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CULTURAL HERITAGE EVALUATION REPORT

TRANSIT PROJECT ASSESSMENT PROCESS
LONDON BUS RAPID TRANSIT

1110 RICHMOND ST
CITY OF LONDON
PROVINCE OF ONTARIO





CULTURAL HERITAGE EVALUATION REPORT

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CITY OF LONDON
PROVINCE OF ONTARIO

REPORT

PROJECT NO.: 141-21085-00
DATE: OCTOBER 2018

WSP

WSP.COM

SIGNATURES

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EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) of the property located at 1110 Richmond Street as part of the Preliminary Design and Class Environmental Assessment Study for the proposed London Bus Rapid Transit system. The purpose of this report is to identify the cultural heritage value or interest of the property, which has been identified in the City of London Cultural Heritage Screening Report (October 2018) as being directly impacted and as a heritage property listed on the City of London's Inventory of Heritage Resources.

The subject property includes a one-and-a-half storey varied red-brown brick dwelling with half-timbering likely built in 1937. Based on the results of the background historical research, site investigation, and application of criteria from *Ontario Regulation 9/06*, the subject property was determined to demonstrate cultural heritage value or interest.

The completion of the study has resulting in the following recommendation:

- 1 The property located at 1110 Richmond Street was determined to demonstrate cultural heritage value or interest. As such, a Heritage Impact Assessment is required for this property to identify appropriate mitigation measures.**



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1 INTRODUCTION

1.1 DEVELOPMENT CONTEXT

WSP Canada Inc. (WSP) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) for 1110 Richmond Street as part of the Transit Project Assessment Process for the proposed London Bus Rapid Transit (BRT) system. The purpose of this report is to identify the cultural heritage value or interest of the subject property (Figure 1). The BRT system is comprised of four segments, combined into two operational routes: the north and east corridor, and the south and west corridor. The BRT network was approved by City of London Council through the Rapid Transit Master Plan in July 2017.

The property located at 1110 Richmond Street was identified as a listed property in the Cultural Heritage Assessment Report (CHAR) completed by WSP in October 2018. The CHAR concluded that the preferred alignment would directly impact the property through demolition and therefore a CHER was required to determine the heritage value of the property. The CHAR was completed as part of the Transit Project Assessment Process (TPAP) for the London Bus Rapid Transit project. The TPAP process is regulated by the Environmental Assessment Act (EAA) under Ontario Regulation 231/08: Transit Projects and Metrolinx Undertakings (O. Reg. 231/08). This CHER forms part of the Environmental Project Report (EPR) completed under the TPAP.

2 LEGISLATION AND POLICY CONTEXT

2.1 PROVINCIAL AND MUNICIPAL CONTEXT AND POLICIES

2.1.1 PROVINCIAL POLICY CONTEXT

The Ministry of Tourism, Culture and Sport is charged under Section 2 of the *Ontario Heritage Act* (2006) with the responsibility to determine policies, priorities and programs for the conservation, protection, and preservation of the heritage of Ontario and has published guidelines to assist in assessing cultural heritage resources as part of an environmental assessment. The following guidelines have been utilized in the preparation of this CHER:

- Reference Guide on Physical and Cultural Heritage Resources (Canadian Environmental Assessment Agency, 1996)
- Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992),
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981), and
- The Ontario Heritage Toolkit (2006).

An Environmental Assessment is required for all large-scale projects that have potential impact on the environment. These projects require approval from the Government of Ontario. Certain projects, such as transit projects, have more predictable environmental impacts or effects, and can be more readily managed. This streamlined approach protects the environment, but shortens the timeline to six months for commencement, review and approval. This Environmental Assessment process for transit projects is known as the Transit Project Assessment Process (TPAP).

TPAP provides a framework for focused consultation and objection processes. Through TPAP, the Minister of the Environment may initiate a Time Out period if there is a potential for a negative impact on a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest, or on a constitutionally protected Aboriginal or treaty right (TPAP Guide to Environmental Assessment Requirements for Transit Projects, 2014).

Additionally, the Planning Act (1990) and related Provincial Policy Statement (PPS) (2014) provide guidance for the assessment and evaluation of potential heritage resources. Subsection 2.6 of the Provincial Policy Statement, Cultural Heritage and Archaeological Resources, states that:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Criteria for determining significance for the resources are mandated by the Province in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

2.1.2 ONTARIO REGULATION 9/06

Ontario Regulation 9/06 (O. Reg 9/06) provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act* (2006). This regulation was created to ensure a consistent approach to the designation of heritage properties in Ontario under the *Ontario Heritage Act* (2006). All designations under the *Ontario Heritage Act* (2006) after 2006 must meet the minimum criteria outlined in the regulation.

Criteria

A property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - 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. The property has historical value or associative value because it,
 - 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. The property has contextual value because it,
 - 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. O. Reg. 9/06, s. 1 (2).
-

2.1.3 MUNICIPAL POLICIES

In addition to provincial legislation, policies and guiding documents, municipal policies regarding cultural heritage have also been considered as a part of this CHER.

The London Plan is the City of London's new Official Plan which was consolidated August 27, 2018. *The London Plan* focuses on three areas of cultural heritage planning: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources including

individual heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O.Reg 9/06 and are listed on pages 572-574 of the document.

2.2 METHODOLOGY

A Cultural Heritage Evaluation Report examines the subject property as a whole, the relationship to its surroundings, and its individual elements – engineering works, landscape etc. The recommendations of the report are based on an understanding of the physical values of the property, a documentation of its history through research, an analysis of its social context, comparisons with similar properties and mapping.

