

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: Request for Designation for property at 514 Pall Mall Street
under Part IV of the *Ontario Heritage Act* by J. Hassan and R.
Benner

Date: July 25, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the request for designation of the property at 514 Pall Mall Street, 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 property to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report; and,
- b) Should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 514 Pall Mall Street to be of cultural heritage value or interest for the reasons outlined in Appendix D 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

At the request of the property owner, an evaluation of the property at 514 Pall Mall Street was undertaken using the criteria of O. Reg 9/06. The building on the property was constructed in about 1927 as a horse stable, garage, and in the home building trade – representing an important theme in the transition of horse-based transportation to automobiles. It was adapted for residential purposes and artist studios by the current property owners while retaining physical elements articulating the building's past. The evaluation determined that the property is a significant cultural heritage resource that merits designation pursuant to Part IV 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 Property Location

The property at 514 Pall Mall Street is located on the north side of Pall Mall Street between Miles Street and William Street in London, Ontario (Appendix A). The property at 514 Pall Mall Street is a "flag shaped lot." The parcel has a narrow street frontage, serving as the driveway, which leads to the bulk of the property where the building is

located on the interior of the block. The property has limited visibility from the surrounding streets.

1.2 Cultural Heritage Status

The property at 514 Pall Mall Street is not listed on the City of London's Register of Cultural Heritage Resources or designated under the *Ontario Heritage Act*.

1.3 Description

The building on the property at 514 Pall Mall Street is a two-storey structure, with a distinct one-storey garage wing (Appendix B). The two-storey structure is built on a concrete slab with a wood (cedar) post-and-beam style construction. Concrete is exposed as the flooring of the first floor, and the wood posts and beams are exposed in several prominent locations on the interior. The building has a shed or pent roof, with a single slope downward to the east. The exterior of the building was originally corrugated metal but is now wood board and batten installed in 1986-1988. Steel roof replaced the original tar paper roof of the building. Fourteen "horse stall" painted wood windows, with a three-over-three fenestration pattern, are located on the ground floor of the east and west façades. The other windows of the building were replaced in 1986-1988. There is a sunroom addition to the east, and exterior stairs were replaced on the west façade. The one-storey garage wing features a large doorway and a gable roof. The rear (north) façade of the garage wing retains its original corrugated metal exterior cladding.

The property retains two stone carriage mounting steps, as well as several other improvements including a tile-clad fishpond.

1.4 Property History

1.4.1 Early Euro-Canadian History

The Euro-Canadian history of the property at 514 Pall Mall Street can be traced back to the mid-nineteenth century. The property was included in the "New Survey" that was used in the 1840 Annexation of the Town of London, increasing the Town's boundaries to the Huron Street and Adelaide Street North, and the Thames River. In 1849, the property was purchased by David Dawson. In 1887, David Dawson sold the property to Thomas D. Smith, who lived nearby at 540 Pall Mall Street. It appears that Thomas D. Smith built the house at 518 Pall Mall Street in about 1894 and the house at 516 Pall Mall Street before 1907, both as rental properties. These properties were sold separately by Thomas D. Smith in 1918 and 1919, respectively.

In 1924, Thomas D. Smith sold the remainder of the property, including part of what is now 514 Pall Mall Street, to Harry Boss for \$1,700. Harry Boss was recorded in the 1927 City Directory as a "teaming contr" [contractor]. A teaming contractor or teamster is a term for a truck driver or a person who drives teams of draft animals, like horses. Information available from the Tax Assessment Rolls in 1927 describe a building, valued at \$2,900, a two-storey structure (see Figure 2, Appendix C). Other available documentation, such as the Fire Insurance Plans or aerial photographs, do not include evidence of a building at this location prior to 1927 (see Appendix C).

In about 1935, a mechanic's garage, operated by Douglas Hetherington, was recorded on the City Directory. It was likely that the garage wing was constructed about this time. Through this additional use documented in the historical record, the transition from horse-based transportation of Harry Boss as a teamster to the mechanic's garage servicing automobiles can be understood. Former purpose-built horse stables were adapted to service automobiles. This theme is supported by other documentation of the transition in transportation modes. For example, motor trucks were introduced by the Post Office in about 1930 and Silverwood's Dairy continued to use horses for its delivery routes until the early 1960s (Brock 2011, 224; 283). Also, in late March 1937, the last of the City's Garbage Department horses was sold at auction, as motorized vehicles had been introduced the previous year (Brock 2011, 236).

