

## 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:** 183 and 197 Ann Street – Proposed Designation By-laws  
under Part IV, Section 29 of the Ontario Heritage Act –  
Consideration of Objections

**Date:** August 22, 2022

## Recommendation

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

- a) The Notice of Objection, dated June 15, 2022, from York Developments attached hereto as Appendix “A” be **RECEIVED** for consideration;
- b) Municipal Council **AFFIRMS** its intention to designate the built resources at municipal addresses 183 Ann Street and 197 Ann Street under Part IV, Section 29 of the Ontario Heritage Act as set out in Resolution (2022-D09/R01) (4.2/9/PEC) on May 4, 2022;
- c) The proposed by-law attached hereto as Appendix “B” **BE INTRODUCED** at the Municipal Council meeting to be held on September 6, 2022, to designate the built resource at 197 Ann Street under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18. for the reasons outlined in Appendix B of this report; and,
- d) The proposed by-law attached hereto as Appendix “C” **BE INTRODUCED** at the Municipal Council meeting to be held on September 6, 2022, to designate the built resource at 183 Ann Street under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18. for the reasons outlined in Appendix C of this report.

It being noted that this matter has been considered by the London Advisory Committee on Heritage (now the Community Advisory Committee on Planning) and public notice has been completed with respect to designation in compliance with the requirements of the Ontario Heritage Act.

## Executive Summary

This report recommends that Municipal Council affirm its decision of May 4, 2022 (2022-D09/R01) (4.2/9/PEC) stating its intention to designate the built resources at municipal addresses 183 and 197 Ann Street under Part IV, Section 29 of the Ontario Heritage Act. The City Clerk’s has received an objection to the Notice of Intention to Designate on behalf of the property owner within the statutory timeline.

The municipal addresses at 183 and 197 Ann Street are part of a consolidated parcel located at the southeast corner of Ann and St. George Streets, just south of the Canadian Pacific Railway, and near to high-rise residential buildings to the southeast.

Staff have reviewed the objections raised by the owner and are of the opinion that despite these objections, the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design and physical, historical and associative and contextual values.

As the properties have cultural heritage value or interest and meet the prescribed criteria pursuant to Part IV, Section 29 of the Ontario Heritage Act, staff are of the opinion that these properties should be designated. Designation enables Municipal Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse or add conditions to a request for demolition.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA), which included amendments to the listing and designation processes. The Bill 108 Amendments to the OHA came into force on July 1, 2021.

Municipal Council has until September 16, 2022, 90 days from the end of the objection period, to make a decision on this objection.

## **Linkage to the Corporate Strategic Plan**

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

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

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

2022, June 20 – Report to Planning and Environment Committee. St. George and Ann Block Limited 84-86 St. George Street and 175-197 Ann Street - Public Participation Meeting. Agenda Item 3.5, pp826-976.

2022, April 25 – Report to Planning and Environment Committee. Designation, 183 Ann Street, and 197 Ann Street under Part IV of the Ontario Heritage Act. Agenda Item 4.2, pp340-392.

2022, April 25 – Report to Planning and Environment Committee. St. George and Ann Block Limited 84-86 St. George Street and 175-197 Ann Street - Public Participation Meeting (OZ-9127). Agenda Item 3.3, pp127-252.

#### **1.2 Brief Property Description and Heritage Status**

183 and 197 Ann Street are located on a consolidated parcel at the southeast corner of Ann and St. George Streets, just south of the Canadian Pacific Railway in the area known as 'North Talbot'. In 2020, a Cultural Heritage Inventory for the North Talbot Study Area was prepared to identify heritage listed and heritage designated properties within the North Talbot Study Area in advance of initiating an HCD Study for the district. Both 183 and 197 Ann Street were included in that inventory, and are currently heritage listed properties, included on the City's Register of Cultural Heritage Resources.

Both built resources at 183 and 197 Ann Street have direct associations with the former Kent Brewery – one of the first breweries in London – and the Hamilton brewing family, notably John Hamilton (who ran the brewery from 1861– 1887), and his son, Joseph Hamilton (who ran the brewery from 1887–1917). The former Kent Brewery is one of the oldest existing brewery buildings in Canada and a rare example of an early brewery site where the brewery building remains (197 Ann Street), and the brewer's house (183 Ann Street) is also intact.

#### **1.3 Heritage Planning File Background and Decision History**

On Sept 20, 2019, an Official Plan and Zoning By-law amendment application (OZ-9127) was received for a 28-storey apartment building complex at 84 – 86 St. George Street and 175 – 197 Ann Street.

