

From: Arthur Thompson [REDACTED]
Sent: Monday, November 25, 2024 7:51 PM
To: PEC <pec@london.ca>; Peloza, Elizabeth <epeloza@london.ca>; Lehman, Steve <slehman@london.ca>; Lewis, Shawn <slewis@london.ca>; Cuddy, Peter <pcuddy@london.ca>; Hillier, Steve <shillier@london.ca>
Subject: [EXTERNAL] 1927 Richmond Street Heritage Listing

Dear Members of the Planning and Environment Committee,

I would respectfully urge you to reject Stantec's recommendation that 1927 Richmond Street's heritage listing be removed. My reasoning is outlined below.

According to Ontario Regulation 9/06 of the Ontario Heritage Act, a property must **meet at least one of nine criteria** to receive a heritage designation. Stantec has conceded that this property already meets one criteria; it has "contextual value" because the property is a manifestation of North London's past as the location of many other country estates. Having met this alone is sufficient for the house to receive a heritage designation, which I believe it should, but I would argue that it meets even more of the nine criteria listed below.

1. **Property has design value because it is unique or rare. Yes.** Stantec argues that 1927 Richmond does not meet this criteria since it was modified over time. I believe that this modification actually makes it more unique and rare architecturally, thus meeting the criteria.
2. **Property has design value because of high degree of craftsmanship or artistic merit. Yes.** The property is entirely unique, with dramatically sloping rooflines and what some neighbours have called a "fairytale" sense of charm.
3. **Property has design value because it demonstrates technical achievement. Yes.** Stantec concedes that the remodelling of the front facade "would have been a large undertaking."

4. **Property has historical or associative value because of connection to a theme, event, person, activity, or organization that is significant to community. Yes.**

The property was built in 1877 by members of the prominent Sifton family and then owned by multiple generations of the Winder family. Stantec states that the Winders were “one of the first families to settle in the SoHo neighbourhood” and were instrumental in the development of that area. They also owned the “Red Antiquities Building” in SoHo for three generations before donating it to the City of London. The property is also representative of the area's history as the neighbourhood of choice for London’s elite who owned rural estates (Gibbons, Ivey, Labatt, Trudell, Greenway).

5. **The property has historical value because it contributes to an understanding of a culture. Yes.** Stantec themselves state that "the property at 1927 Richmond Street has a historical link to other estates located in London’s north end,” being representative of the area's history as the neighbourhood of choice for London’s elite who owned rural estates (Gibbons, Ivey, Labatt, Trudell).

6. **Demonstrates work of architect or builder who is significant to a community. Yes.** The original builders of the house, the Siftons, have been important to the City of London.

7. **The property has contextual value because it is important in maintaining the character of an area. Yes.** This property is one of the few remaining examples of this area’s past as the home to many prominent London families and their estates. Only a handful remain: Trudell estate at 1875 Richmond, Gibbons Lodge at 1836 Richmond, Ivey estate at 120 Chantry Place, Labatt family residence at 71 Fanshawe Park West. The loss of the Winder estate would result in the further destruction of reminders of the original character of this area.

8. **The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings. Yes.** Stantec’s evaluation did find that the property met this criteria, stating, "the property at 1927 Richmond Street has a historical link to other estates located in London’s north end.”

9. **The property has contextual value because it is a landmark. Yes.** As one of the few remaining estates in North London, 1927 Richmond stands out from its neighbours. It is in a very prominent position at the highest point of Richmond Street and is witnessed by incalculable commuters as they enter the City of London from Middlesex County or other suburban areas farther north; to many, the house is seen

as a sign they have unofficially entered London. Many neighbours to whom I have spoken refer to it as “the fairy tale house” and are passionate about its preservation. Incredulously, Stantec has said the property is not a landmark because “views in the area are heavily influenced by the brick wall part of the Foxborough Chase” condos and the apartment tower at 1985 Richmond. Neither of these factors could realistically detract from this home’s prominence.

Please include this communication in any future deliberations on this matter, including during the upcoming PEC meeting on December 3, 2024.

Thank you