In 1949, Harry Boss sold the property to J. W. Roy James. He then transferred the property, in 1956, to Roy James Holding Limited. A large yard and building complex for Roy James Construction was located between William Street and Adelaide Street

North, immediately south of the Canadian Pacific Railway. It is likely that the property at 514 Pall Mall Street supported the operations at this larger yard. Roy James Construction was a home builder in the mid-twentieth century. Further research into the Roy James Construction company is required to understand the company's impact and influence of home building in London.

Prior to Roy James Holding Limited selling the property in 1981, it appears to have acquired a tenant, Parke Woodworking. Parke Woodworking was owned by David W. Parke, who established at this location in about 1957. Parke Woodworking was known for its sash window manufacturing capabilities. David W. Parke purchased the property from Roy James Holding Limited in 1981.

The property was purchased by its current property owners, Jamelie Hassan and Ron Benner, in 1986. The building was adapted for residential purposes and artist studio in 1986-1988. The original tar paper roof was replaced by a steel roof; the exterior corrugated metal siding was replaced by wood board and batten cladding. Other improvements were made by the property owners, including the ceramic tile pond and outbuilding. Since 1990, the property has historical associations with the Embassy Cultural House, as its archival repository. Additional property was added to the parcel at 514 Pall Mall Street, from the rear of properties at 516 Pall Mall Street and 518 Pall Mall Street, in 2002 and 2009.

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*, and *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 (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).

"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 determine 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 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 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 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.

Heritage Alteration Permit approval is required for any changes or alterations that are likely to affect any of the heritage attributes of a heritage designated property, pursuant to Section 33, *Ontario Heritage Act*. A Heritage Alteration Permit application may be approved, approved with terms and conditions, or refused. Designation under the *Ontario Heritage Act* obliges processes should a demolition request for any building or structure on a heritage designated property be received, or a request to repeal the heritage designating by-law.

2.1.2.1 Ontario Regulation 9/06

Ontario Regulation 9/06 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*.

2.2 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.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1 Request for Designation

In July 2020, the City received a request from the property owners of 514 Pall Mall Street to consider the designation of the property pursuant to Part IV of the Ontario Heritage Act. The Heritage Planner completed historical research, encountering many challenges due to COVID-19 related research limitations and a challenging property history. A professional title search was retained to assist in the property-based research. An evaluation of the property was completed using the criteria of O. Reg. 9/06, and a Statement of Cultural Heritage Value or Interest was prepared. The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH)/Community Advisory Committee on Planning (CACP) was consulted throughout the research process. A draft Statement of Cultural Heritage Value or Interest was

included on the Stewardship Sub-Committee Agenda for its meeting on April 27, 2022 and June 29, 2022.

4.2 Cultural Heritage Evaluation

The property at 514 Pall Mall Street was evaluated using the criteria of Ontario Regulation 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 1: Evaluation of the property at 514 Pall Mall Street using the criteria of O. Reg. 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	The building at 514 Pall Mall Street is a rare building type, construction method, and materials of a horse stable in London. The two-storey building has a shed or pent-style roof. The building is constructed of cedar posts.
	Displays a high degree of craftsmanship or artistic merit	The property at 514 Pall Mall Street displays a high degree of artistic merit in the hand-painted ceramic tile-clad rectangular pond on the west side of the building, designed by Jamelie Hassan.
	Demonstrates a high degree of technical or scientific achievement	The property at 514 Pall Mall Street does not demonstrate a high degree of technical or scientific achievement.
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	The property at 514 Pall Mall Street is historically associated with the theme of transportation in London as the building was originally constructed as a horse stable that transitioned into a mechanic's garage, and subsequently adapted for residential purposes and artist studios. Physical evidence of the building's origins as a horse stable are found in the structure of the building and particularly in the fourteen horse stall windows.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The adaptive reuse of the property at 514 Pall Mall Street contributes to an understanding of the community where the form, scale, type, and construction method of the building has allowed it to adapt to changing needs since its construction. The attributes of the building articulating its former uses as a stable, garage, and home building/wood working shop were retained in its conversion to residential purposes including artist studios.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	The property at 514 Pall Mall Street reflects the ideas of artists Jamelie Hassan and Ron Benner who are significant to the community. The adaptive reuse of the building at 514 Pall Mall Street, from its horse stable/mechanic's garage origins to its residential purposes and artist studios, was completed by Jamelie Hassan and Ron Benner in 1986-1988.
The property has contextual	Is important in defining, maintaining, or supporting the character of an area	The location and setting of the building at 514 Pall Mall Street, set deeply in the block bounded by Pall Mall Street,

value because it,		William Street, Piccadilly Street, and Miles Street, articulates the origins of the property in contrast to its residential surroundings.
	Is physically, functionally, visually, or historically linked to its surroundings	The property is not physically, functionally, visually, or historically linked to its surrounding in a significant way.
	Is a landmark	The property at 514 Pall Mall Street is not recognized as a landmark.

