

*Heritage Impact Assessment for Proposed University Drive Student Residence
1151 & 1163 Richmond Street, London, ON*



Photos 26 & 27: (above) View of Project Site looking eastwards towards Richmond Street (below) View of Project Site looking westwards towards Elgin Hall (MHBC, 2023).



Photos 28 & 29: (above) View of Project Site looking north-east towards 1163 Richmond Street, which is part of the Subject Lands; (below) View of Project Site looking southwards towards Alumni House and Medway Hall (MHBC, 2023).

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Photos 30 & 31: (above) View of Project Site looking westwards along sidewalk on north side of Richmond Street looking towards Elgin Hall; (below) View of the University Gates (East) and the Project Site looking north-west (MHBC, 2023).

Medway Hall

Medway Hall is a three-storey sandstone masonry building and includes an internal courtyard. The main entryway is off University Drive through a semi-arched Gothic-inspired tunnel which is part of a lower two storey podium. The facades include a variety of Gothic inspired features including stone buttresses, pointed pilasters, door, and window surrounds. The main entryway, in particular, is flanked by pointed stone pilasters and above the lintel, a coat of arms inspired parapet which replicate the vertical form of the pilasters (see **Photo 33**). The building includes a variety of rooflines including platform and gabled with parapet gable ends and associated coping amongst prominent masonry chimneys.

The window placement and size are consistent throughout the building except for the central portion along the north (front) elevation which includes window galleries that span two stories adorned by heavy stone drip moulding and slit windows, inspired by the Gothic architecture. The stone surrounds for both window and door openings are key to the architectural style, however, appear to have resulted in some deterioration due to presumably poor water drainage which has led to the discolouration of masonry in various locations. Several features including the iron gates that accompany entrances into the courtyard and some fixtures remain and appear in good condition.

See **Photos 31-51** to review all elevations of building including those located within the internal courtyard.



Photos 31 & 32: (above) View of Medway Hall north (front) elevation looking south-west; (below) View of north (front) elevation of Medway Hall looking south-east (MHBC, 2023).



Photo 33: Main entryway of Medway Hall (MHBC, 2023).

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Photos 34 & 35: (above) View of Medway Hall west elevation and east elevation of Sydenham Hall looking southwards from north side of University Drive; (below) View of north (front) elevation of Medway Hall looking south-west along University Drive from approximate location of Project Site (MHBC, 2023).

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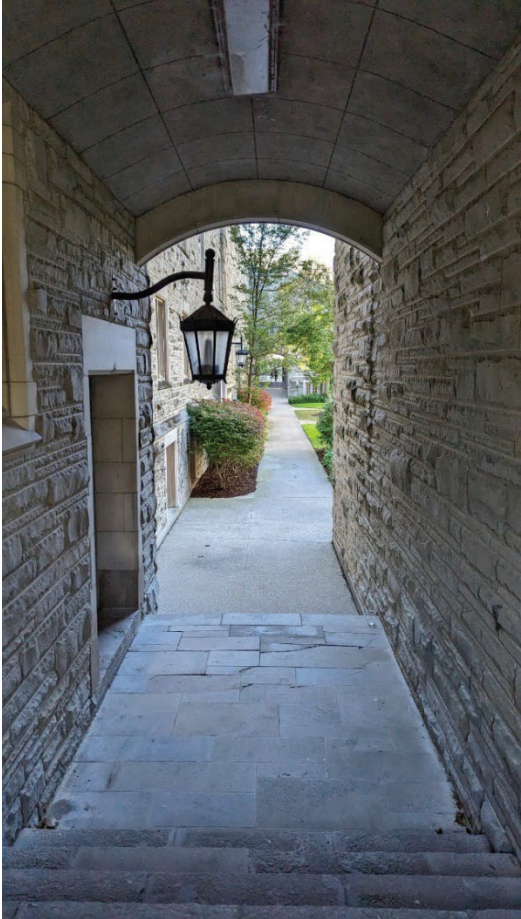
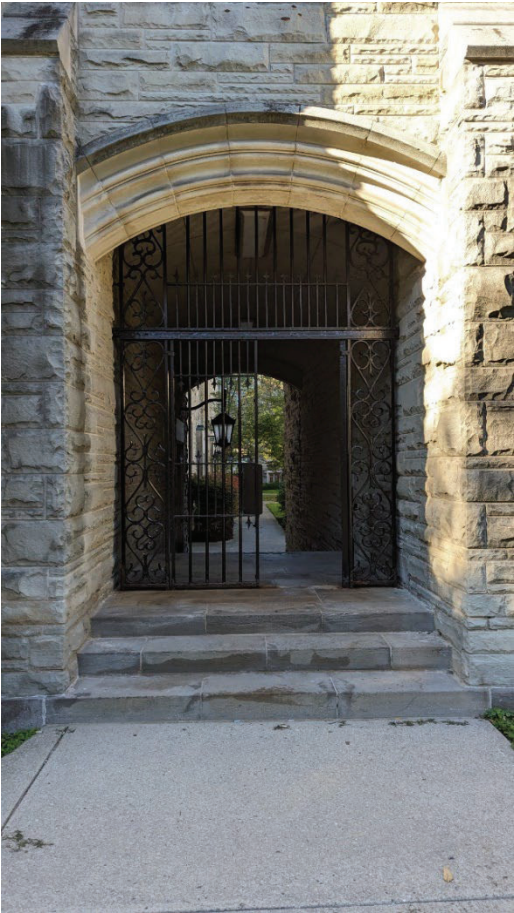
Photos 36 & 37: (above) View of north (front) elevation of Medway Hall looking southwards from north side of University Drive; (below) View of east elevation of Medway Hall and rear elevation of Alumni House looking westwards (MHBC, 2023).