A Notice of Application and HIA was circulated to the London Advisory Committee on Heritage (LACH) on October 10, 2019.

At its meetings on November 13 and December 11, 2019, the LACH reported that it was not satisfied with the research, assessment, and conclusions of the heritage impact

assessment (HIA) and referred the file for 197 Ann Street and other dwellings on the subject property of the application to the Stewardship Sub-Committee for further research.

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

On October 7, 2020, a revised Notice of Planning Application (OZ-9127) was circulated for a modified design with 22-stories; the LACH reviewed the revised application at its October 14, 2020, meeting. Based on this review, the LACH Report to PEC, included on the October 19, 2020, Planning & Environment (PEC) agenda, recommended the designation of 183 Ann Street and 197 Ann Street under the Ontario Heritage Act (OHA).

At the October 19, 2020, PEC meeting, the Applicant requested that consideration of the LACH's request for designation be deferred to the November 30, 2020, PEC meeting.

At its meeting held on November 24, 2020, Municipal Council then resolved that Civic Administration report back on this matter – deferred to November 30th – to a future meeting of PEC because of alterations being proposing to the building design (Resolution 4.1/8/PEC). This resolution also noted that the properties located at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street had merged. As well at the same Municipal Council meeting per resolution (5.1/18/PEC), 175, 179, 183 Ann Street and 84 and 86 St. George Street properties were added to the Register of Cultural Heritage Resources based on the cultural heritage information presented in the North Talbot Cultural Heritage Inventory (TMHC, 2020)

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

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

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

At a public meeting on April 25, 2022, the Planning and Environment Committee considered civic administration's recommendation to designate the built resources on the municipal addresses at 183 and 197 Ann Street under Part IV, Section 29 of the Ontario Heritage Act.

On May 4, 2022, Municipal Council stated its intention to designate the built resources on the municipal addresses at 183 and 197 Ann Street under Part IV, Section 29 of the Ontario Heritage Act.

On May 19, 2022, Notices of Intention to Designate Properties at 183 and 197 Ann Street the Ontario Heritage Act, R.S.O.1990, c. 0.18 was sent to the property owner and the Ontario Trust and was published in The Londoner.

On June 15, 2022, a Notice of Objection to Municipal Council's Intent to Designate the 183 and 197 Ann Street under Part IV of the Ontario Heritage Act was received by the City Clerk's.

At a public meeting on June 20, 2022, the Planning and Environment Committee considered revisions to OZ-9127 application.

On July 5, 2022 Municipal Council approved an (h-41) holding provision as a condition of (OZ-9127) related to 183 and 197 Ann Street stating that the a) site and/or building and/or portions thereof must be designated under the Ontario Heritage Act by the City of London; and b) affected lands will be subject to Site Plan Control under Section 41 of the Planning Act, R.S.O. 1990 c. P.13, and a development agreement must be entered into by the owner of the subject lands and the City of London. (2022-D04) (AS AMENDED) (3.5/12/PEC)

## 2.0 Discussion and Considerations

Municipal Council has stated its intention to designate the built resources on the municipal addresses 183 and 197 Ann Street under Part IV, Section 29 of the Ontario Heritage Act (the Act). Notice of Council's intention to designate was served on the property owners and the Ontario Heritage Trust and was published in accordance with the Act. The objection period ended on June 18, 2022.

A notice of objection was received by the City Clerk on behalf of the owners of the property within the required timeframe set out in the Act. The Act requires that Municipal Council consider and make a decision on an objection within 90 days from the end of the objection period. Council may decide to withdraw, amend, or affirm its intention to designate. Council has until September 16, 2022, to make a decision on the objection.

## 3.0 Financial Impact/Considerations

None

## 4.0 Key Issues and Considerations

Staff have reviewed the Notice of Objection dated June 15, 2022, prepared by York Developments. The notice of objection is included as Appendix A to this report. Through this letter a number of reasons are outlined for the objection. These reasons include:

- a) The built heritage resources at municipal addresses 183 and 97 are not under threat of demolition.
- b) The heritage value and attributes of both properties have been established.
- c) Heritage designation can be considered as part of the approval and implementation of the ongoing planning approvals.
- d) The built resource at 183 Ann Street is not a good candidate for designation.

These reasons offered by the property owner are not in line with the proposal being sought, conclusions of the heritage impact assessment submitted with the proposal, as well as subsequent memos prepared on behalf of the property owner in support of the development proposal.