This CHER is guided by key documents such as the *Reference Guide on Physical and Cultural Heritage Resources* (Canadian Environmental Assessment Agency, 1996), the *Ontario Heritage Toolkit* (Ministry of Tourism Culture and Sport (MTCS), 2006), and the *Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (Ministry of Culture and Communications, 1992). The following report follows the Terms of Reference prepared for the London BRT TPAP process, which has been received by the London Advisory Committee on Heritage and the MTCS (Appendix A).

2.3 CONSULTATION

Consultation for the London BRT project has been conducted with the London Advisory Committee on Heritage (LACH). A draft CHSR report (dated February 6, 2018) was provided for their review and comment. The LACH Stewardship Sub-Committee recommended that 104 properties identified by the draft CHSR to have potential cultural heritage value or interest did not require further examination for consideration as having cultural heritage value or interest. The LACH also recommended 30 properties not identified by the CHSR be evaluated for their potential cultural heritage value. Further, the remaining properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (Inventory of Heritage Resources) pursuant to Section 27 of the *Ontario Heritage Act* (2006) by resolution of Municipal Council on March 27, 2018.

The CHSR report was also provided to the MTCS for review and comments were received in July 2018. In response to MTCS comments, the CHSR was expanded to a CHAR that includes additional information on impacted properties, and a preliminary impact assessment. Ongoing communications with MTCS have continued as a part of the TPAP process.

The CHSR report was updated to a CHAR (Dated October 8th, 2018) and was provided to the LACH on October 10th, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This report

will be submitted and reviewed by the LACH Stewardship Sub-Committee at their meeting on November 5, 2018.

3 HISTORICAL CONTEXT

3.1 LOCAL CONTEXT AND SETTLEMENT HISTORY

City of London

For a detailed local history of the City of London, please refer to the City of London Cultural Heritage Screening Report: London Bus Rapid Transit System (WSP, 2018).

Richmond Street

Richmond Street was named after Charles Lennox, 4th Duke of Richmond, the Governor-in-Chief of the Canadas from 1818 to 1819 (Neary & Baker, 2003: 80). In 1824, Colonel Burwell began to survey Proof Line Road to connect Concession 1 of Westminster Township and Concession 3 of London Township (presently Huron Street), travelling through the City of London Town Plot (Brock, 2011: 9). At the time, many roads were simply dirt trails, which prompted the early settlers to request road improvements. In 1849, provincial legislation was passed to allow the construction of toll roads by private companies (London Public Library, 2018). The Proof Line Road Joint Stock Company was formed to grade and macadamize the Proof Line Road which runs along Richmond Street (Brock, 2011:38-39; London Public Library, 2018). Three toll gates were placed along the road. As use of the road increased, many hotels and taverns opened along the right-of-way. By 1882, tolls were removed from all publicly owned roads, which did not include the privately-owned Proof Line Road. The people of London Township began to travel by routes which avoided Proof Line Road. The City of London council and province purchased the road for \$11 000 in 1907. The tolls were abolished and the gates removed and burned as a celebration (London Public Library, 2018; London Public Library, n.d.).

Broughdale

The village of Broughdale developed within former London Township, north of Huron Street which was the northern boundary of the City of London. In 1854, Reverend Charles C. Brough settled north of the Thames River on the east side of Proof Line Road (Grainger, 2002: 283). In 1842, a bridge had been constructed along the Proof Line Road over the north branch of the Thames River, which later became known as Brough's Bridge, named after Reverend Brough (Brock & McEwen, 2011: 26; Grainger, 2002: 283). In 1867, Brough and his family constructed a house on the property known as 1132 Richmond Street which is designated under Part IV of the *Ontario Heritage Act* (Grainger, 2002: 283). William Turville rented 20 acres of glebe land and established Hartley Mills on in the modern-day intersection of Parkdale Crescent and Parkdale Ave (Grainger, 2002: 283; Brock & McEwen, 2011: 55). Dedicated from Clergy Reserves laid out in the Constitutional Act of 1791, glebe land was reserved support any parsonage or rectory that may have been established by the Church of England. In 1869, the Church Society of the Anglican Diocese of Huron sold portions of the glebe land to small farms (Brock & McEwen, 2011: 189).

Also in 1869, the Hellmuth Ladies College opened north of the Thames River in Reverend Brough's old residence. The school closed 30 years later, after being purchased by the Sisters of St. Joseph to be transformed into the Mount St. Joseph Orphanage (Grainger, 2002: 285).

The London Street Railway was extended into the area in 1901, leading to an increase in population and residential development (Grainger, 2002: 285). The Brough post office opened in 1904 with Charles Walter as its first postmaster. It was located in a frame house belonging to Walter at 1110 Richmond St (Shawyer, 1981: 98; Brock & McEwen, 2011: 189). The post office was only open until 1916 but had a total of seven different postmasters and was located in different houses along Richmond street during its lifespan (Shawyer, 1981: 98).

In 1906, St. Luke's Church was opened on the east side of Richmond Street, with Archdeacon James Richardson serving as the first rector (Grainger, 2002: 286). During the same year, Archdeacon Richardson felt that the name Brough was "too harsh" and successfully petitioned for the name of the post office, and subsequently the community, to be changed to Broughdale (Shawyer, 1981: 98).

Designated under Part IV of the *Ontario Heritage Act*, Broughdale School (247 Epworth Avenue), was the first in the community and opened in 1920. The population expanded further after the opening of Western University in 1924. Many employees and students of the university lived in the Broughdale area (Grainger, 2002: 286). Broughdale incorporated as a Village in 1930 and by the end of World War II the population growth necessitated the need for an expansion of St. Luke's Church. In 1961, Broughdale was annexed by the City of London (Grainger, 2002: 287).

