Planner: K. Gonyou

Report to London Advisory Committee on Heritage

To: **Chair and Members**
London Advisory Committee on Heritage
From: **John M. Fleming**
Managing Director, Planning and City Planner
Subject: **Demolition Request for Heritage Listed Property at 2154 Richmond Street by Drewlo Holdings Ltd.**
Meeting on: **June 13, 2018**

Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the following actions **BE TAKEN** with respect to the request for the demolition of the heritage listed property located at 2154 Richmond Street:

a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this property;

b) 2154 Richmond Street **BE REMOVED** from the Register (Inventory of Heritage Resources); and,

c) The property owner **BE REQUESTED** to commemorate the historic contributions of the McCormick-Brickenden-Greenway family in the future development of this property.

Executive Summary

Summary of Request
A demolition request for the heritage listed property at 2154 Richmond Street was submitted.

Purpose and the Effect of Recommended Action
The purpose of the recommended action is to remove the property from the Register (*Inventory of Heritage Resource*) with the effect of allowing the buildings on the property to be demolished.

Rationale of Recommended Action
Staff evaluated the property using the criteria of *Ontario Heritage Act* Regulation 9/06 and found that the property is not meet the criteria for designation.

Analysis

1.0 Background

1.1 Property Location
The property at 2154 Richmond Street is located on the east side of Richmond Street, just north of Sunningdale Road East (Appendix A). The property is part of the former London Township that was annexed by the City of London in 1993. The property abuts the northern limits of the City of London.

1.2 Cultural Heritage Status
The property has been included on the *Inventory of Heritage Resources* since at least 2006. The *Inventory of Heritage Resources* was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007. The property at 2154 Richmond Street is identified as Priority 2 resource.

1.3 Description

The property at 2154 Richmond Street is a large property with a rural character. The property is approximately 90 acres in size and is historically known as the south half of Lot 16, Concession VI, in the former London Township. Portions of the original 100 acre parcel were previously sold.

The property contains a house, barns, and drive shed (garage), which are described below. The remainder of the property is agricultural fields, paddock, and treed areas.

1.3.1 House

The house at 2154 Richmond Street is located near the southwest corner of the property, near to the intersection of Richmond Street and Sunningdale Road North (Appendix B). The house is accessed by a drive off of Richmond Street, which is enunciated by timber-clad lamp posts that flank the entrance to the driveway. The driveway loops around the house. A pond is located to the north of the driveway.

The house has a complicated massing, which indicates many previous alterations and additions to the original building. The existing house appears to have an augmented C-shaped footprint, with a partial concrete (likely parged) and partial fieldstone foundation. The building is two storeys in height with a hipped roof, with a small gable with attic window in the north wing.

The buff brick portion of the building is believed to be the original structure, and likely dating prior to 1878 as a structure is shown on the *Illustrated Historical Atlas of Middlesex County* (see Figure 2, Appendix A). Detailing of the paired window on the south façade suggests that the original building may have been constructed in the Queen Anne Revival architectural style, which is demonstrated in the floral-motif piercework in the wood trim of the window opening (see Image 7, Appendix B). This type of motif is found on buildings in London with confirmed dates of construction in the 1870s and 1880s. A buff brick addition was added to comprise part of the north wing of the main floor. This addition created an umbrage around the front door of the house.

From the side (north and south) facades, it is clear to see a large rear addition, which is clad in half-timbering in a mock Tudor style. This cladding is continued on the second floor addition to the original structure. The rear addition features a flat roof.

Some of the windows have been replaced with modern units, and some historic wood windows remain however most wood windows have aluminum storm windows. The front door is wood, but stylistically dates to the mock Tudor style additions to the building, as does the exterior light at the front.

A drive shed (garage) is located behind the house. It is constructed of wood and has a shed style roof. Some of the bays have sliding doors, whereas other bays are open.

1.3.2 Barns

The barns located at 2154 Richmond Street, together, form an ell with a common wall (see Appendix B). Within the *Stage 1 Archaeological & Built Heritage Assessment, Upland North Area Plan* (2002), the barns are noted as “display a spectrum of material and building techniques extending from typical early forms of building with primitive material and limited tools to an innovative application of industrial products.”