4.3 Comparative Analysis

Historic horse stables are rare in London, particularly in the urban area of the city. There are two known examples of horse stables:

- Horse Stable at the former London Psychiatric Hospital (850 Highbury Avenue North) – individually heritage designated and subject to Ontario Heritage Trust easement
- Livery Stable at Lilley’s Corner (620 Marshall Street) – heritage listed property

The important legacy of horse-based transportation was recognized in the heritage designation of Fire Hall No. 4 (807 Colborne Street, By-law No. L.S.P.-3462-151) and implied in the heritage designation of Fire Hall No. 5 (155 Adelaide Street North, By-law No. L.S.P.-3286-80).

The building at 514 Pall Mall Street represents a different aspect of the horse-based transportation era, as the building was used by a teamster in a commercial operation. While the Livery Stable was a commercial operation, it was developed to support the needs of the travelling public. The Horse Stables at the former London Psychiatric Hospital reflect the agricultural functions of the former hospital and are therefore different in history and character.

4.4. Integrity

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).

The conservation and retention of physical evidence of the building’s past demonstrate the sensitive approach that the property owner have taken in the adaptive reuse of the building. While converted to a new use and with changes made to some materials of the building’s finishes, the building at 514 Pall Mall Street still retains sufficient physical features, as heritage attributes, to articulate the cultural heritage values attributed to it.

4.5 Consultation

As an owner-initiated designation, the property owners have been engaged in the evaluation processes for the property. The property owner facilitated two site visits with the Heritage Planner. The property owner has also reviewed and concurred with the Statement of Cultural Heritage Value or Interest for the property at 514 Pall Mall Street.

Lastly, in compliance with the requirements of Section 29(2) of the *Ontario Heritage Act*, the Community Advisory Committee on Planning, as the City’s municipal heritage committee, was consulted at its meeting on July 13, 2022.

Conclusion

The property at 514 Pall Mall Street is a significant cultural heritage resource that is valued for its physical or design values and its historical or associative values. Contextually, its contrast to the surrounding residential area articulates its non-

residential origins. The property represents the theme of transportation, particularly in the transition from horse-based transportation to automobiles. The adaptive reuse of the building at 514 Pall Mall Street retained the form, scale, type, and construction method of the building. The physical attributes which articulate its former use as a stable, garage, and home building/wood working shop were conserved as it was converted to residential purposes including artist studios. The adaptive reuse of the building at 514 Pall Mall Street has demonstrated the ideas of Jamelie Hassan and Ron Benner as artists who are significant to the community.

The property at 514 Pall Mall Street has been evaluated and has met the criteria for designation. The property at 514 Pall Mall Street merits designation pursuant to Part IV of the *Ontario Heritage Act*.

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Heritage Planner

Reviewed by: Jana Kelemen, M.Sc.Arch., MUDS, RPP, MCIP
Manager, Urban Design, and Heritage

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

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

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Documentation

Appendix D Statement of Cultural Heritage Value or Interest – 514 Pall Mall Street

Selected Sources

Brock, D. *Fragments from the Forks*. 2011.

Census. Various years.

City Directory. Various years.

City of London. Property File.

City of London. *Register of Cultural Heritage Resources*. 2019.

City of London. *The London Plan*. 2022, consolidated.