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Photos 38-40: (above) View of east elevation of Medway Hall looking westwards; (below left) View of east elevation towards eastern entry to courtyard; (below right) View of southern portion of east elevation of Medway Hall (MHBC, 2023).

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Photos 41-43: (above left) View of eastern entry into the courtyard including wrought-iron gates; (above right) View of tunnel to courtyard from east elevation; (below) View of east elevation of Medway Hall looking towards Project Site (MHBC, 2023).



Photos 44-46: (above) View of front (north) elevation from the internal courtyard looking towards the front entryway; (below) View of internal courtyard looking towards front entryway (MHBC, 2023).

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Photos 47-50: Various photographs of the internal courtyard and entryways (MHBC, 2023).



Photo 51: View of western elevation of Medway Hall (MHBC, 2023).

University Gates (East)

The University Gates (East) are comprised of two stone monuments that flank either side of University Drive. The main monuments are supported by smaller stone structures that flank the opposite side of the pedestrian walkway and there are also rusticated stone walls that connect the main monuments with the streetscape which have conical terminations and along the smaller counterparts on the opposite side of the pedestrian walkways. Architectural details include tiered pilasters and crenellation like indentations along the top of the main monuments. There appears to be some discolouration in both the monuments and stone walls likely due to poor water drainage along the masonry as well as signs of efflorescence. See **Photos 52-54**.

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Photos 52-54: (above) View of University Gates (East) looking north-east towards University Drive from Richmond Street; (below left) View of west side of the entry; (below right) View of east side of entry (MHBC, 2023).

4.2 1163 Richmond Street (Former BMO Bank of Montreal Building)

Built Features

Exterior

The property includes a one and a half storey building (BMO Bank of Montreal Building) with an 'L' shaped floor plan; the main building displays a stone veneer and a glass vestibule is located on the eastern elevation. The vestibule includes a feature wall along the east elevation which consists of fieldstone; this wall has a centrally placed panel. There is also a fieldstone wall that extends along the north elevation; the course fieldstone and smooth stone veneer creates a juxtaposition between textures. Large window openings are situated along the main (east) elevation and partly on the north elevation. The south and west elevations include single, narrow window openings that span the majority of the height of the facades. The main building and associated vestibule have a flat roof. The building appears to be in good condition except for discolouration along the foundation walls. See **Photos 55-60**.

Interior

The building includes the main floor and basement (see **Photos 61-67**). The main floor is an open concept used as a general meeting area. There are some office rooms off of the primary room including a vault formerly used when the building operated as a bank (see **Photos 63 & 64**). The interior of the vestibule includes a stone wall which functioned partly as a vault for overnight deposits (see **Photo 65**). The basement includes several small meeting rooms.

