Isolating development and site alteration from significant built and natural features and vistas;	The proposed new development to provide surface parking would not result in any significant site alterations. There are currently no significant built or natural features on the site. <i>If the existing heritage structure were to remain, the proposed parking area would not adversely affect its features. The nature of the proposed development lends itself to isolating itself from the existing house.</i>
DESIGN GUIDELINES	Design guidelines that harmonize mass, setback, setting and materials;	The design of proposed new parking lot would follow the design guidelines set out for this area. Setbacks and materials will be in keeping with the surrounding context.
HEIGHT & DENSITY	Limiting height and density;	The proposed development does not alter or affect the existing conditions of the property.
CAMPATIBILITY	Allowing only compatible infill and additions	There are no additions or infill proposed for this property. The proposed parking lot is compatible within the context of the neighbourhood as there are several corner lots with parking areas. <i>If the existing house was to be retained, the parking area would be compatible as it would not alter the historical features of the original structure.</i>

8. IMPACTS OF PROPOSED DEVELOPMENT

ALTERATIONS	Reversible alterations	Not applicable - no additions are proposed.
LANDSCAPE	Buffer zones, site plan control, and other planning mechanisms.	A number of buffer zones along the parking areas are proposed. The location of landscaped greenspace along the street edge provide screening from both streets. <i>If the existing house were to remain, screening in the form of trees and shrubs would be provided between the building and the parking areas.</i>

8.4 SUMMARY

The building is set back from the street thereby lacking a strong presence on the main street. The majority of the adjacent buildings along Hamilton Road have been converted for commercial use, with very few single-family residential buildings in this area. Most heritage properties have been altered to such an extent that the main street does not have a strong historical streetscape and lacks the rhythm in its various forms and styles.

The main impetus for the proposed development was the demolition in 2020 of the Holy Cross Catholic School adjacent to the church. This heritage building had a strong presence in the neighbourhood and its removal has left an impact on the community. One of the major impacts was the loss of parking for the Holy Cross Santa Cruz church’s congregation. The church aimed to find a solution to its parking needs by acquiring the neighbouring property at 672 Hamilton Road. Given the requirements of the proposed development relating to the maximized area of a parking lot on the existing site, the retention of the listed property at 672 Hamilton Road is not achievable. The removal of the existing heritage building would have only a minor impact on the existing street fabric along Hamilton Road and the surrounding context.

An alternate proposal would be to retain the existing heritage home, removing the newer additions and out buildings to the rear of the house. The proposed parking areas may be located to the north and east of the remaining original structure. The resulting number of parking spaces would be less than originally planned, with less greenspace provided in order to achieve the maximum number of parking that the church requires. As well, the existing house is in very poor condition and would require extensive renovations to be habitable. The RCECDLO does not have any need for this house nor do they wish to become landlords. The extensive renovations required would not be financially self sustaining and the need for parking in this neighbourhood is a significant issue, especially for the church’s aging congregation.

9. RESOURCES

Government Documents

1. Her Majesty the Queen in Right of Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2010.
2. Ministry of Municipal Affairs and Housing. *Ontario Provincial Policy Statement, Under the Planning Act*. 2014, 2020.
3. Ontario Ministry of Culture. *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement*. 'Info Sheet #5, Heritage Impact Assessments and Conservation Plans.' 2005.
4. Ontario Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.

Municipal Documents

1. City of London. *City of London Register of Cultural Heritage Resources*. July 2, 2019.
2. City of London. *Heritage Places 2.0: Potential Heritage Conservation Districts in the City of London*. August 2019.
3. City of London. *The London Plan*. Minister Approved December 28, 2016.
4. City of London. *Strategic Plan for the City of London 2015-2019*.

Other

1. Insurance Plans: Western Libraries (online) and the London Public Library - The London Room.
2. Map Images: *London, Ontario*. Jan 2021. Google Maps, <https://www.google.ca/maps/place/London, ON>

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