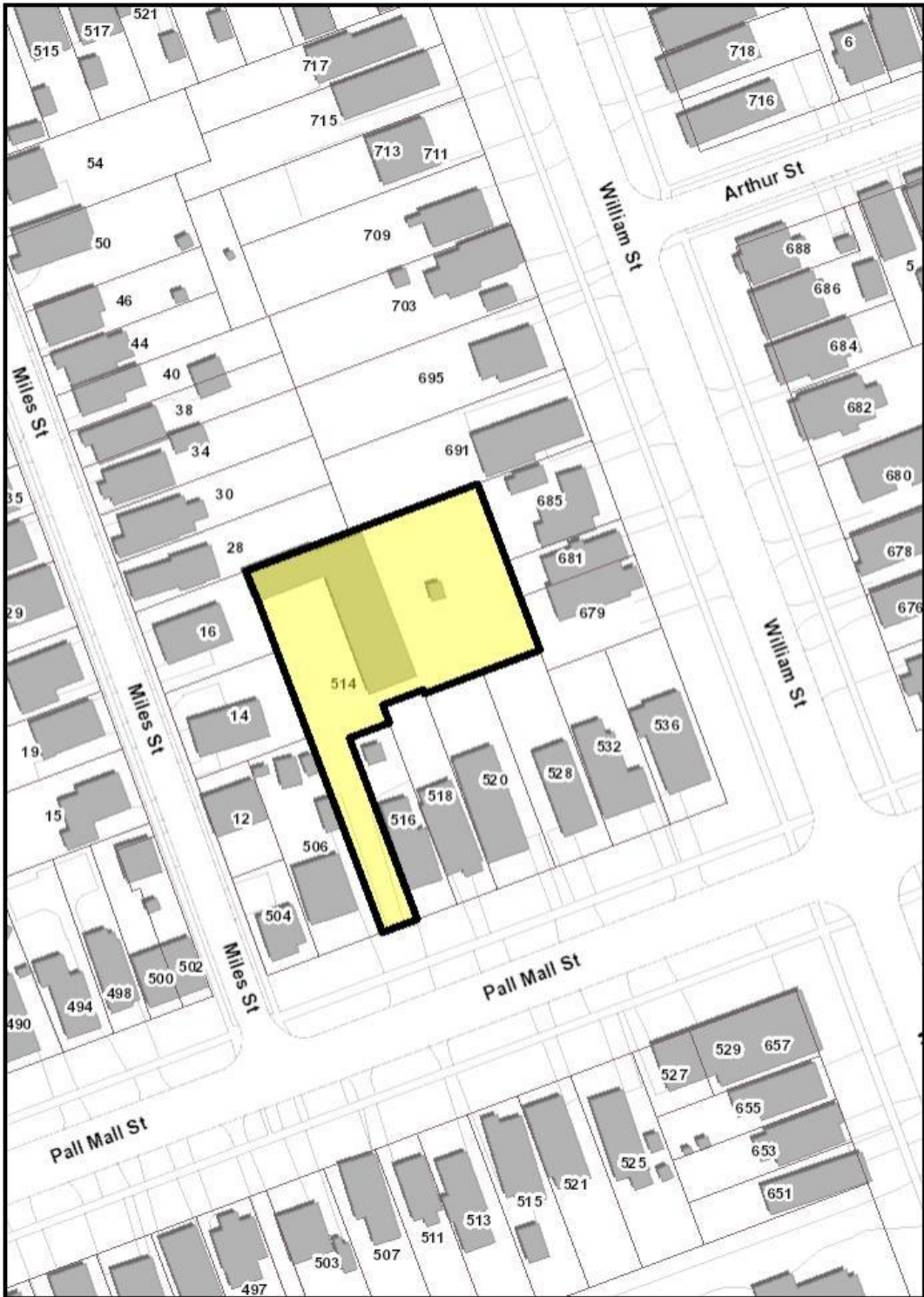
Land Registry Records.

Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.

Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*. 2020.

Ontario Heritage Act. 2019, c. 9. Sched. 11.





Appendix A – Property Location



Location Map

Project Title: 514 Pall Mall Street
 Description:
 Created By: Kyle Gonyou
 Date: 6/23/2022
 Scale: 1:1000

Legend

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



Appendix B – Images



Image 1: View of the property at 514 Pall Mall Street from Pall Mall Street.



Image 2: View of the building at 514 Pall Mall Street from its driveway, looking northeast.



Image 3: View of the east façade of the building at 514 Pall Mall Street.



Image 4: Detail of four of the horse stall windows on the east façade of the building at 514 Pall Mall Street. There are fourteen horse stall windows on the building, articulating its origins as a stable.



Image 5: View of the garage wing of the building at 514 Pall Mall Street.



Image 6: One of the two carriage stones at 514 Pall Mall Street. The carriage stone is in the garden.



Image 7: The second carriage stone at 514 Pall Mall Street, located along the driveway.