Ultimately demolition or significant alteration will be required, as the development being proposed is predicated on the removal of the built resources at the municipal addresses 183 and 197 Ann Street. Removal is stated as such in a memo submitted by MHBC (dated May 24, 2022), from Scott Allen) on behalf of York Developments. York Developments' intention is to:

*establish a detailed process to guide the removal of the building complex associated with the former Kent Brewery and the removal of 175, 179 and 183 Ann Street and 84 and 86 St. George Street. In particular, the Interpretation Plan will explore the incorporation of tangible cultural heritage elements (i.e. salvaged material) and intangible elements (i.e. stories, practices, rituals such as the tradition of brewing and industrial, working-class lifestyle) into the proposed tower.*

Further, conclusions of the applicant's heritage impact assessment (MacNaughton Hermsen Britton Clarkson, 2021), determined that retention of building(s) on-site was not feasible due to the size and density required for the proposed development to be economically viable. Note, however that cost considerations are not determinative of heritage conservation outcomes, nor are they sufficient reasons to support the demolition of built resources that have been determined to have cultural heritage value.

Finally, one of the primary mitigative measures being suggested to compensate for the potential loss of the cultural heritage resource at 197 Ann Street is to salvage existing buff brick and repurpose for a brewery function being proposed in the development. However, the use of a property can not be designated or protected as a heritage attribute under the Ontario Heritage Act, and stipulating the reuse of a salvaged resource under these circumstances is not assured.

Staff have re-examined the Statements of Cultural Heritage Value or Interest for the heritage resources at 183 and 197 Ann Street and remain of the opinion that the extent of the Statements and the Heritage Attributes appropriately describe the cultural heritage value or interest of this property as it relates to the criteria prescribed by Ontario Regulation 9/06 of the Act. Staff do not recommend revisions to the extent of this statement.

In addition to the position and opinion provided by the City's heritage staff, this same position is supported by evaluation by the applicant's heritage consultant (MacNaughton Hermsen Britton Clarkson, 2021) and the by heritage consultant that prepared the North Talbot Cultural Heritage Inventory (Timmins Martelle, 2020). All three of these evaluations found that 183 and 197 Ann Street are significant cultural heritage resources that meet the criteria for designation under Section 29 the Ontario Heritage Act.

It is important to also note that should Municipal Council be asked to consider the demolition of this property, in whole or in part, at some time in the future, Council may refuse the request, approve the request, or approve the request with conditions. Unless the property is designated, Municipal Council would have no authority to require any of the mitigative measures currently proposed by the Applicant to in fact be implemented.

Should Council affirm its intention to designate, the City Clerk's will introduce the designating by-laws to Municipal Council under Section 29 of the Ontario Heritage Act. Once Council has passed the designating by-laws, notice has been provided, and the by-laws have been published in accordance with the Act, an appeal may be made to the Ontario Land Tribunal in accordance with the Act. The Ontario Land Tribunal Decision is binding.

Statements of Cultural Heritage Value or Interest adopted by Municipal Council are appended to this report as Appendix B and Appendix C.

## **Conclusion**

The built resources at 183 and 197 Ann Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design and physical, historical and associative, and contextual values. As such, despite the notice of objection, the built resources at 183 and 197 Ann Street should be designated.

**Prepared by:** Laura E. Dent, M.Arch, PhD, MCIP, RPP  
Heritage Planner

**Submitted 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 Notice of Objection - 183 Ann Street and 197 Ann Street  
Appendix B Statement of Cultural Heritage Value or Interest – Municipal Address, 197 Ann Street  
Appendix C Statement of Cultural Heritage Value or Interest – Municipal Address, 183 Ann Street

## Appendix A – Notice of Objection



303 Richmond St., Suite 201  
London, ON N6B 2H8

June 15, 2022

City of London  
Attn: Michael Schulthess, City Clerk  
300 Dufferin Avenue  
London, ON N6B 1Z2

Dear Mr. Schulthess:

**RE: Notice of Objection  
Notice of Intention to Designate Under Part IV of the Ontario Heritage Act for 183 Ann Street and 197 Ann Street  
St. George and Ann Block Limited (c/o York Developments)**

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We received Notices of Intention to Designate each of 183 and 197 Ann Street from the City of London. This letter is intended to serve as our objection to the City's Notices of Intention to Designate the properties under Section 29 (3) of the *Ontario Heritage Act*.

The lands at 183 and 197 Ann Street are currently part of active Official Plan Amendment and Zoning By-law Amendment (OPA/ZBA) applications (City of London File: OZ-9127). These applications are in process and are expected to come forward to City Council for consideration in the near future. If these applications are approved, Site Plan Approval would also be required before any development on the site could occur.