Unfortunately, a fire caused substantial damage to the barns on February 16, 2018. This resulted in extensive damage to the structure (see Images 10-15, Appendix B). While some of the north barn remains, little remains of the south barn.

The north barn demonstrates characteristics of an English Barn, with the basement level at grade and a grain loft above. The south barn is a Bank Barn, which features a gangway (or barn hill) on the east side to access the upper level of the structure (hayloft). What can be seen of the remaining hewen timber structure appears to be mortise-and-tenon joints. Both barns have an unusual concrete block foundation, with a

rusticated or vermiculated cast detail (see Image 14, Appendix B). The interior walls of the barns appeared to have been painted, suitable for the horses that were once housed in the barns. The roof of the barns was clad in asphalt shingles, an unusual material choice for a barn roof. Refuse visible on site from the fire damage included earlier tin shingles which once clad the roof.

While at one point the barns may have been considered representative of a type and construction method, the damage caused by the fire has destroyed the integrity of the barns.

1.4 History

The Euro-Canadian history of this property begins with the grant of Lot 16, Concession VI from the Crown to the Canada Company in 1829. Lot 16 was divided into north and south halves, with the south half purchased by Folliot Gray in 1831. The property was passed to William Gray, and purchased by Philip Swarts (sic. Swartz) in 1848. In 1854, the south half of Lot 16 in Concession VI was purchased by George Walker. George Walker's son, George L. Walker, inherited his father's farm in 1890.

The Walker's called their farm "Spring Meadow," after the many springs found on the property which supplied the wells in the house, the barns, and a covered shelter near the street designed to refresh travellers (*London Township*, Volume II, p.297). The spring-fed pond was stocked with trout (Greenway).

George L. Walker sold the property to George Gleeson McCormick in 1927. George G. McCormick (1860-1936) was an heir to the McCormick Biscuit Factory fortune. He left the company shortly after the death of his father, Thomas McCormick, in 1905, leaving the management of the company to his brothers, Thomas and Frank. George G. McCormick was subsequently the President of the London Loan and Savings as well as the Consolidated Trusts Corporation (*London Township*, Volume II, p.297). He owned one of the first private motor vehicles in London in 1906.

Establishing homes north of London was fashionable for London's elite and influential families. This trend continued into the twentieth century. For example, Gibbons Lodge (1832 Richmond Street), built for the Gibbons family in the Tudor Revival style in 1932 or Hylands (now 120 Chantry Place), built for the Ivey family in the Georgian Revival style in 1937.

George G. McCormick renamed the farm at 2154 Richmond Street, "Dorindale," after his wife, Dorinda Birely McCormick (1863-1930). Their daughter, Catherine Keziah ("Kizzie") McCormick Brickenden (1896-1993) recalled the motivation for acquiring the country property at 2154 Richmond Street in about 1927:

> *In any case, the Geo. McC's were happy in their bungalo across from our 960 Wellington place. However, there was a lot more paving going on in the city, and to get a good ride outside our own paddock, necessitated quite a lot of clip-clopping over pavement, and encountering much annoying traffic. Papa had his eye on a good sized farm (90 odd acres), several miles north of the city limits. It had a big, useable stables, a staunch house; where help could live; lots of trees and ponds – altogether a lovely spot. It was promptly christened "Dorindale" after Mommy, and she and Papa drove out often for a picnic in the little summer house under the lovely shady trees. This happy situation did not last very long, however, because dear Mommy (who had not been really strong since her bad accident many years before, and yet had been such a source of love and courage) had that rare quality of patience, plus cheerfulness, that is very scarce – died all too soon* (Brickenden 1978, 32).