Image 8: View of the ceramic tile-clad pond in the garden at 514 Pall Mall Street. The tiles were designed and painted by Jamelie Hassan.

Appendix C – Documentation



Figure 1: Annotated detail of the 1922 aerial photograph, noting no building in the location of the present building at 514 Pall Mall Street. Courtesy Maps and Data Centre, Western Archives.

ASSESSMENT ROLL OF THE CITY OF LONDON FOR 1927						107							
N. PALL MALL ST.—Continued						S. PAUL ST.—Continued							
House No.	OWNER	Size of Lot	Value per Foot	Value of Land	Value of Bldg.	Total Assessment	House No.	OWNER	Size of Lot	Value per Foot	Value of Land	Value of Bldg.	Total Assessment
478	Geo. Priddle.....	30'x80'	\$18	\$540	\$2260	\$2800	v.L. M. A. McKenzie.....	40'x158'	\$6	\$240	\$.....	\$240	\$240
484	H. Carter.....	33'x80'	18	595	1955	2550	v.L. M. A. McKenzie.....	40'x158'	6	240	.....	240	240
486	Kathleen W. McLeod.....	25'x120'	22	550	1150	1700	v.L. Jas. McDowell.....	40'x158'	6	240	.....	240	240
488	Janet B. Mullins.....	25'x120'	22	550	1250	1800	v.L. M. A. McKenzie.....	40'x158'	6	240	.....	240	240
490	Jos. A. Stone.....	50'x120'	22	1100	1200	2300	v.L. M. A. Cox Estate.....	40'x158'	6	240	.....	240	240
494	J. W. Hicks.....	35'7"x120'	22	780	1420	2200	70 Emma McCartney.....	80'x158'	6	480	1420	1900	1900
v.L. J. W. Hicks.....		30'x120'	22	660		660	v.L. Liela G. Peters and W. T. Westby.....	40'x158'	3	120	.....	120	120
500-502	E. R. Seabrook.....	41'5"x120'	24	995	1355	2350	v.L. Liela G. Peters and W. T. Westby.....	40'x158'	3	120	.....	120	120
	W. MILES ST.—						v.L. Liela G. Peters and W. T. Westby.....	40'x158'	3	120	.....	120	120
504	Matilda E. Thornton.....	34'x64'	15	515	785	1300	v.L. N. W. Kaiser.....	40'x158'	3	120	.....	120	120
v.L. R. Logan Est.....		44'x250'	25	1100		1100	v.L. N. W. Kaiser.....	40'x158'	2	80	.....	80	80
		56'x118'	2	100			v.L. N. W. Kaiser.....	40'x158'	1½	60	.....	60	60
514	H. Boss.....	24'x250'	25	600	2900	3600	v.L. N. W. Kaiser.....	40'x158'	1	40	.....	40	40
516	Florence and L. McNichol.....	28'x132'	22	615	685	1300	112 Chester Tozer.....	240'x158'	3	720	930	1650	1650
518	Eliza and A. Tait.....	28'x132'	22	615	1085	1700							
520	F. J. Young.....	40'6"x250'	25	1010	740	1750							
528	Geo. T. Hiscox.....	40'x250'	25	1000	550	1550							
532	M. and Wm. C. MacArthur.....	39'6"x120'	21	825	1025	1850							
	McDonald.....	40'x120'											

Figure 2: Extract of the Assessment Roll of the City of London for 1927 for 514 Pall Mall Street, documenting the building.