3.2 EURO-CANADIAN LAND USE HISTORY

The land use history for 1110 Richmond Street was produced using census returns, land registry records, assessment and/or collector rolls, historical mapping, and other primary and secondary sources where available. This section has generally been divided into periods of property ownership, separated by significant changes in tenure. The subject property is located on former Lot 15, Concession 3 in London Township.

3.2.1 1860 – 1889

Tremaine's 1862 Middlesex County Map depicts Lot 15, Concession 3, as associated with Reverend Charles Brough, part of ecclesiastical lands to support the incumbent parishoner and known as glebe land. Richmond Street travels diagonally across the lot from the edge of the City of London and crosses over the north branch of the Thames River. Two structures are present on the western side of Richmond Street, with one labelled a grist mill (Figure 2). A mill race is also pictured running east-west through the lot, diverting water from the Thames River to power the grist mill. No buildings are recorded within the study area.

In the 1860s, Charles Brough and his family constructed a house on the northeastern corner of Richmond Street and Broughdale Avenue (Grainger, 2002: 283). The 1871

Census Returns for London Township (Division 5, Page 2) describe Charles Brough as a 76 year old Clergyman of the Church of England.

H.R. Page & Co's 1878 County Atlas of Middlesex County indicates the grist mill and mill race still existed on Lot 15 at that time. The map also reveals that the lot was subdivided into irregular parcels, most stretching east and west from Richmond St (Figure 3). In addition, the Broughdale Road right-of-way is visible north of Huron Street, only extending partially into the lot. On October 21, 1873, Plan 321 was registered to subdivide the southern portion of Lot 15 as reflected in the 1878 historical map.

In 1875, the Church Society of the Diocese of Huron transferred Lot 1 within Plan 321 to James Snow, an officer of Western Commercial Traveller's Association (Unknown Author, 1889: 367;MCLRO 5234). The 1881 Census Returns for the City of London (Sub-District G, No Page) records James Snow as a 23-year-old dry goods clerk who resided on the property with his wife Mary Maude, aged 21.

3.2.2 1889-1923

James Snow transferred the land to Sophia S. Healey in 1889 (MCLRO 13889). The Census Returns for Middlesex County were reviewed and reveal no entry for Sophia Healey, Sofia Healy, or S. Healey. It is likely that the property was rented to another occupant at this time.

By 1904, the property at 1110 Richmond Street was the location of the first Post office in Brough (changed to Broughdale in 1906). A frame house was located on the property and was occupied by Charles Walter, who likely rented the property from Sophia Healey (Shawyer, 1981: 98). The 1911 Census Returns for the London Township (Sub-district 5, Page 1) record Charles Walter as a 56-year old watchmaker who resided with his wife, Theresa (aged 50), and his five children: Ethel (aged 19), Charles (aged 13), Mildred (aged 10), John (aged 7), and Mary (aged 6).

Lot 1 was transferred from Sophia S. Healey to May Huckley Nelles in 1913 (MCLRO 29517). The 1921 Census Data for the City of London was reviewed and, while May Nelles was recorded as living at 270 Huron Street in Broughdale, she was identified as a lodger in the Smith household and not the owner of the property.

3.2.3 1923-PRESENT

Lot 1 was transferred from May Huckley Nelles to John Harvey in 1923 (MCLRO 35594). According to the Municipal Property Assessment Corporation (MPAC), the one-and-a-half storey brick building constructed at 1110 Richmond Street was constructed in 1925. However, the Geodetic Survey, surveyed in 1926 and printed in 1928, indicates the subject residence was not constructed at this time and rather the subject property was still part of 270 Huron Street (Figure 4). The subject property is not identified on the City directories until 1937, when it is identified as a barbershop, and as such, the building was likely built in 1937.

The property parcel containing 1110 Richmond St was transferred from John Harvey to Ernest Taylor in 1936 (MCLRO 41851). According to the sign on the property, Taylor's Barber Shop was established in the building in 1937 (Image 8). Geodetic Mapping produced in 1957 records the one-and-a-half storey brick structure located on the subject property as well as the single-storey garage to the north of the house (Figure 5). Aerial photography produced in 1967 reveals that the properties along Richmond Street in Broughdale had largely been developed (Image 6). The property was transferred from Ernest and Kathleen Taylor to Dorothy Jean Taylor in 2002 (MCLRO ER150445). It was then transferred to Sean Douglas Taylor in 2003 (MCLRO ER251520), who continues to operate Taylor's Barber Shop (Image 8).

4 EXISTING CONDITIONS

4.1 DESCRIPTION OF STUDY AREA AND LANDSCAPE CONTEXT

The study area consists of the property known municipally as 1110 Richmond Street. The property is located on the east side of Richmond Street, a main thoroughfare that crosses north-south through the City of London, and just north of Huron Street. It is located within the former Village of Broughdale, which was located north of Huron Street.

Immediately north of the subject property is the Chabad House (1114 Richmond Street), a Jewish Student Synagogue which was formerly Holy Trinity Greek Orthodox Church built in 1952-1954. Residential areas are located further north, south, east and west of the property. The residential area in the immediate block along Richmond Street consist of single detached, predominantly one-and-a-half and two storey dwellings likely constructed around the same time as the building located on the subject property. A small strip of commercial buildings is located on the west side of Richmond Street just north of Broughdale Avenue. The residential areas beyond Richmond Street along Brough Street, Broughdale Avenue, Audrey Avenue, and Huron Street demonstrate similar one-and-a-half to two storey dwellings, on narrow streets with grassed verges and manicured front lawns with mature trees. To the immediate southeast, the subject property abuts a three-storey apartment building, known as the Norbert Apartments (242 Huron Street) constructed in 1935. Further north along Richmond Street lies a row of commercial buildings.