Hunter and Jumper Canadian Sport Horses were raised at Dorindale, as well as Oxford sheep and Guernsey cattle (Archaeologix 2002). The farm was planted with oats and wheat, with a 10-acre apple orchard, and a grove of black walnut trees planted at the behest of Sir William Mullock (Greenway n.d., Middlesex Centre Archives). George and Dorinda McCormick also maintained a City house at 298 Dufferin Avenue (demolished

in advance of the construction of City Hall at 300 Dufferin Avenue), and later the O. Roy Moore-designed Spanish Revival masterpiece at 270 Victoria Street (heritage listed property) following its completion in 1928. Kizzie Brickenden and her husband, George Arthur Porte Brickenden (1896-1971), married in 1918 and lived at 960 Wellington Street (demolished in 1993). George Brickenden was a pilot in the Royal Air Force during WWI and a Wing Commander in WWII. He was also a partner in a London law firm, first opened as Brickenden, McMillan and Ferguson, and later served as Judge in Norfolk County.

Kizzie Brickenden took over management of the farm in about 1930 and inherited it upon her father's death in 1936. The farm house at 2154 Richmond Street was remodelled to include the "Grandfathers wing" of the home. In her memoirs (1978), Kizzie Brickenden recounts,

> *Art's and my plan for remodelling the very old, but sturdily built house at "Dorindale" were pretty well advanced, and it wasn't too long before we moved everything (horses first, and it was a treat to ride them in our own green fields, instead of pavement!) And now both grandfathers were comfortable ensconced in a special "Grandfathers Wing" which my own dear G. McC had added. A happy arrangement indeed, for Art and me, and for the children, and under the circumstances, probably the best for the two Grandpas* (32).

It is suspected that these alterations in the 1930s led to the transition of what may have originally been a Queen Anne Revival style farmhouse to a structure more like the existing mock Tudor house building seen today. Mock Tudor, or Tudor Revival, was a popular architectural style in the 1930s and is often typified by half timbering and stonework detailing, as well as Tudor arch motifs. These characteristics can be seen applied at the building located at 2154 Richmond Street through previous alterations.

As an accomplished local actress and producer of theatrical productions, Kizzie Brickenden was instrumental in persuading the president of the Famous Players Theatre to sell the Grand Theatre in 1945 to the London Little Theatre for $35,000 (*100 Fascinating Londoners*, 95-96). By 1949, 10% of Londoners (over 6,000 people) were subscribers of the Grand Theatre (*London: 150 Cultural Moments*, 85). In 1971, the London Little Theatre became Theatre London, and subsequently the Grand Theatre in 1983. The Grand Theatre, including its proscenium arch, is individually designated under the *Ontario Heritage Act*, and located within the Downtown Heritage Conservation District. The Brickenden Awards, "to celebrate and acknowledge excellence in independent theatre in London, in recognition of the continued burgeoning of new and non-mainstream theatre groups in London since the mid-90s," were named in honour of the late local actress, director, and playwright Kizzie Brickenden (Brickenden Awards).

In addition to her thespian accolades, Kizzie Brickenden's memoir, *Catherine Keziah… Her Story* (1978), shared her passion for equestrian sports and pride in her family. Family lore recounts a previous fire in the house at 2154 Richmond Street, where the Arva volunteer firemen saved the house while Kizzie Brickenden had lunch at the Knotty Pine Inn. Kizzie McCormick Brickenden was featured in *Chatelaine* magazine's article, "The Women of London" (1954), and *100 Fascinating Londoners* (2005).

George and Kizzie Brickenden's daughter, Alice Dorinda ("Dinnie") Brickenden (Hall-Holland) (Fuller) Greenway (b. 1920), received 6 acres at the southwest corner of the farm as a gift from her parents upon her marriage to Squadron Leader William Hall-Holland in 1942. A home was constructed at 2118 Richmond Street for the Hall-Holland family, but was demolished in 2013. Dinnie Greenway remained on the farm with late husbands, Col. Oswald M. Fuller and Dr. Robert Greenway, and subsequently moved into the house at 2154 Richmond Street in the 1990s. Dinnie Greenway only recently moved out of the house at 2154 Richmond Street after the fire on February 16, 2018. Dinnie Brickenden is well regarded for her contributions to the local equestrian community, including the Pony Club and the Royal Winter Fair.

2.0 Legislative and Policy Framework

2.1 Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved." "Significant" is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people."

2.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council "believes to be of cultural heritage value or interest" on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB).