Landscape Features

There are limited landscape features located on the property. The property includes surface parking and primarily open green landscaped space (see **Photo 68**).

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Photos 55 & 56: (above) View of east (front) elevation of the building looking north-west; (below) View of east elevation of building looking westwards and towards vestibule entrance and feature stone wall (MHBC, 2023).

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Photos 57 & 58: (above) Perspective view of east (front) elevation and north elevation of the building looking south-west; (below) View of north elevation of building looking southwards (MHBC, 2023).

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Photos 59 & 60: (above) Perspective view of north and west elevations of the building looking south-east; (below) View of west elevation of the building looking eastwards (MHBC, 2023).

Main Floor



Photos 61& 62: (above) View of primary room upon main entry looking north-east; (below) View of primary room looking northwards (MHBC, 2023).



Photos 63 & 64: (above) View of office space on main floor; (below) View of vault off the primary room looking westwards (MHBC, 2023).



Basement



Photos 65 & 66: (above) View of stone feature wall in vestibule including vault; (below) View of office spaces in basement (MHBC, 2023).

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Photos 67 & 68: (above) View of example office space in basement (MHBC, 2023); (below) View of general landscaping in spring months (Google Earth Pro, May 2022).

5.0 Evaluation of Cultural Heritage

Resources

5.1 Evaluation Criteria

The determination of CHVI for potential cultural heritage resources is mandated by the provincial government through the prescribed *Ontario Regulation 9/06* ("O. Reg 9/06") which is as follows:

1. 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.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.'
4. 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.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

If the property meets one or more of the criteria, it may be included in the Municipal Heritage Register, however, must meet two or more criteria to be designated under the OHA.

The built heritage resources identified within the vicinity of the proposed development, including Medway Hall and University Gates (East) and the adjacent properties will be evaluated in this section of the report to determine Cultural Heritage Value or Interest.

5.2 Evaluation of 1151 Richmond Street (Medway Hall)

Criteria i-iii:

- i. Rare, unique, representative or early example of a style, type, expression, material or construction method*

The Medway Hall, constructed in 1959, is an excellent representation of Collegiate Gothic architectural style. Although the construction of the Hall is later than what is expected of this type of architectural style in Canada, which was prominent commencing in the 1880s and into the earlier part of the 20th century, it exemplifies the key characteristics of this style including: large arched entryways, buttresses, spire-like pilasters, crenellation, narrow openings, intricate ironworks and a romanticized courtyard.

- ii. Displays high degree of craftsmanship or artistic merit*

Medway Hall demonstrates a high degree of craftsmanship in the extensive use of sandstone masonry in its construction including the various details such as the door and window surrounds and quoining. The three wrought iron gates that lead to the courtyard were custom made by Percy May, Ernest Smith, Jack Batt and Leonard Withall who were employed by Hancock Company in the United Kingdom; it was claimed that they were the heaviest gates made by the company at the time (Western Archives).

- iii. Demonstrates high degree of technical or scientific achievement*

The building does not demonstrate a high degree of technical or scientific achievement.

- iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant*

Medway Hall is directly associated with Western University which has a long standing significant institution with the community. The Hall is directly associated with the theme of campus expansion particularly in the 1960s when the building was constructed as a result of student housing constraints and is the oldest residence still in operation on campus.

- v. Yields, or has potential to yield information that contributes to an understanding of a community or culture*

The building does not yield or have potential to yield information that is particularly significant to the community.

vi. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.*

The building was designed by O. Roy Moore, a leading architect in London and architect of several other campus buildings including: Lawson Memorial Library (1934), Thames Hall (1949) and Huron College (1949-50).

vii. *Important in defining, maintaining or supporting the character of an area*

The building defines and maintains the greater character of the Western campus which includes a collection of Collegiate Gothic built form.

viii. *Physically, functionally, visually, or historically linked to its surroundings*

The building is functionally linked to the surrounding areas a student residence and visually, physically and historically linked to its counterpart- Sydenham Hall.

ix. *Is a landmark.*

Medway Hall, in its own right, is not considered a landmark.