Richmond Street consists of four lanes, two northbound, two southbound, adjacent to the subject property. Sidewalks are located on either side of the road, grass verges on the west side, grassed front lawns with mature trees predominantly located in the rear yards.

4.2 ARCHITECTURAL DESCRIPTION

The property located at 1110 Richmond Street includes a one-and-a-half storey dwelling, with a barbershop in the lower level, constructed in the Tudor Revival style and a one-storey accessory structure of no discernable architectural style.

The building features a beveled stone-like concrete foundation and smooth, varied red-brown brick laid in running bond except for a band of soldier course brick. The roof is a hipped gable shape with a half-timbered and stucco feature in the gable end.

4.2.1 WEST ELEVATION

The west elevation of the building features the gable end with half timbering and is oriented towards Richmond Street (Image 4). A sunken entrance protected by a decorative wrought iron fence which includes a barber's pole light (candy striped) leads to the basement through a rectangular door, one third of which is divided light glass, including what appears to be an original mail slot (Image 5). To the south of the basement door lies a grouping of three six-paned wood windows with storm windows attached with butterfly clips (Image 5).

The main storey features a main recessed entrance in a small porch on the north side of the front façade, accessed by a set of concrete steps with wrought iron railings, abutted by brick piers with concrete caps (Image 6 and Image 7). The entrance to the small porch features a semi-circular opening with a wooden gable awning (Image 7). Inside the front porch, the front door lies on the south wall perpendicular to the front façade. On the west wall inside the porch is a small semi-circular arched wood window with a brick lintel and concrete or stone sill. The north wall of the porch features a semi-circular arched opening with a concrete or stone sill (Image 7). To the south of the front porch is another small semi-circular arched wood window with a brick lintel and keystone, and a concrete or stone sill (Image 9). A diamond shaped leaded glass pattern was observed in this window. To the south of the leaded glass window is a grouping of three six-over-one wood windows with a brick lintel, shaded by a metal awning (Image 9).

A blue plaque erected by the London Public Library Board in 1994 titled 'Toll Gates on the Proof Line Road' is adhered to the brick on the south end of the front elevation (Image 10). It identifies that Richmond Road was originally a Toll road maintained by the Proof Line Road Joint Stock Company between 1849 and 1907.

The second storey is a half storey, as it sits in the gable end. The gable end features half timbering with a centrally located grouping of three six-paned wood windows (Image 9). The roof features asphalt shingles and wooden soffit purlins.

4.2.2 EAST ELEVATION

The east elevation could not be observed from the municipal right of way.

4.2.3 NORTH ELEVATION

The north elevation is also asymmetrically arranged, with a centrally located chimney on the north elevation (Image 11). The main floor also includes three six-over-one paned wooden windows covered by storm windows. The basement level is largely obscured by a fence with dense vines, however a similar group of two six-paned wooden windows with storm windows is visible beside the chimney. In addition, a small single-pane window is located on the west end of the south elevation and may have been used as a milk delivery door given its location.

4.2.4 SOUTH ELEVATION

The south elevation continues the asymmetrical layout, with a protruding chimney featuring a curved detail (Image 12). Small six-pane windows are located on either side of the chimney on the main floor and two six-paned windows on the basement floors, all with storm windows. East of these is a small cantilevered vinyl or aluminum clad addition with a grouping of three six paned wooden windows. Further to the rear of the north elevation is a three-over-one-paned wooden window with storm window. Another window in the basement may be present to the rear of the north elevation, but views were obscured by a parked vehicle at the time of field review.

4.2.5 DETACHED ACCESSORY STRUCTURE

Located at the end of the concrete driveway behind Taylor's Barbershop is a one-storey, hipped roof accessory structure (Image 13). The accessory structure is clad in horizontal aluminium or vinyl siding. It is likely used for storage as it appears to be too small to fit a vehicle.

5 HERITAGE EVALUATION

5.1 ONTARIO REGULATION 9/06 EVALUATION

Table 1: Ontario Regulation 9/06 Evaluation

CATEGORY	CRITERIA	Y/N	COMMENTS
Design/ Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Y	The comparative analysis has demonstrated that the dwelling is neither a rare, unique or early example of Tudor Revival style of architecture. It is, however, a representative example of a one-and-a-half storey dwelling designed in the Tudor Revival style. Specifically, this dwelling demonstrates typical features found on Tudor Revival dwellings in London including varied shades of red-brown brick, half timbering and stucco, arched entrances, multi-paned wood windows and a leaded glass window. As such, this criterion is met.
	Displays a high degree of craftsmanship or artistic merit	N	The subject building demonstrates skills and techniques typical of the era in which it was built, as such, it does not display a high degree of craftsmanship or artistic merit. Therefore, the property does not meet this criterion.
	Demonstrates a high degree of technical or scientific achievement	N	The subject building demonstrates skills and techniques typical of the era in which it was built, it is not known to demonstrate a high degree of technical or scientific achievement. Therefore, the property does not meet this criterion.
Historical/ Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N	The subject building has been the location of Taylor's Barbershop since 1937 and it continues to this day, making it a long-standing business in the community. However, there is no evidence to suggest that the barbershop is significant to the community. There is also a plaque from the London Public Library identifying Richmond Street as a former Toll Road, however, this does not suggest that the property itself has an association with the toll road.