2.3 Official Plan/The London Plan

Chapter 13 (Heritage of the City of London's *Official Plan* (1989, as amended) recognizes that properties of cultural heritage value or interest

> *Provide physical and cultural links to the original settlement of the area and to specific periods or events in the development of the City. These properties, both individually and collectively, contribute in a very significant way to the identity of the City. They also assist in instilling civic pride, benefitting the local economy by attracting visitors to the City, and favourably influencing the decisions of those contemplating new investment or residence in the City.*

The objectives of Chapter 13 (Heritage) support the conservation of heritage resources, including encouraging new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources (Policy 13.1.iii). This direction is also supported by the policies of *The London Plan* (adopted 2016); *The London Plan* has greater consideration for potential cultural heritage resources that are listed, but not designated under the *Ontario Heritage Act*, through planning processes.

The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of "Building a Sustainable City."

2.4 Uplands North Area Plan

In preparation of the *Uplands North Area Plan* (2003), the *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan* (Archaeologix 2002) was prepared. This surveyed past archaeological assessments to identify where further archaeological work was required. Three properties with built heritage resources were also identified: 348 Sunningdale Road East (demolished in 2015), 2154 Richmond Street North, and 660 Sunningdale Road East. Both properties on Sunningdale Road East were previously included on the *Inventory of Heritage Resources*, and 2154 Richmond Street was subsequently added.

Regarding 2154 Richmond Street, the *Uplands North Area Plan* states,

> *Both the house and the barn on this property are significant. This property should be listed in the Inventory of Heritage Resources with a Priority 2 rating.*

In a memo to the LACH on June 12, 2002, the Heritage Planner noted,

> *Both the house and the barn at 2154 Richmond Street are significant because of their association with the McCormick and Brickenden families. While the house has been greatly altered over time, the barn remains largely intact and displays numerous significant aspects of construction. The report recommends that this property should be listed in the Inventory of Heritage Resources with a Priority 2 rating. The report also recommends that efforts should be made to encourage the preservation of the barn at 2154 Richmond Street.*

2.5 Register (Inventory of Heritage Resources)

Municipal Council may include properties on the *Inventory of Heritage Resources* (Register) that it "believes to be of cultural heritage value or interest." These properties are not designated, but are considered to have potential cultural heritage value or interest.

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* (Register) as an indication of their potential cultural heritage value. Priority 2 properties are:

> "Buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages" (*Inventory of Heritage Resource*, 2005).

The *Inventory of Heritage Resources* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

3.0 Demolition Request

Written notice of their intention to demolish the house and barn located at 2154 Richmond Street was submitted by agents acting on behalf of the property owner and received on April 27, 2018. This notice of intention to demolish was accompanied by a structural investigation report of the barn structure (VanBoxmeer & Stranges Engineering Ltd., April 17, 2018) which was referred to the Building Division.

Municipal Council must respond to a notice of intention to demolish a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning & Environment Committee.

The 60-day period for the demolition request for the property at 2154 Richmond Street expires on June 26, 2018.

Staff undertook a site visit of the property, accompanied by a representative of the property owner, on May 2, 2018. The site visit included an exterior inspection of the property and buildings.

4.0 Cultural Heritage Evaluation

4.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
    i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
    ii. Displays a high degree of craftsmanship or artistic merit; or,

   iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
   i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
   ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
   iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
   i. Is important in defining, maintaining or supporting the character of an area;
   ii. Is physically, functionally, visually or historically linked to its surroundings; or,
   iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted and the property removed from the *Inventory of Heritage Resources* (Register).

The evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9.06 can be found below.

Table 1: Evaluation of 2154 Richmond Street using the criteria of Ontario Heritage Act *Regulation 9/06*.

Cultural Heritage Value	**Criteria**	**Evaluation**
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	The house located at 2154 Richmond Street has been substantially altered in a manner that does not demonstrate significant design or physical value. The house does not take the appearance of a farm house, which would be typically expected of a house in this location, or of the mansions established by prominent families the area north of London in the 1930s. It is not considered to be rare, unique, representative, or an early example of a style, type, expression, material or construction method. The barns at 2154 Richmond Street may have once been considered as representative examples of barn types and construction methods in the former London Township, however a fire on February 16, 2018 has destroyed the integrity of the barns to the extent where they no longer retain physical features to represent cultural heritage value or interest for the property.
	Displays a high degree of craftsmanship or artistic merit	The property is not considered to demonstrate a high degree of craftsmanship or artistic merit. There is little detailing or ornamentation of the house or barns to demonstrate a high degree of craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement	The property is not considered to demonstrate a high degree of technical or scientific achievement.