York Developments does not object to the principle of the heritage designation or recognition of heritage resources. However, we do object to the timing of the designation given that the lands are in the midst of a planning process. Our reasons for objection are described more fully below.

- 1. The buildings are not under threat of demolition.** York Developments has not submitted a demolition application nor do we intend to at this point in time. As noted, the lands are part of a development planning application and we have no intention of submitting a demolition application or any other type of alteration to the buildings until those planning applications have run their course. Therefore there is no need to designate the buildings now in order to protect them from any imminent changes.



2. **The heritage value and attributes of both properties have been established.** It is not necessary for Council to designate the buildings in order to understand the heritage value and heritage attributes of the properties. A heritage impact assessment including a cultural heritage evaluation has been completed for both properties that clearly identifies the heritage value and attributes for both buildings. In addition the City's Notice of Intention to Designate summarizes the heritage value of both properties. Therefore, the heritage attributes and heritage value of these properties has already been determined and is known. Preparation and application of a designation bylaw is not necessary in order to understand the heritage value of each property.
3. **A heritage designation can be considered as part of the approval and implementation of the ongoing planning approvals.** Designating the buildings in advance of the consideration of the planning applications unnecessarily complicates the planning process. It is better to bring a designation bylaw forward after the OPA and ZBA applications has been approved. That way the designation bylaw can be tailored to the general form of development that has been considered and approved by Council. Typically, this would occur at the time of Site Plan Approval once the detailed design and site planning for the project have been completed and are known. This avoids the necessity of having to redraft and have Council amend the designating bylaw should the approved development result in an alteration or modification to one or both of the buildings (as a result of the approval of the planning applications).
4. **The building at 183 Ann Street is not a good candidate for designation.** The building has been altered and lost much of its original components from the time when it was a brewery. We believe there are better ways to conserve and celebrate the history of the site than simply keeping the building. We have included these ideas in our planning application and development proposal. We ask that Council not designate the property now but instead wait until the development application is considered. Then, should the designation still be appropriate, Council could proceed.

For these reasons we are requesting Council withdraw its notice of intention to designate the properties at 183 and 197 Ann Street.

Yours truly,



Ali Soufan  
President  
York Developments

cc. Heritage Planners, City of London; [heritage@london.ca](mailto:heritage@london.ca)



## **Appendix B – Statement of Cultural Heritage Value or Interest Municipal Address, 197 Ann Street**

### **Legal Description**

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

### **PIN**

08262-0220

### **Description of Property**

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

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

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

### **Statement of Cultural Heritage Value or Interest**

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

### **Physical or Design Value**

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

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

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

### **Historical or Associative Values**

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

### **Contextual Values**

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

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

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

### **Heritage Attributes**

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

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

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

## **Appendix C – Statement of Cultural Heritage Value or Interest Municipal Address, 183 Ann Street**

### **Legal Description**

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

### **PIN**

08262-0220

### **Description of Property**

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

### **Statement of Cultural Heritage Value or Interest**

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

### **Physical or Design Value**

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

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

### **Historical or Associative Values**

The Brewer's House at 183 Ann Street has direct associations with the adjacent former Kent Brewery at 197 Ann Street and both John and Joseph Hamilton who operated the brewery from 1861-1916. John Hamilton occupied a frame structure on the property from 1862 until his death in 1887. The present brick residence on the property was built by Joseph Hamilton around 1893. Joseph Hamilton and his family continued to occupy the house until 1911. The residence functioned as the brewer's house for the brewery. The size and scale of the house shows the increased prosperity the Kent Brewery attained under Joseph Hamilton's leadership after John Hamilton's death in 1887. Between c1886 and 1916, the Kent Brewery was one of only three breweries in London, third to Labatt and Carling. Today, the former Kent Brewery (c. 1859-1881) may be one of the oldest existing brewery buildings (c.1859-1881), second only to Alexander Keith's Brewery in Halifax whose current ironstone brewery building was built in 1837.

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

### **Contextual Values**

The Brewer's House at 183 Ann Street is linked to the physical development of the surrounding area as a late-19th- and early-20th-century industrial and working-class neighbourhood. 183 Ann Street is characteristic of the variations in housing along Ann Street and in the near vicinity, reflecting the diversity of people who lived in the area and

worked in the major industries around Carling's Creek. Through its materiality (i.e. buff brick exterior) and early Hamilton Family ownership, the built resource at 183 Ann Street, along with the former Kent Brewery at 197 Ann Street and house at 179 Ann Street, all support the visual character of the area.

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

### **Heritage Attributes**

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

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

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