			Therefore, the property does not meet this criterion.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture,	N	This property is not associated with a particular community or culture and as such, it is unlikely that it will contribute to an understanding of a community or culture. As such, this criterion is not met. Therefore, the property does not meet this criterion.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	The architect and building of this building is unknown. Therefore, the property does not meet this criterion.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	Y	The subject building supports the character of the immediate area that consists of predominantly one-and-a-half to two storey dwellings from the first half of the twentieth century and the evolved commercial character of Richmond Street in the former Village of Broughdale. Therefore, the property does meet this criterion.
	Is physically, functionally, visually or historically linked to its surroundings	Y	The subject building is historically linked to its surroundings given their similar construction dates and that little change has disrupted this portion of Richmond Street. Therefore, the property does meet this criterion.
	Is a landmark	N	The subject building has not been identified as a significant landmark. It does not stand out from its context visually, nor is it known to a landmark for the longstanding association with Taylor's Barbershop. Therefore, the property does not meet this criterion.

5.2 COMPARATIVE ANALYSIS

A comparative analysis was undertaken to establish a baseline understanding of similar heritage designated properties in the City of London, and to determine if the property “is a rare, unique, representative or early example of a style, type, expression, material or construction method” as described in O. Reg. 9/06.

Comparative examples were drawn from Part IV and Part V properties within the City of London. Residential and mixed-use buildings were selected from this data set, with a preference for buildings of similar age, style, typology and material.

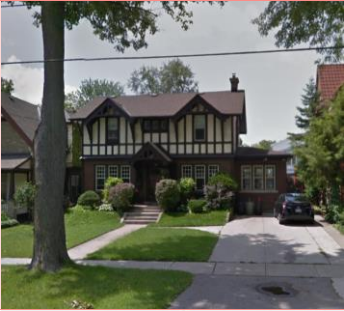

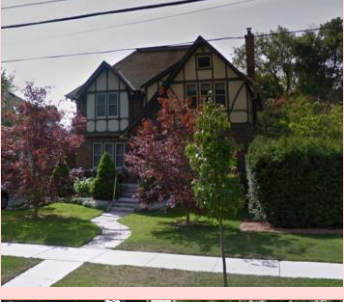


Seven comparable properties with cultural heritage status were identified. This does not represent all available properties but are intended to be a representative sample of similar building typologies (Table 1). Of these examples:


- Seven are Tudor Revival style, built between 1910 and 1949
- Three (3) are two-and-a-half storey, Two (2) are two storey, and Two (2) are one-and-a-half storey.
- Five (5) have some element of half timbering, Two (2) do not.
- One has a hipped gable roof, Six (6) do not.
- One is primarily stone, Seven (7) are primarily brick.
- Six (6) use stucco, one does not.
- Four (4) have side gable roofs, Two (2) have hipped roofs, and one is a complex roof.

The comparative analysis suggests that this building is not an early example of the Tudor Revival style in London. It is typical in its size and massing, and its hipped gable roof is consistent with other Tudor Revival homes in London. Varied shades of red-brown brick, stucco and half timbering are common materials in Tudor Revival homes in London.

Table 2. Comparative analysis of Part IV or Part V Buildings of a similar age, style and/or typology.

Address	Recognition	Picture	Age	Material	Style
1576 Richmond Street, City of London, Ontario, Canada	Part IV Designation		1926	Stone, stucco.	Tudor Revival, two-and-a-half storey, with one front gable, one side gable, and one hipped gable roof. Arched stone doorway. Windows arranged singly and in groups of two and three.

<p>803 Waterloo Street, City of London, Ontario, Canada</p>	<p>Part V Bishop Hellmuth HCD</p>		<p>1910</p>	<p>Red-brown brick, wood timbering and stucco.</p>	<p>Tudor Revival, two-and-a-half storey, side gable roof and two front gable dormers, half-timbering and six-over-one windows arranged singly and in groups of three.</p>
<p>791 Wellington Street, City of London, Ontario, Canada</p>	<p>Part V Bishop Hellmuth HCD</p>		<p>1935</p>	<p>Varied shades of red-brown brick, wood timbering and stucco.</p>	<p>Tudor Revival, two-and-a-half storey, hipped roof and one front gable, and half-timbering. Windows arranged in groups of two.</p>
<p>325 Victoria Street, City of London, Ontario, Canada</p>	<p>Part IV Designation</p>		<p>1930</p>	<p>Varied shades of red-brown brick, wood timbering and stucco.</p>	<p>Tudor Revival, two-and-a-half storey, hipped roof and two front gables, half-timbering and six-over-one windows arranged singly, and in groups of two and three.</p>
<p>253 James Street, City of London, Ontario, Canada</p>	<p>Part V Bishop Hellmuth HCD</p>		<p>1931</p>	<p>Varied shades of red-brown brick, wood timbering and stucco.</p>	<p>Tudor Revival, one-and-a-half storey, side gable roof and half-timbered front gable and arched stone doorway.</p>
<p>154 Elmwood Avenue East, City of London, Ontario, Canada</p>	<p>Part V Wortley Village-Old South HCD</p>		<p>1949</p>	<p>Varied red-brown brick and stone.</p>	<p>Tudor Revival, one-and-a-half storey, side gable roof, two front gables and stone transom doorway.</p>

553 Dufferin Avenue, City of London, Ontario, Canada	Part V East Woodfield HCD		1917	Red-brown brick, wood timbering and stucco.	Tudor Revival two-and-a-half storey, complex roof, one side gable, one front gable, half-timbering.
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5.3 DISCUSSION OF INTEGRITY

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), *“Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.”* The following discussion of integrity was prepared to consider the ability of the property to represent and retain its value over time. It does not consider the structural integrity of the building, or the overall condition of the building.

Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by a qualified heritage engineer, building scientist, or architect.