Cultural Heritage Value	Criteria	Evaluation
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	The property is associated with the McCormick-Brickenden-Greenway family, who purchased the property at 2154 Richmond Street in 1927 and resided there until very recently. The McCormick-Brickenden-Greenway family has made many contributions to the London community (the Grand Theatre or the Pony Club, for example), and is of local interest as demonstrated by the number of local publications which highlight members of the family, such as *100 Fascinating Londoners*. However, there are other properties in London which are also, or perhaps better, reflect potential significance of themes, people, organizations, and institutions associated with the McCormick-Brickenden-Greenway family: • McCormick Factory, 1156 Dundas Street (designated under the *Ontario Heritage Act*) • Home of Thomas P. McCormick, brother of George G. McCormick, 294 Wolfe Street (West Woodfield Heritage Conservation District) and 651 Talbot Street (heritage listed property) • Home of Frank A. McCormick (brother of George G. McCormick), 238 Hyman Street (West Woodfield Heritage Conservation District) • Home of G. F. Brickenden (parents of G. A. P. Brickenden), 326 Queens Avenue (West Woodfield Heritage Conservation District) • Home of George G. and Dorinda McCormick (parents of Keziah McCormick Brickenden), 270 Victoria Street (heritage listed property) • Grand Theatre, 471 Richmond Street (designated under the *Ontario Heritage Act*) While the McCormick-Brickenden-Greenway family may be influential in London, this is better represented by the exemplary properties where their contributions have been demonstrated.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property is not known to demonstrate or reflect the work of an architect, artist, builder, designer, or theorist who is significant to a community.

Cultural Heritage Value	Criteria	Evaluation
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The property is not considered to define, maintain, or support the varied character of the area in a significant manner. The surrounding area is transitioning from an agricultural area to an area that is residential in character. Alterations to the house does not lend itself to define, maintain, or support the character of the past, current, or anticipated future character of the area. The loss of the barns has diminished the potential for this property to be recognized as a tangible link to the agricultural past of this area.
	Is physically, functionally, visually, or historically linked to its surroundings	The property is historically linked to its surroundings as an old building, however not in a significant manner. Landscaping, vegetation, and the topography of the property limit the potential visual links of the property to the surrounding area. The property is not physically or functionally linked to its surroundings in a significant manner.
	Is a landmark	The property is not believed to be a landmark.

4.3 Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 80 property owners within 120m of the subject property on May 30, 2018, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also published in *The Londoner* on May 31, 2018.

5.0 Conclusion

The evaluation of 2154 Richmond Street found that the property did not meet the criteria for designation under Part IV of the *Ontario Heritage Act*. The fire damage to the barns located at 2154 Richmond Street has compromised their integrity to the extent where the barns are no longer able to retain their cultural heritage value or interest. While the property is directly associated with the McCormick-Brickenden-Greenway family, there are other properties in London that better reflect the historic interest of this family. The property was not found to have significant contextual values.

However, the McCormick-Brickenden-Greenway family is of historic interest. Research and evaluation identified interesting information related to the history of the family, and their role as leaders in London. Efforts should be made to recognize the contributions of the McCormick-Brickenden-Greenway family in the future development of this property. This could include, but should not be limited to: street names (noting that Springmeadow Road already exists in London), park names or features, cultural heritage interpretive signs, or entry features.