Table 2.0- Evaluation of 1151 Richmond Street (Medway Hall)

Ontario Regulation 9/06		Medway Hall
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input checked="" type="checkbox"/>
ii.	Displays high degree of craftsmanship or artistic merit	<input checked="" type="checkbox"/>
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input checked="" type="checkbox"/>
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input checked="" type="checkbox"/>
vii.	Important in defining, maintaining or supporting the character of an area	<input checked="" type="checkbox"/>
viii.	Physically, functionally, visually, or historically linked to its surroundings	<input checked="" type="checkbox"/>
ix.	Is a landmark	<input type="checkbox"/>

Statement of Cultural Heritage Value or Interest

The Medway Hall is an excellent representation of Collegiate Gothic architectural style as it exemplifies the key characteristics of this style including: large arched entryways, buttresses, spire-like pilasters, crenellation, narrow openings, intricate ironworks and

romanticized courtyard. Medway Hall demonstrates a high degree of craftsmanship in the extensive use of sandstone masonry in its construction including the various details such as the door and window surrounds and drip moulding. The three wrought iron gates that lead to the courtyard were custom made by Percy May, Ernest Smith, Jack Batt and Leonard Withall who were employed by Hancock Company in the United Kingdom; it was claimed that they were the heaviest gates made by the company at the time (Western Archives).

Medway Hall is directly associated with Western University which has a long standing significant association with the community. The building is directly associated with the theme of campus expansion particularly in the 1960s when the building was constructed as a result of student housing constraints and is the oldest residence still in operation on campus. The building was designed by O. Roy Moore, a leading architect in London and architect of several other campus buildings including Lawson Memorial Library (1934).

The building is important in defining and maintain the character of the Western campus which includes a grouping of Collegiate Gothic built form and is functionally linked to the surrounding area as a student residence. The building is also visually, physically and historically linked to its counterpart- Sydenham Hall.

Heritage Attributes:

- All exterior rusticated sandstone elevations with associated decorative stone work including:
 - Stone surrounds and quoining (window and doors);
 - Historic window and door openings including vaulted tunnels to the inner courtyard; and,
 - Grand main entry with smooth stone, grand semi-arched lintel, flanking peaked pilasters and coat of arm inspired stone reliefs with vertical undulations.

- Gabled and platform roofline with parapets details and original chimney shafts;
- Original doors and associated hardware;
- Three wrought iron gates leading into the inner courtyard and historic light fixtures on exterior elevations;
- Interior courtyard arrangement and associated landscaping;
- Orientation and location along University Drive and association and physical interrelationship with Sydenham Hall; and,
- Views of the front façade moving along University Drive.

5.3 Evaluation of 1151 Richmond Street (University Gates (East))

- i. *Rare, unique, representative or early example of a style, type, expression, material or construction method*

The University Gates (East), constructed in 1953, are representative of the Collegiate Gothic architectural style and exemplifies key characteristics of this style including: pointed pilasters, crenellation-like indentations along the top of the monument and use of coat of arm insignia.

- ii. *Displays high degree of craftsmanship or artistic merit*

The University Gates (East) demonstrate a high degree of craftsmanship or artistic merit particular as it relates to the decorative stonework, in particular, the coat of arm reliefs.

- iii. *Demonstrates high degree of technical or scientific achievement*

The University Gates (East) do not demonstrate a high degree of technical or scientific achievement.

- iv. *Direct associations with a theme, event, belief, person, activity, organization, institution that is significant*

The University Gates (East) are directly associated with Western University which has a long-standing significant association with the community. The University Gates (East) are associated with theme of the expansion of the Western University campus which expanded east of the Thames River around the mid-20th century at which point in time, these gates were installed. They were constructed as a memorial to the A.O. Jeffrey who was the former President of London Life.

- v. *Yields, or has potential to yield information that contributes to an understanding of a community or culture*

The University Gates (East) do not yield or have potential to yield information that is particularly significant to the community.

- vi. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.*

The University Gates (East) demonstrate the work of O. Roy Moore and Company. The company was also responsible for the design of other buildings on campus, including Medway Hall, and is considered significant to the community.

- vii. *Important in defining, maintaining or supporting the character of an area*

The University Gates (East) define the boundaries of the greater character of the Western campus which includes a collection of Collegiate Gothic built form.

viii. Physically, functionally, visually, or historically linked to its surroundings

The University Gates (East) are functionally, physically and visually linked to their surroundings as they are presented at the intersection of Richmond Street and University Drive.

ix. Is a landmark.