The subject building is a one-and-a-half storey residential building with varied shades of red-brown brick influenced by the Tudor Revival and retaining a barber shop in the lower level. The building does not appear to have been significantly altered since its construction in 1937 and no additions have altered the footprint of the building. Original features, such as the half-timbering, hipped gable roofline, wooden gable awning, wood windows, leaded glass window, and wooden soffits, remain intact. Accordingly, the building has a high degree of integrity as a Tudor Revival building.

6 CONCLUSIONS

Based on the evaluation of background historical research, site investigation and application of criteria from *Ontario Regulation 9/06*, the subject property at 1110 Richmond Street was determined to have significant cultural heritage value or interest. Accordingly, the following Statement of Cultural Heritage Value or Interest and list of Attributes has been prepared.

6.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

6.1.1 DESCRIPTION OF PROPERTY

The property located at 1110 Richmond Street in the City of London, consists of a one-and-a-half storey, hipped gable dwelling of varied shades of red-brown brick situated on a small lot on the east side of Richmond Street north of Huron Street.

6.1.2 CULTURAL HERITAGE VALUE

Likely constructed in 1937 and designed in the Tudor Revival style, the dwelling has cultural heritage value because of its physical/design values and its contextual values.

The City of London's Tudor Revival dwellings are characterised by their use of red-brown brick - often in varying shades, half-timbering, arched features such as door and window surrounds, stone or concrete meant to resemble stone, tall chimneys, multi-paned wood windows often arranged in groupings of two and three, and leaded glass windows. The dwelling located at 1110 Richmond Street displays these Tudor Revival characteristics common in the City of London.

The Tudor Revival style dwelling located at 1110 Richmond Street also supports the character of the immediate area along Richmond Street which consists of an eclectic mix of residential architectural styles from the early to mid 20th century. In addition to its architectural style, its massing, setback and slightly angled orientation are consistent with and support the character of this residential section of the immediate block along Richmond Street. It also supports the evolved commercial character of the broader Richmond Street in the former Village of Broughdale.

6.2 DESCRIPTION OF HERITAGE ATTRIBUTES

The heritage attributes that reflect the cultural heritage value of the subject property include:

- One-and-a-half storey massing;
- Hipped gable roof;
- Varied shades of red-brown brick and concrete foundation;
- Brick chimneys;
- Basement door on the front elevation with original hardware;
- Arched brick window surrounds with wooden windows and leaded glass and sills;
- Singular and grouped rectangular multi-paned windows including lintels and sills;
- Recessed porch including arched openings;
- Timbered wooden awning over entrance;
- Timber and stucco feature in gable end;
- Wooden soffit purlins; and,
- Angled orientation of the building toward Richmond Street.

7 RECOMMENDATIONS

WSP Canada Inc. (WSP) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) of the property located at 1110 Richmond Street as part of the Transit Project Assessment Process for the proposed London Bus Rapid Transit (BRT) system. The purpose of this report is to identify the cultural heritage value or interest of the property, which has been identified in the City of London Cultural Heritage Screening Report (October 2018) as being directly impacted and as a heritage property listed on the City of London's Inventory of Heritage Resources.

The subject property includes a one-and-a-half storey varied red-brown brick dwelling with half-timbering likely built in 1937. Based on the evaluation of the background historical research, site investigation, and application of criteria from *Ontario Regulation 9/06*, the subject property was determined to demonstrate significant cultural heritage value or interest.

The completion of the study has resulted in the following recommendation:

- 1 The property located at 1110 Richmond Street was determined to demonstrate cultural heritage value or interest. As such, a Heritage Impact Assessment is required for this property to identify appropriate mitigation measures.

8 IMAGES



Image 1: View of Chabad House on Richmond Street (1114 Richmond Street), looking east



Image 2: View of Richmond Street, looking west



Image 3: View of intersection at Richmond and Huron Streets, looking west



Image 4: View of front elevation of the building located at 1110 Richmond Street, looking east



Image 5: View toward basement entrance on front elevation of the building located 1110 Richmond Street

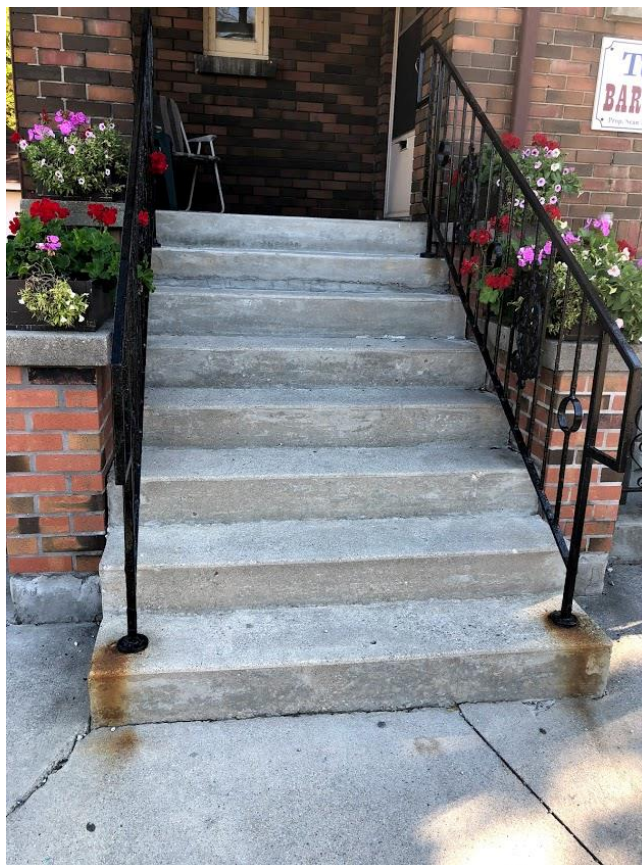


Image 6: View of stairs to front porch on front elevation of the building located at 1110 Richmond Street