Planner: K. Gonyou

Prepared by:	**Kyle Gonyou, CAHP** **Heritage Planner**
Submitted by:	**Gregg Barrett, AICP** **Manager, Long Range Planning and Research**
Recommended by:	**John M. Fleming, MCIP, RPP** **Managing Director, Planning and City Planner**

June 6, 2018
KG/

Appendix A Property Location
Appendix B Images

Sources

Archaeologix Inc. *Stage 1 Archaeological & Built Heritage Assessment, Uplands North Area Plan*. 2002.
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Appendix A – Property Location

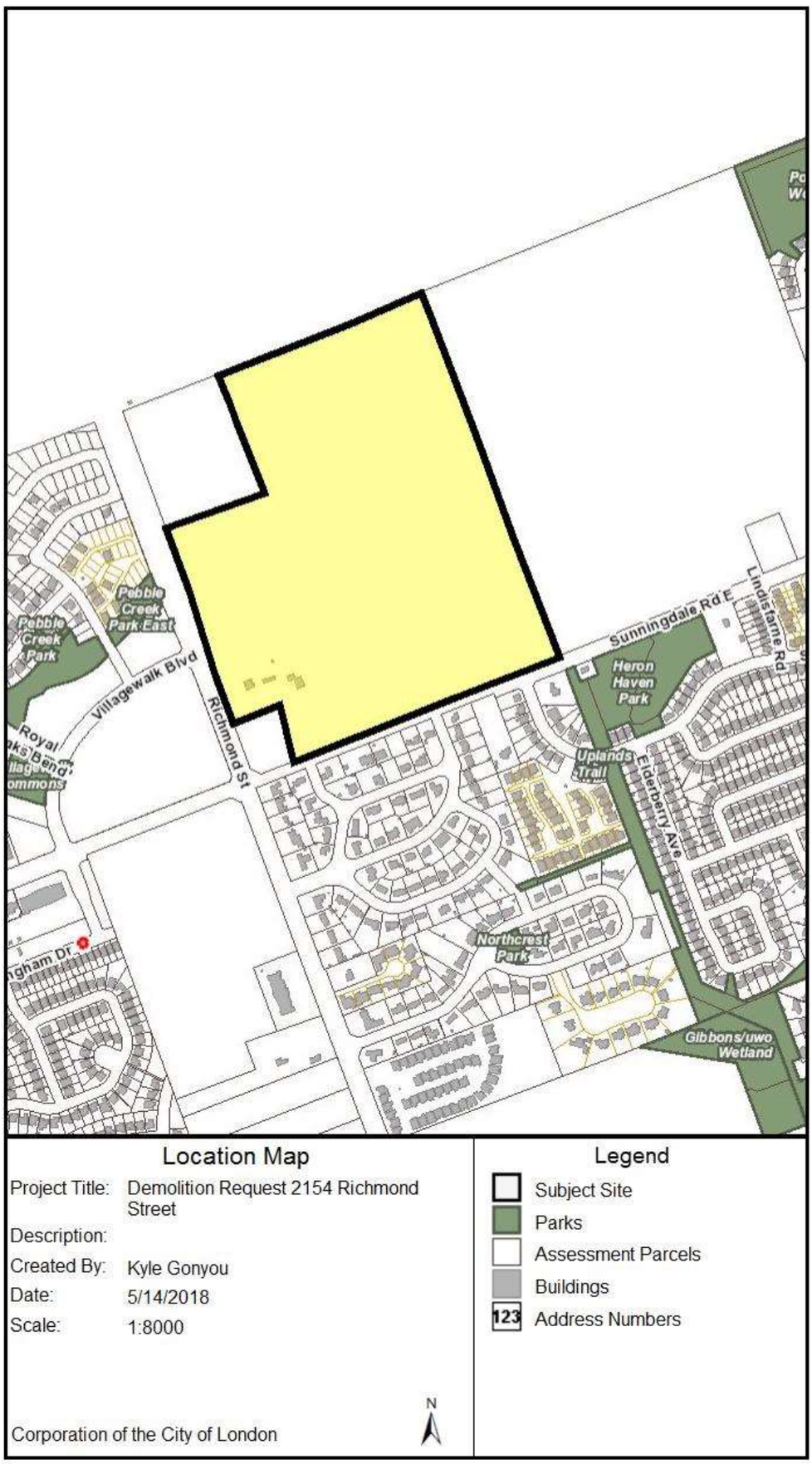

Figure 1: Property location of 2154 Richmond Street.

