

Bill No. 358
2022

By-law No. L.S.P.-_____

A by-law to designate 514 Pall Mall Street to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 514 Pall Mall Street has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 514 Pall Mall Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on September 27, 2022.

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 27, 2022
Second Reading – September 27, 2022
Third Reading – September 27, 2022

SCHEDULE "A"
To By-law No. L.S.P.- _____

Legal Description

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

SCHEDULE “B”
To By-law No. L.S.P.-_____
Statement for Designation

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