Image 7: View of front porch and gable awning on front elevation of the building located at 1110 Richmond Street



Image 8: Detail of Taylor's Barbershop sign, Est. 1937 on front elevation of the building located at 1110 Richmond Street



Image 9: View of half timbering in the gable end and the grouping of three windows on front elevation of the building located at 1110 Richmond Street



Image 10: Detail of plaque erected by the London Public Library Board on front elevation of the building located at 1110 Richmond Street



Image 11: View of north elevation and front elevation of the building located at 1110 Richmond Street



Image 12: View of south elevation including the curved detail of the chimney of the building located at 1110 Richmond Street

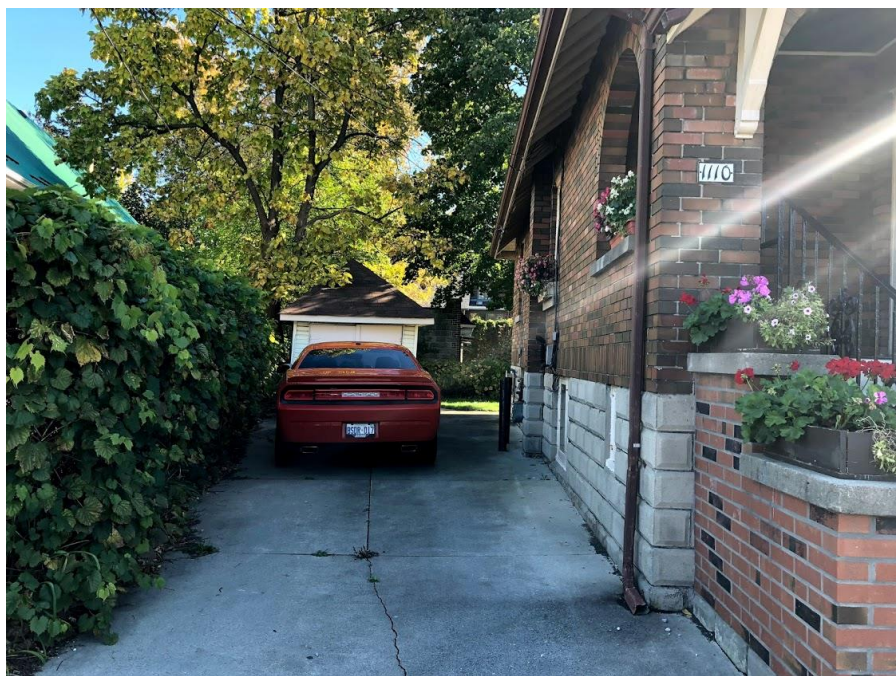


Image 13: View of the one-storey detached accessory structure located at 1110 Richmond Street

9 HISTORICAL PHOTOS AND MAPPING



Figure 1: Location and Context of 1110 Richmond Road, City of London, Ontario



Figure 2: 1110 Richmond Street, City of London, Ontario, 1862 Tremaine's Map of the County of Middlesex, Canada West

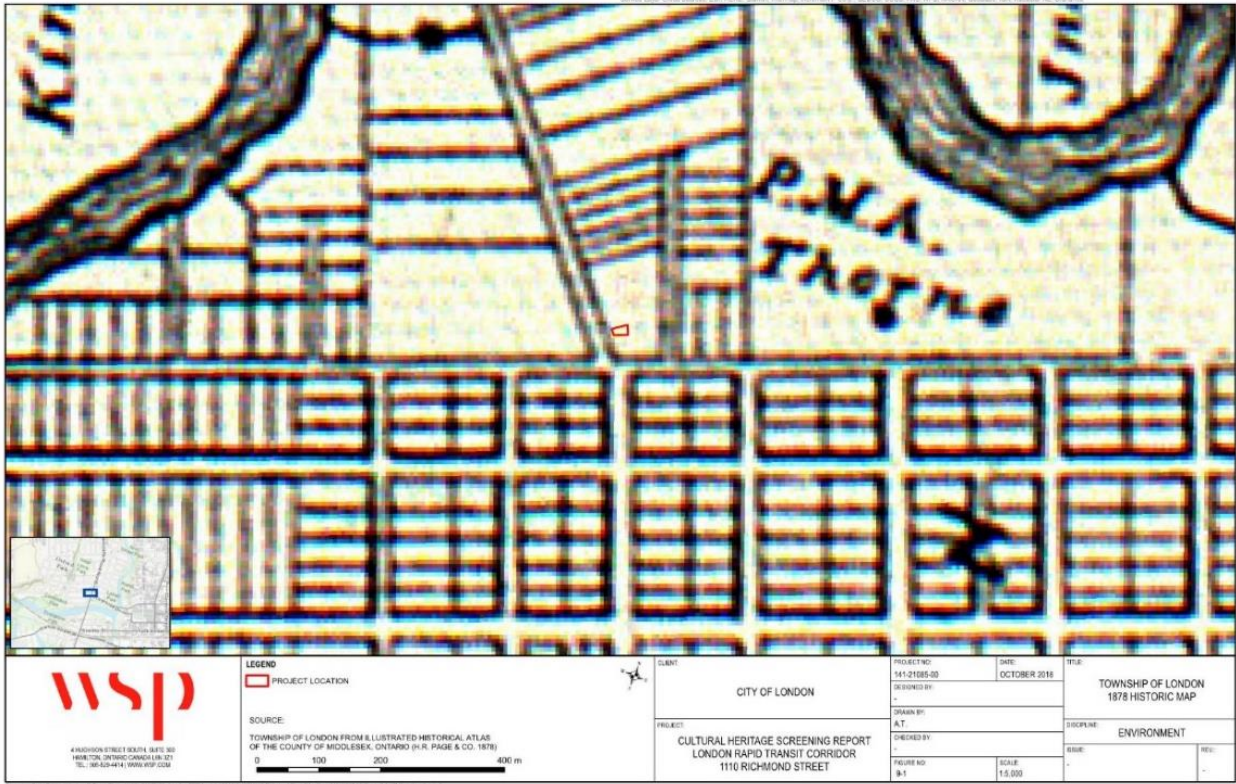


Figure 3: 1110 Richmond Street, City of London, Ontario 1878 Illustrated Historical Atlas of the County of Middlesex