Figure 2: Detail of the Map of the Township of London *in the* Illustrated Historical Atlas of Middlesex County *(1878) identifying the property now known as 2154 Richmond Street, with the building location circled in red.*

Appendix B – Images

Image 1: Main (west) façade of the house at 2154 Richmond Street (courtesy of Middlesex Centre Archives, London Township Local Architectural Conservation Advisory Committee files, 1990).

Image 2: Main (west) façade of the house at 2154 Richmond Street (Archaeologix, 2002).

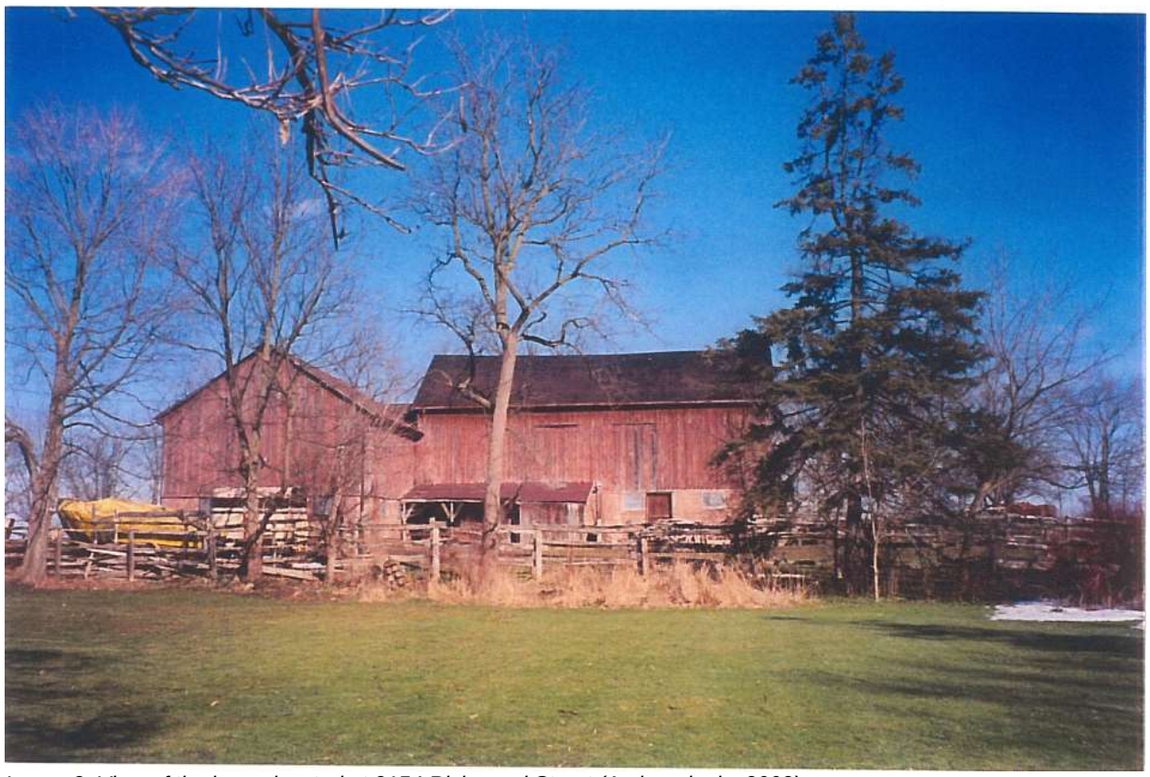

Image 3: View of the barns located at 2154 Richmond Street (Archaeologix, 2002).

Image 4: View of the property at 2154 Richmond Street from the entry feature at Richmond Street.

Image 5: View of the house at 2154 Richmond Street from the driveway, looking northeast.

Image 6: View of the south façade of the house located at 2154 Richmond Street. Note the difference in exterior cladding materials and roof forms, which helps to articulate alterations to the original brick masonry building.