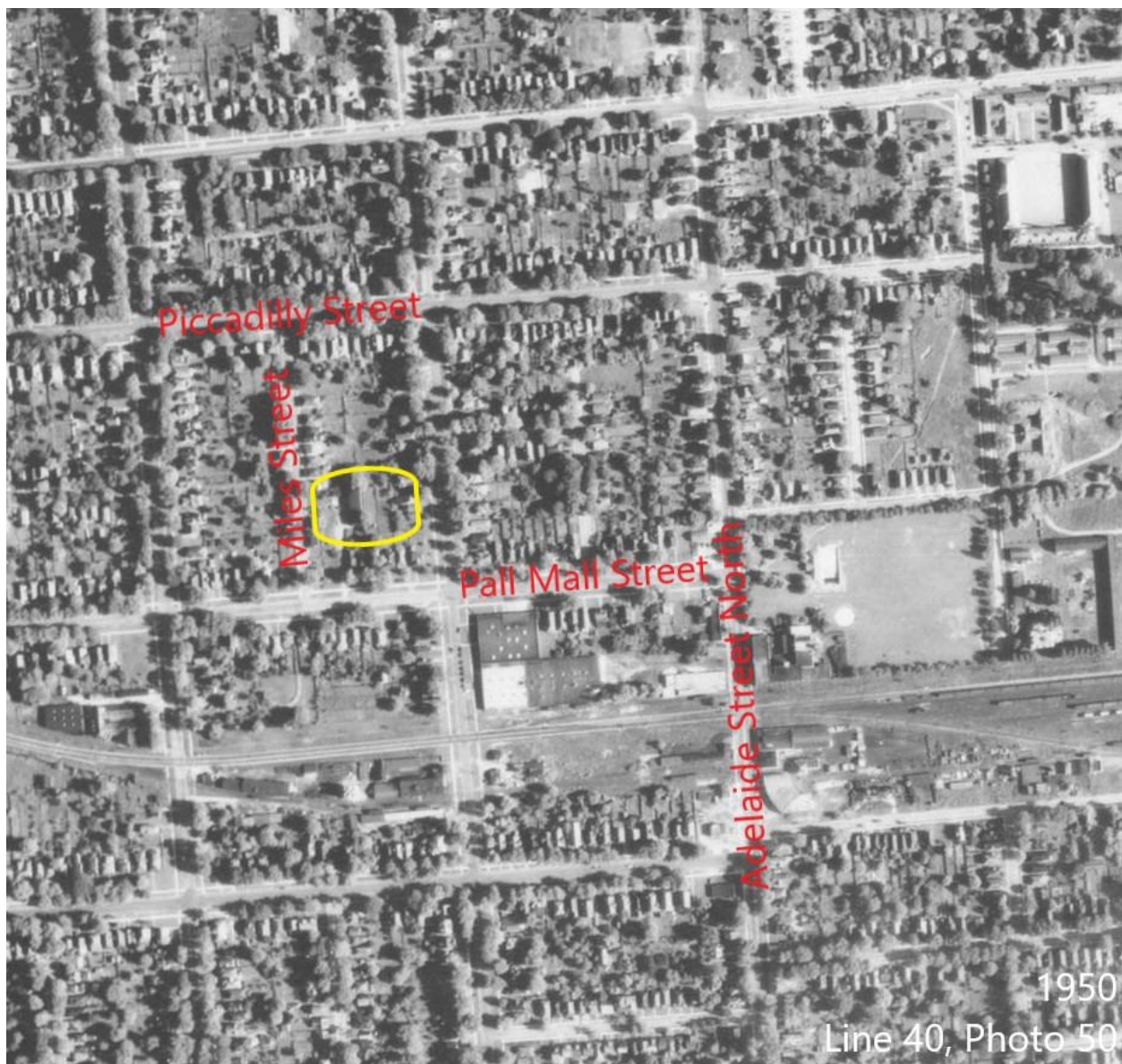


Figure 3: Annotated 1950 aerial photograph, showing the present building at 514 Pall Mall Street. Courtesy Maps and Data Centre, Western Archives.

