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London
CANADA

May 16, 2022



RECEIVED
2022/05/17
(YYYY/MM/DD)
Ontario Heritage Trust

Ontario Heritage Trust
via email

**Re: Notices of Intention to Designate Properties at 183 and 197 Ann Street
The Ontario Heritage Act, R.S.O. 1990, c. O.18**

Enclosed for your information are notices of the Council of The Corporation of the City of London's intention to designate the properties identified above pursuant to Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 and the reasons for designation. Any person who objects to any intended designation must, **within thirty days** after the date of first publication serve on the City Clerk a notice of objection in writing, setting out the reason for the objection and all relevant facts. The *Ontario Heritage Act* provides that where a notice of objection has been served, the Council shall consider the objection and decide whether to proceed with designation.


Michael Schulthess
City Clerk
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encl.

cc: Heritage Planners, City of London, heritage@london.ca
Ali Soufan, York Developments, ali.soufan@yorkdev.ca



NOTICE OF INTENTION TO DESIGNATE PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST

NOTICE IS HEREBY GIVEN that the Council of The Corporation of the City of London intends to designate as a property of cultural heritage value or interest the following property in accordance with the *Ontario Heritage Act, R.S.O. 1990*:

Property Description
197 Ann Street

Publication Date
May 19, 2022

Last Date for Objection
June 18, 2022

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 20th 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