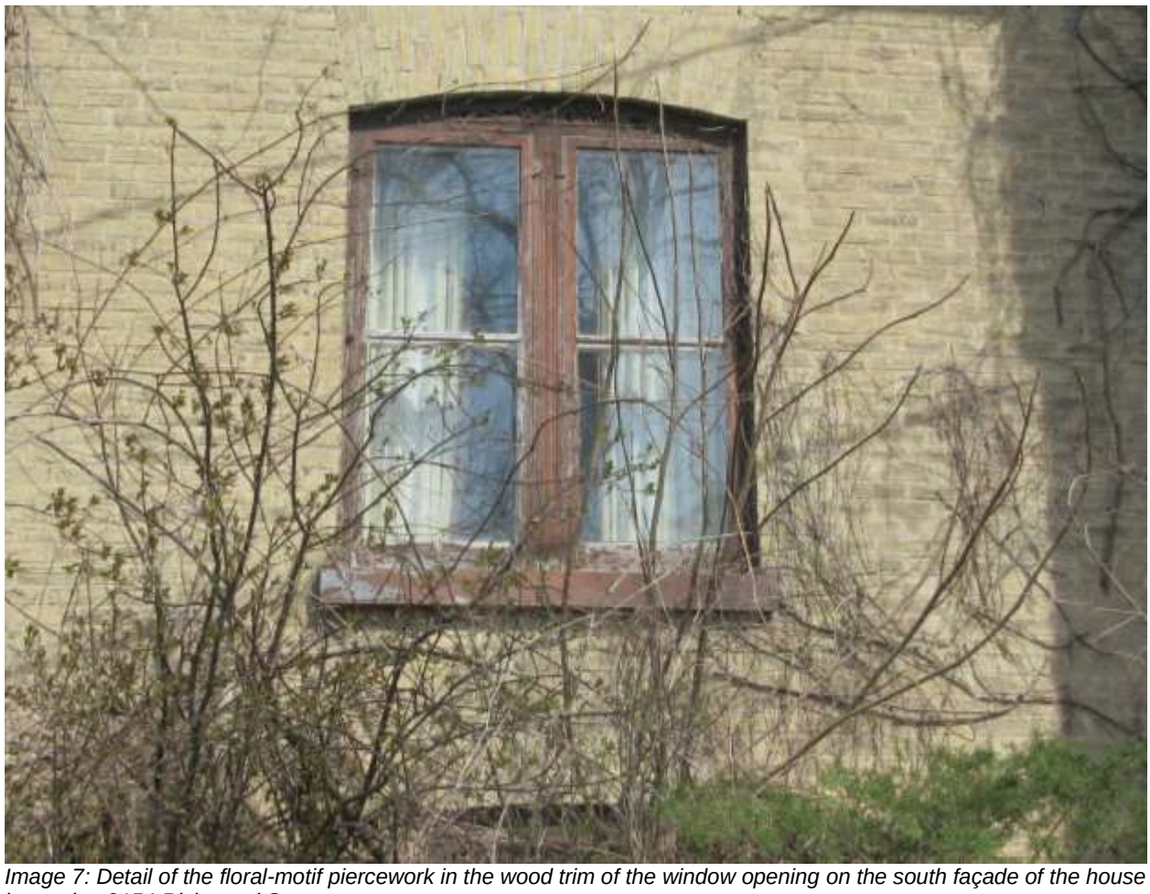

Image 7: Detail of the floral-motif piercework in the wood trim of the window opening on the south façade of the house located at 2154 Richmond Street.

Image 8: View of the north façade of the house located at 2154 Richmond Street.

Image 9: Rear (east) façade of the house located at 2154 Richmond Street.

Image 10: View looking southeast from into the barnyard, showing the north barn located at 2154 Richmond Street. Note ruins of south barn in the distance beyond the north barn.

Image 11: View of the barns looking east from the south lawn of the property at 2154 Richmond Street. Note the extent of the damage to the south barn.

Image 12: View of the east façades of the barns located at 2154 Richmond Street. Note the extent of the damage to the south barn.

Image 13: View of the south façades of the barns located at 2154 Richmond Street. Note the extent of the damage to the south barn.

Image 14: Detail of the cast concrete block which comprises the base of the barns located at 2154 Richmond Street.

Image 15: Detail of the damage caused by fire on February 16, 2018 to the south barn located at 2154 Richmond Street.