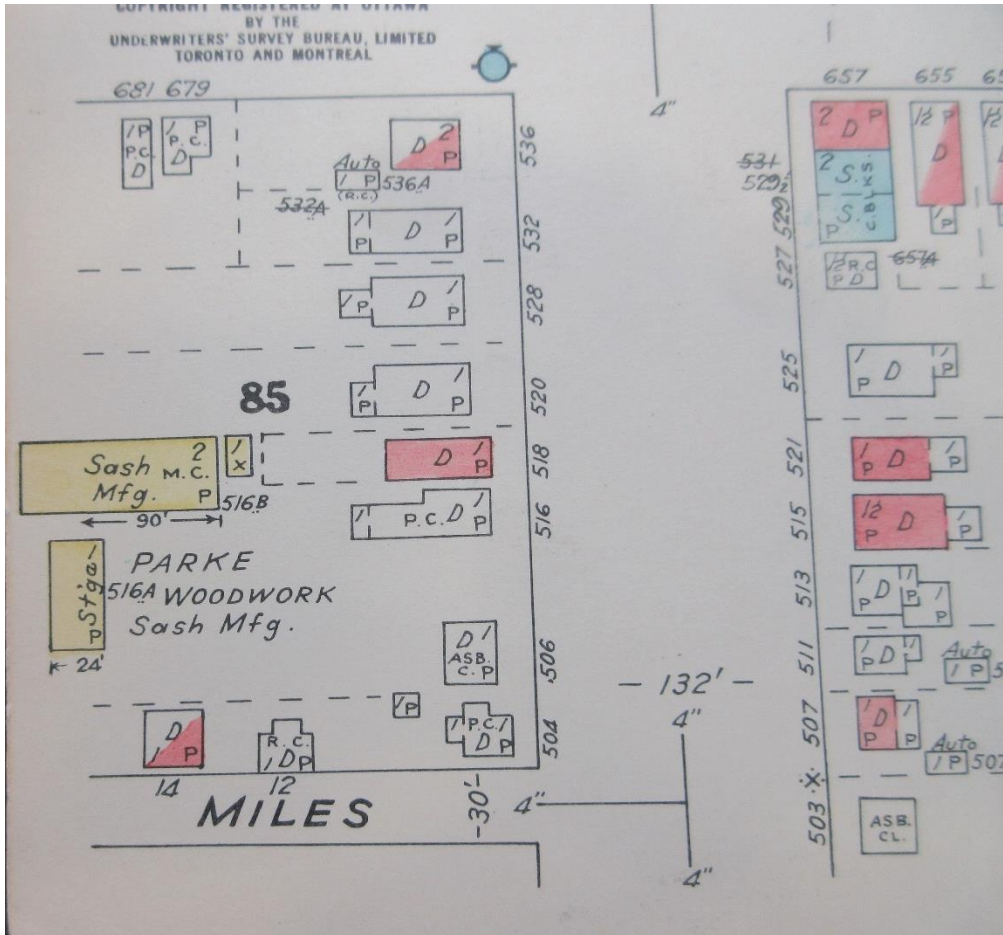


Figure 4: Detail of the Fire Insurance Plan (1958) showing the property now known as 514 Pall Mall Street – the buildings associated with Parke Woodwork (sash manufacturing). Courtesy Archives and Special Collections, Western University.

Appendix D – Statement of Cultural Heritage Value or Interest

Legal Description

PT LTS 11 & 12 W. WILLIAM ST. BEING PT 1 33R9955 LONDON DESCRIPTION
AMENDED 1994/01/07

PIN

08278-143

Description of Property

The property at 514 Pall Mall Street is located on the north side of Pall Mall Street, between Miles Street and William Street, in London, Ontario. The property is located within the Piccadilly neighbourhood, to the southwest of the major intersection of Adelaide Street North and Oxford Street East.

The parcel at 514 Pall Mall Street is a flag-shaped lot, with a driveway from Pall Mall Street leading to the building located on the property in the interior of the block. The property is surrounded by residential properties and is the only property of non-residential origins on the block although it has a residential function today. The current extent of the property at 514 Pall Mall Street was acquired from the rear portions of two properties also fronting onto Pall Mall Street.

The building on the property at 514 Pall Mall Street is a two-storey structure, with a distinct one-storey garage wing. The two-storey structure is built on a concrete slab with a wood (cedar) post-and-beam style construction. Concrete is exposed as the flooring of the first floor, and the wood posts and beams are exposed in several prominent locations on the interior. The building has a shed or pent roof, with a single slope downward to the east. The exterior of the building was originally corrugated metal but is now wood board and batten installed in 1986-1988. Steel roof replaced the original tar paper roof of the building. Fourteen “horse stall” painted wood windows, with a three-over-three fenestration pattern, are located on the ground floor of the east and west façades. The other windows of the building were replaced in 1986-1988. There is a sunroom addition to the east, and exterior stairs were replaced on the west façade. The one-storey garage wing features a large doorway and a gable roof. The rear (north) façade of the garage wing retains its original corrugated metal exterior cladding.

The property retains two stone carriage mounting steps, as well as several other improvements including a tile-clad fishpond.

Statement of Cultural Heritage Value or Interest

The property at 514 Pall Mall Street is of significant cultural heritage value or interest because of its physical or design value and its historical or associative value.