The University Gates (East) demarcate the entrance to the University Campus and by this right can be considered a landmark.

Table 3.0- Evaluation of 1151 Richmond Street (University Gates (East))

Ontario Regulation 9/06	University Gates (East)
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	<input checked="" type="checkbox"/>
ii. Displays high degree of craftsmanship or artistic merit	<input checked="" type="checkbox"/>
iii. Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input checked="" type="checkbox"/>
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input checked="" type="checkbox"/>
vii. Important in defining, maintaining or supporting the character of an area	<input checked="" type="checkbox"/>
viii. Physically, functionally, visually, or historically linked to its surroundings	<input checked="" type="checkbox"/>
ix. Is a landmark	<input checked="" type="checkbox"/>

Statement of Cultural Heritage Value or Interest

The University Gates (East) were designed in the Collegiate Gothic architectural style that exhibited throughout Western University campus. Key architectural characteristics include the pointed pilasters, crenellation-like indentations along the top of the monuments and use of coat of arm insignia. The decorative stonework, in particular the coat of arm reliefs, demonstrate a high degree of craftsmanship or artistic merit particular.

The University Gates (East) are directly associated with Western University which has a long-standing significant association with the community and are also associated with theme of the expansion of the Western University campus. The University Gates (East) were erected mid-century which marked the future expansion of the University Campus on the east side of the Thames. In 1953, the University Gates (East) were constructed as a

memorial to the A.O. Jeffrey who was the former President of London Life and a significant person to the community. The University Gates (East) are important in defining the boundaries of the University Campus and maintaining the greater character of the Western campus which includes a collection of Collegiate Gothic built form. The University Gates (East) are functionally, physically and visually linked to their surroundings at the intersection of Richmond Street and University Drive and demarcate the entrance to the University Campus and by virtue considered a landmark.

Heritage Attributes:

- Stone monuments flanking either side of University Drive at the intersection of Richmond Street and University Drive which including architectural embellishments such as the coat of arms relief and motifs, crenellation and pointed pilasters;
- Associated features including:
 - Corresponding tiered monuments on the opposite side of the pedestrian walkway which mimics the architectural stone design features of their larger counterparts including pointed pilasters;
 - Stone wall that extends internally off of the monuments towards University Drive with conical terminations and stone capping;
 - Stone wall that extends east and west from the counterpart tiered monuments with stone capping.
- Location and orientation of the gates in relation to the campus grounds.

5.4 Evaluation of 1163 Richmond Street (Former BMO Bank of Montreal Building)

- i. *Rare, unique, representative or early example of a style, type, expression, material or construction method*

In the 1950s, the traditional representation of commercial buildings, such as banks, gradually transitioned to that of the mid-century modern architectural style post WWII which is characterized by ample, floor-to-ceiling windows, open floor plans, opening interior spaces to bring 'the outdoors' inside by using natural materials (i.e. wood, stone) and a new range of materials such as steel and concrete, that renders a 'clean' design with simple lines in replacement of decorative embellishments.

The BMO Bank of Montreal building was constructed in 1964 just prior to the Centennial movement in 1967 and is *representative* of mid-century modern architecture. The BMO Bank of Montreal building exhibits an open floor plan concept with floor-to-ceiling windows, the use of natural materials, particularly that of stone, which in the front vestibule ties the exterior and interior with its feature fieldstone wall. The exterior built form is streamlined and unadorned as reflected of this type of architecture.

- ii. *Displays high degree of craftsmanship or artistic merit*

The building does not demonstrate a high degree of craftsmanship or artistic merit. The quality of materials, assembly and construction are not considered well above industry standards at the time.

- iii. *Demonstrates high degree of technical or scientific achievement*

The building does not demonstrate a high degree of scientific or technical achievement. The construction method and materials were conventional for its time.

- iv. *Direct associations with a theme, event, belief, person, activity, organization, institution that is significant*

Although the BMO Bank of Montreal Building on the property was historically associated with the Bank of Montreal, there are more than 800 branches throughout Canada and its association is not particularly significant to the community. The property is not associated with a theme, event, belief, person, activity, organization or institution that is significant to the community.