Figure 6: 1110 Richmond Street, City of London, Ontario, 1967 Aerial Imager

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Provincial Standards and Resources

Ontario Heritage Tool Kit

<http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht>

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

Ontario Ministry of Culture, Tourism and Sport: Archaeological Assessments
http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml

Municipal Heritage Bridges Cultural, Heritage and Archaeological Resources
Assessment Checklist (Revised April 11, 2014)

Ontario Heritage Act (2006)

Ontario Heritage Bridge Guidelines (2008)

Reference Guide on Physical and Cultural Heritage Resources (1996)

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental
Assessments (1992)

Guidelines on the Man-Made Heritage Component of Environmental Assessments
(1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

National and International Standards and Resources

Canadian Register of Historic Places
http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in
Canada
http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada
http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp

International Council of Monuments and Sites (ICOMOS): Appleton Charter
<http://www.international.icomos.org/charters/appleton.pdf>

A DRAFT TERMS OF
REFERENCE FOR
CULTURAL HERITAGE
EVALUATIONS

DRAFT Terms of Reference:

Individual Cultural Heritage Evaluation Report

A stand-alone Cultural Heritage Evaluation Report will be prepared by a qualified heritage consultant as required by the recommendations of the Cultural Heritage Screening Report.

The Cultural Heritage Evaluation Report will include:

- an executive summary, describing a summary of the outcome of the heritage evaluation;
- an introduction providing context for the report and providing a brief overview of how and why the research was undertaken;
- a general description of the history of the immediate context, considering the unique setting of the property, which may consist of a village, neighborhood, commercial district, and/or street the property is located within;
- a land use history of the property parcel describing key transfers of land and milestones, informed by Land Registry records to the Crown and additional archival research into prominent owners or tenants, including but not limited to the use of tax assessments or City Directories, if identified;
- a description of the heritage character of the immediate landscape context, including significant views and/or vistas;
- a description of the exterior of a built heritage resource visible from the public right-of-way for a building, and if an engineering work, a description of its structural design and materials;
- representative photographs of the exterior of a building or structure, character-defining architectural details taken during a site visit from the public right-of-way, or, of a structure, representative photographs of the elevations and structural details of a bridge or engineering work;
- a comparative analysis, using buildings of a similar age, style, typology, context and/or history, informed by a search of the City of London Heritage Register;
- a qualified statement about integrity, including observations from the public right-of-way, description of limitations, and recommendations for future work by a qualified heritage engineer, building scientist, or architect;
- a cultural heritage resource evaluation under O. Reg. 9/06, guided by the Ontario Heritage Toolkit (2006) and the Ministry of Tourism, Culture and Sport's Standards and Guidelines for the Conservation of Provincial Heritage Properties (2014);
- a statement of cultural heritage value or interest;
- a description of the heritage attributes;
- historical mapping, photographs of the building if available;
- a location plan;
- a description of consultation undertaken;
- recommendations for future work; and
- sources cited.

Group Cultural Heritage Evaluation Report

A group Cultural Heritage Evaluation Report will be prepared by a qualified heritage consultant as required by the recommendations of the Cultural Heritage Screening Report for contiguous properties which share a geography, style, age, use and typology.

A Grouped Cultural Heritage Evaluation Report will include:

- an executive summary, describing a summary of the outcome of the heritage evaluation(s);
- an introduction providing context for the report and providing a brief overview of how and why the research was undertaken;
- a shared general description of the history of the of the immediate context, considering the unique setting of the property, which may consist of the village, neighborhood, commercial district, and/or street the properties are located within;
- a shared description of the heritage character of the immediate landscape context, including significant views and/or vistas;
- a land use history of the property parcel describing key transfers of land and milestones, informed by Land Registry records to the Crown and additional archival research into prominent owners or tenants, including but not limited to the use of tax assessments or City Directories, if identified;
- a description of the exterior of each built heritage resource visible from the public right-of-way for a building, and if an engineering work, a description of its structural design and materials;
- representative photographs of the exterior of each built heritage resource, including architectural details, taken during a site visit from the public right-of-way, or, of a structure, representative photographs of the elevations and structural details of a bridge or engineering work;
- a comparative analysis for each built heritage resource, using buildings or structures of a similar age, style, typology, context and/or history, informed by a search of the City of London Heritage Register;
- a qualified statement about integrity for each built heritage resource, including observations from the public right-of-way, description of limitations, and recommendations for future work by a qualified heritage engineer, building scientist, or architect;
- a cultural heritage resource evaluation under O. Reg. 9/06 for each property, guided by the Ontario Heritage Toolkit (2006) and the Ministry of Tourism, Culture and Sport's Standards and Guidelines for the Conservation of Provincial Heritage Properties (2014);
- a statement of cultural heritage value or interest for each property that meets O. Reg. 9/06;
- a description of the heritage attributes for each property that meets O. Reg. 9/06;
- historical mapping, photographs of the building if available;
- a location plan;
- a description of consultation undertaken; and
- recommendations for future work; and
- sources cited.