Built circa 1927, the building located at 514 Pall Mall Street is a rare building type in London which demonstrates the physical or design value of the property. Constructed as a horse stable, the building was built and owned by Harry Boss, teamster. A “teamster” is a person who drives teams of draft animals, including horses. Teamsters were an important part of the pre-automobile transportation industry, where teams of horses would be used to transport goods and people across the city. The building was subsequently used by Douglas Hetherington as an automobile repair garage. The stables are believed to have served as a staging yard for the home building industry in London, articulated by the property’s subsequent ownership by J. W. Roy James, Roy James Holding Ltd., and Parke Woodwork Ltd. until 1986 when it was purchased by Ron Benner and Jamelie Hassan. Physical evidence of the building’s origins as a horse stable are evident in the fourteen “horse stall” windows that have been retained. The “horse stall” windows are at horses’ head height (approximately chest height) and articulate some of the original horse stalls of the building. The horse-based transportation theme of the property is emphasized by the stone carriage mounting steps in the yard. The post and beam style construction method and use of industrial materials contribute to the physical or design value of the property as an increasingly

rare construction method that was once common for utilitarian structures at the time of its construction.

The property at 514 Pall Mall Street is directly associated with the theme of transportation in London contributing to the property's historical or associative values. Its building type as a horse stable contributes to an understanding of pre-automobile transportation in London. While horses were still used for home deliveries into the 1960s, the transition to automobiles for parcel post and garbage trucks began in the 1930s – signalling the end of the horse-power era. In about 1935, a one-storey mechanic's garage was also built on the property at 514 Pall Mall Street, continuing the property's associations with the theme of transportation in London.

The adaptive reuse of the property at 514 Pall Mall Street contributes to an understanding of the community. The form, scale, type, and construction method have allowed the building to adapt to changing needs since its construction. This was further demonstrated when the building was adapted for residential purposes and artist studios in 1986-1988 by the current property owners. The attributes of the building articulating its former uses as a stable, garage, and home building/wood working shop were retained in its conversion to residential purposes including artist studios.

The property has direct associations with Jamelie Hassan and Ron Benner as property owners since 1986. Both artists have exhibited across Canada and internationally and their works are included in major public collections including Museum London, the Art Gallery of Ontario, and the National Gallery of Canada. Jamelie Hassan is a Canadian multidisciplinary artist, lecturer, writer, and independent curator. Her artistic achievements have been recognized by a Governor General's Award in Visual and Media Arts (2001), including her activism, curatorial work, and contributions to the artist-run centre movement in Canada. The hand painted ceramic tile pond on the property at 514 Pall Mall Street directly demonstrates and articulates her artistic perspective. Ron Benner is an internationally recognized Canadian artist whose longstanding practice investigates the history and political economies of food cultures and is in the forefront of environmental issues and art with his garden installations. The adaptive reuse of the former commercial/industrial building at 514 Pall Mall Street demonstrates the ideas of Jamelie Hassan and Ron Benner as artists who are significant to the community.

The property has historical or associative values as the archival repository for the records of the Embassy Cultural House, which is a significant association to the cultural community in London. The Embassy Cultural House was co-founded by Jamelie Hassan, Ron Benner, and Eric Stach, in 1983 and operated until 1990 at the Embassy Hotel (732 Dundas Street). Additionally, Jamelie Hassan was a founding member of the Forest City Gallery (1973), an artist-run centre, and Ron Benner was an early member of the board of the Forest City Gallery (1975), demonstrating their significance to the community and role in fostering London's cultural community.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the property at 514 Pall Mall Street include:

- Physical attributes of the building related to its rare building type, construction methods, and materials:
 - Two-storey building, including:
 - Form, scale, and massing
 - Shed or pent-style steel roof
 - Cedar post, mostly 8" x 6", and beam construction of the two-storey building, exposed in many portions of the interior
 - Board and batten wood exterior cladding
 - Exposed concrete flooring
 - One-storey garage building, including:
 - Form, scale, and massing
 - Gable roof clad with corrugated steel
- Physical attributes of the property related to the historic theme of transportation:

- The fourteen painted wood “horse stall” windows, with a three-over-three fenestration pattern, approximately 36” wide by 32” in height with panes of glass approximately 9-½” wide by 11-½” in height set in the wood frame at approximately chest height (horse head height)
 - Nine of which are located on the east elevation
 - Five of which are located on the west elevation
- Rectangular painted wood garage-style door of the one-storey garage building
- Two stone carriage mounting steps located on the property
- Physical attributes of the property demonstrating the work or ideas of Jamelie Hassan, artist:
 - Hand-painted ceramic tile-clad rectangular pond on the west side of the building
- The location and setting of the building, set deeply in the block bounded by Pall Mall Street, William Street, Piccadilly Street, and Miles Street, articulating the origins of the property in contrast to its residential surroundings