- v. *Yields, or has potential to yield information that contributes to an understanding of a community or culture*

The property cannot yield or have potential to yield information that contributes to an understanding of a community or culture as it pertains to cultural heritage value or interest.

vi. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.*

Research was completed to determine the architect of the building; both the Bank of Montreal (BMO) Archives was consulted (October 2023) and the Biographical Dictionary of Architects in Canada and neither resulted in the identification of an architect who is significant to the community.

vii. *Important in defining, maintaining or supporting the character of an area*

The property is not important in defining, maintaining or supporting the character of the area which is characterized by a mature residential neighbourhood to the east, north and south and institutional use of the university campus to the west.

viii. *Physically, functionally, visually, or historically linked to its surroundings*

The property is not physically, functionally, visually or historically linked to its surroundings. There are no features on-site or surrounding area that are physically or functionally linked to the building on the property. The orientation and setting of the building do not result in a significant visual linkage to the surrounding area. The building is not historically linked to its surroundings in a manner that is considered significant.

ix. *Is a landmark.*

The building on the property is not considered a landmark to the community.

Table 4.0- Evaluation of 1163 Richmond Street

Ontario Regulation 9/06	1163 Richmond Street
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	<input checked="" type="checkbox"/>
ii. Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii. Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/>
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
vii. Important in defining, maintaining or supporting the character of an area	<input type="checkbox"/>
viii. Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
ix. Is a landmark	<input type="checkbox"/>

In summary, the property meets one (1) of the prescribed criteria identified as Criteria (i) outlined in O. Reg. 9/06 and therefore, does not warrant long-term conservation through designation under the *Ontario Heritage Act*.

5.5 Evaluation of Adjacent Listed (Non-designated) Properties

The following pages provide a high-level evaluation of the following 'listed' (non-designated), adjacent (contiguous) properties:

- 1137 Richmond Street
- 1140 Richmond Street
- 1142 Richmond Street
- 1144 Richmond Street
- 1148 Richmond Street
- 1150 Richmond Street
- 1156 Richmond Street
- 1158 Richmond Street
- 1160 Richmond Street

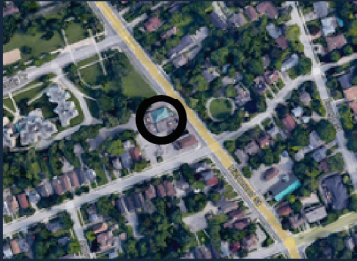
In summary, the properties located at 1137, 1140 and 1158 Richmond Street do not meet the required threshold for satisfying at least one of the nine criteria (cognisant that Criteria iv has not been fully researched), to potentially meet at least two of the prescribed criteria of O. Reg. 9/06 and therefore, they should not be considered cultural heritage resources and will not be part of the impact analysis in Section 7.0 of this report.

1137 Richmond St

London, Ontario



Location



Current aerial photograph

Historical Images



1961 topographic map



1971 aerial photograph

Ontario Regulation 9/06

Criteria i: The property includes a one storey commercial building constructed c. 1965 with a high-pitched hipped roof and large window openings/ window galleries. It is determined that the building is not clearly representative of a specific architectural typology. The property is not rare, unique or an early examples of a style, type, expression, material or construction method.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property does not demonstrate a high degree of technical or scientific achievement.

Criteria iv: The building on the property was constructed c. 1965 replacing an earlier residence between 1955 and 1961 formerly owned by the Knaption Family. The building has operated as a Bank of Canada Trust Co. since its opening in the 1960s, however, there are hundreds of similar branches across Canada and not considered particularly significant to this community. The property is not directly associated with a theme, event belief, person, activity, organization or institution that is significant to the community.

Criteria v: The property does not have potential to yield, information that contributes to an understanding of a community or culture.

Criteria vi: The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria vii: The property is part of a mid-century modern commercial plaza that replaced a former residential building. The property does not define, maintain or support the character of the area that renders it significant.

Criteria viii: The property is not physically, functionally, visually or historically linked to its surroundings.

Criteria ix: The property is not considered a landmark by the community.

Summary

A property must satisfy at least two of the criteria based on O. Reg 9/06. This property does not meet the threshold and, therefore, it is determined that this property does not have Cultural Heritage Value or Interest.

References

- Vernon Directories, City of London
- London City and Middlesex County Directories
- Foster's London City and Middlesex County Directories
- Topographic Maps of 1961 and 1973
- Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
- 1890 and 1893 Bird's Eye View of the City of London
- Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch, Department of Energy, Mines and Resources

Table 5.0- Evaluation of 1137 Richmond Street

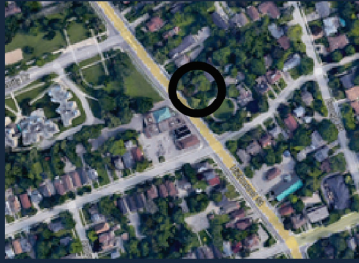
Ontario Regulation 9/06		1137 Richmond Street	
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/>	
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>	
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>	
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/>	
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>	
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>	
vii.	Important in defining, maintaining or supporting the character of an area	<input type="checkbox"/>	
viii.	Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>	
ix.	Is a landmark	<input type="checkbox"/>	

1140 Richmond St

London, Ontario



Location



Current aerial photograph

Historical Images



1942 aerial photograph



1971 aerial photograph

Ontario Regulation 9/06

Criteria i: The property includes a two-storey dwelling constructed c. 1920. It is determined that it is not clearly representative of a specific architectural typology. The property is not rare, unique or an early examples of a style, type, expression, material or construction method.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property does not have design value or physical value because it demonstrates a high degree of technical or scientific achievement.

Criteria iv: It is unknown if the property has a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community. Previous owners include: Rolfe, Lowry, McLeod, Ward, King Families.

Criteria v: The property does not have potential to yield, information that contributes to an understanding of a community or culture.

Criteria vi: The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria vii: The property was part of the urban development in the early half of the 20th century which urbanized the areas north of the historic City limits (originally Regent Street and later Huron Street) as part of the community of Broughdale. However, the property does not define, maintain or support the character of the area that renders it significant. The existing dwelling's built form and setback contrasts that of the surrounding area.

Criteria viii: The property is not physically, functionally, visually or historically linked to its surrounding area. There are no surrounding features that indicate a physical or functional linkage. The deep setback detracts from any visual linkage to the surrounding area. There is no significant historical linkage of the property to the surrounding area.

Criteria ix: The property is not considered a landmark by the community.

Summary

A property must satisfy at least two of the criteria based on O. Reg 9/06. Although the specifications of Criteria (iv) is unknown, the property would require meeting an additional criteria to be determined to have Cultural Heritage Value or Interest. Therefore, it is determined that this property does not have Cultural Heritage Value or Interest.

References

Vernon Directories, City of London
 London City and Middlesex County Directories
 Foster's London City and Middlesex County Directories
 Topographic Maps of 1961 and 1973
 Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
 1890 and 1893 Bird's Eye View of the City of London
 Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch,
 Department of Energy, Mines and Resources

Table 6.0- Evaluation of 1140 Richmond Street

Ontario Regulation 9/06		1140 Richmond Street
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/>
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/> Further research required.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
vii.	Important in defining, maintaining or supporting the character of an area	<input type="checkbox"/>
viii.	Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
ix.	Is a landmark	<input type="checkbox"/>

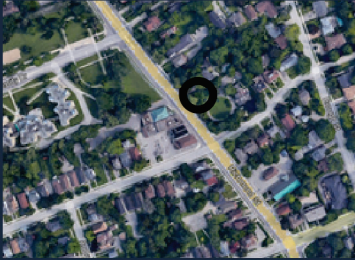
1142 Richmond St

London, Ontario

Ontario Regulation 9/06



Location



Current aerial photograph

Historical Images



1942 aerial photograph



1971 aerial photograph

Criteria i: The property includes a one and half storey bungalow constructed c. 1937. The building is not clearly representative of a specific architectural typology. The property is not rare, unique or an early examples of a style, type, expression, material or construction method.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property does not demonstrate a high degree of technical or scientific achievement.

Criteria iv: It is unknown if the property has a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community. Former owners' surnames include: Casselman, O' Neil, Hodgins.

Criteria v: The property does not have potential to yield, information that contributes to an understanding of a community or culture.

Criteria vi: The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria vii: The property supports the character of the area due to its dating and built form which is reflective of the surrounding building stock.

Criteria viii: The property is not physically, functionally, visually or historically linked to its surroundings.

Criteria ix: The property is not considered a landmark by the community.

Summary

A property must satisfy at least two of the criteria based on O. Reg 9/06. As the specifications of Criteria (iv) is unknown, and the property meets at least one criteria (Criteria vii), for the purpose of this evaluation, the property is determined to have Cultural Heritage Value or Interest as potentially meeting two or more of the nine criteria.

Heritage Attributes

Heritage attributes include: one and half storey built form, open gabled roofline and asymmetrical entryway.

References

Vernon Directories, City of London
 London City and Middlesex County Directories
 Foster's London City and Middlesex County Directories
 Topographic Maps of 1961 and 1973
 Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
 1890 and 1893 Bird's Eye View of the City of London
 Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch,
 Department of Energy, Mines and Resources

Table 7.0- Evaluation of 1142 Richmond Street

Ontario Regulation 9/06	1142 Richmond Street
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	<input type="checkbox"/>
ii. Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii. Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/> Further research required.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
vii. Important in defining, maintaining or supporting the character of an area	<input checked="" type="checkbox"/>
viii. Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
ix. Is a landmark	<input type="checkbox"/>

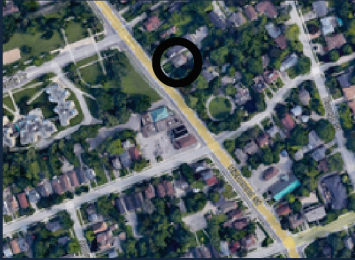


1144 Richmond St

London, Ontario

Ontario Regulation 9/06

Location



Current aerial photograph

Historical Images



1942 aerial photograph



1971 aerial photograph

Criteria i: The property includes a two-storey dwelling constructed c. 1938 and is representative of the American Foursquare architectural style which was popular primarily during the Edwardian period.

Criteria ii: The property does not display a high degree of craftsmanship or artistic merit.

Criteria iii: The property does not demonstrate a high degree of technical or scientific achievement.

Criteria iv: It is unknown if the property has a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community. Former property owners' surnames include: Schavo, Trelaven, Ballingall, Johnson, McArthur.

Criteria v: The property does not have potential to yield, information that contributes to an understanding of a community or culture.

Criteria vi: The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Criteria vii: The property does not define or maintain the character of the area, however, it does support the surrounding Edwardian building stock.

Criteria viii: The property is not physically, functionally, visually or historically linked to the surrounding area.

Criteria ix: The property is not considered a landmark by the community.

Summary

A property must satisfy at least two of the criteria based on O. Reg 9/06. As the specifications of Criteria (iv) is unknown, and the property meets at least one criteria, for purpose of this evaluation, the property is determined to have Cultural Heritage Value or Interest as potentially meeting two of the nine criteria.

Heritage Attributes

Heritage attributes include: square floor plan, all elevations and original window and door openings, low-pitched hipped roofline with centrally placed hipped dormer.

References

Vernon Directories, City of London
 London City and Middlesex County Directories
 Foster's London City and Middlesex County Directories
 Topographic Maps of 1961 and 1973
 Aerial photographs of 1942, 1945, 1950, 1955, 1971, 1974, 2003, 2023
 1890 and 1893 Bird's Eye View of the City of London
 Historical topographic maps of 1961 and 1973, Surveys and Mapping Branch,
 Department of Energy, Mines and Resources

Table 8.0- Evaluation of 1144 Richmond Street

Ontario Regulation 9/06		1144 Richmond Street
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	<input checked="" type="checkbox"/>
ii.	Displays high degree of craftsmanship or artistic merit	<input type="checkbox"/>
iii.	Demonstrates high degree of technical or scientific achievement	<input type="checkbox"/>
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	<input type="checkbox"/> Further research required.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	<input type="checkbox"/>
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	<input type="checkbox"/>
vii.	Important in defining, maintaining or supporting the character of an area	<input checked="" type="checkbox"/>
viii.	Physically, functionally, visually, or historically linked to its surroundings	<input type="checkbox"/>
ix.	Is a landmark	<input type="checkbox"/>