

DRAFT REPORT – NOVEMBER 20, 2018

CULTURAL HERITAGE EVALUATION REPORT

TRANSIT PROJECT ASSESSMENT PROCESS
LONDON BUS RAPID TRANSIT

736, 740, 742, 744, 746 RICHMOND STREET
CITY OF LONDON
PROVINCE OF ONTARIO





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REPORT

PROJECT NO.: 141-21085-00
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WSP

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SIGNATURES

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EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the City of London to complete a grouped Cultural Heritage Evaluation Report (CHER) as part of the Transit Project Assessment Process for the proposed London Bus Rapid Transit system to establish the potential cultural heritage significance of the properties at 736, 740, 742, 744, 746 Richmond Street. These properties were identified as having potential cultural heritage value and determined to be directly impacted by the preferred alternative in the City of London Cultural Heritage Screening Report (CHSR) (WSP, October 2018). Subsequently, 736, 740, 742, 744, 746 Richmond Street were listed on the City of London's Inventory of Heritage Resources.

Based on the results of background historical research, site investigation, and application of Ontario *Regulation 9/06* criteria for determining cultural heritage value or interest, three of the five properties evaluated, located at 740, 744, and 746 Richmond Street, have been determined to not meet *Ontario Regulation 9/06*, and therefore do not have cultural heritage value or interest. Two properties, 736 and 742 Richmond Street have been determined to meet *Ontario Regulation 9/06*, and therefore have cultural heritage value or interest.

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

- 1 The property located at 736 Richmond Street was determined to demonstrate cultural heritage value or interest. Accordingly, a Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. A Heritage Impact Assessment report completed by a professional heritage consultant is required following TPAP to assess design alternatives, determine impacts, and identify appropriate mitigation measures.
- 2 The subject property at 740 Richmond Street was determined not to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. No further cultural heritage work is recommended.
- 3 The property located at 742 Richmond Street was determined to demonstrate cultural heritage value or interest. Accordingly, a Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. A Heritage Impact Assessment report completed by a professional heritage consultant is required following TPAP to assess design alternatives, determine impacts, and identify appropriate mitigation measures.
- 4 The subject property at 744 Richmond Street was determined not to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. No further cultural heritage work is recommended.

- 5 The subject property at 746 Richmond Street was determined not to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. No further cultural heritage work is recommended.

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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) as part of the Transit Project Assessment Process (TPAP) for the proposed London Bus Rapid Transit (BRT) system to establish the cultural heritage value of the properties located at 736, 740, 742, 744, 746 Richmond Street (Figure 1). The BRT system is comprised of four segments, combined into two operational routes: the north/east corridor and the south/west corridor. The BRT network was approved by City Council through the Rapid Transit Master Plan in July 2017.

The properties located at 736, 740, 742, 744, 746 Richmond Street were identified in the City of London Cultural Heritage Screening Report (CHSR) (WSP, October 2018) as being directly impacted, heritage listed properties. The CHSR was completed as part of the Transit Project Assessment Process for the London Bus Rapid Transit project. The TPAP is regulated by the Environmental Assessment Act (EAA) under Ontario Regulation 231/08: Transit Projects and Metrolinx Undertakings (O. Reg. 231/08). These CHERs form part of the Environmental Project Report (EPR) completed under the TPAP.

The subject properties are contiguous, with a similar history and context, and constitute the study area for this CHER. These properties also share similar materials, massing and setback. Accordingly, a grouped CHER approach has been undertaken to evaluate the individual potential cultural heritage value or interest of the subject properties. The following report has been prepared utilizing the Group CHER Terms of Reference prepared for the London BRT TPAP process, which was prepared in consultation with the City of London Heritage Planning Staff and the Ministry of Tourism, Culture and Sport (MTCS) and has been received by the London Advisory Committee on Heritage (LACH).

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* 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 have been utilized in the preparation of this CHER:

- Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments (MTCS 1992),
- Guidelines on the Man-Made Heritage Component of Environmental Assessments (MTCS 1981),
- The Ontario Heritage Toolkit (MTCS 2006), and
- Environmental Guide for Built Heritage and Cultural Heritage Landscapes (MTO 2007).

An Environmental Assessment is required for all large-scale projects that have potential impacts on the environment and require approval from the Government of Ontario. Certain projects, such as transit projects, have more predictable environmental impacts or effects, and are 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).

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 outlined in *Ontario Regulation 9/06*.

2.1.2 ONTARIO REGULATION 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a

consistent approach to the designation of heritage properties in Ontario under the Act. All designations under the *Ontario Heritage Act* after 2006 must meet the criteria outlined in the regulation.

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 report.

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, including: 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 a property as a whole, its relationship to its surroundings, as well as 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, and an analysis of its social context, comparisons with similar properties and mapping.

The approach of this CHER is guided by key documents such as the *Reference Guide on Physical and Cultural Heritage Resources* (1996), the *Ontario Heritage Toolkit* (2006), and the *Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992). The following report has been prepared utilizing the Group CHER Terms of Reference prepared for the London BRT TPAP process, which was prepared in consultation with the City of London Heritage Planning Staff and the Ministry of Tourism, Culture and Sport (MTCS) and has been received by the London Advisory Committee on Heritage. This Terms of Reference requires that the 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. The Terms of Reference document is provided in 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 which were identified by the draft CHSR to have potential cultural heritage value or interest do not require further examination for consideration as having CHVI. The LACH also recommended an additional 30 properties be evaluated for their potential cultural heritage value which were not identified by the draft CHSR. 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* by resolution of Municipal Council on March 27, 2018.

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

The revised CHSR report (Dated October 8th, 2018) 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 November 28th, 2018 meeting.

3 DESCRIPTION OF THE LOCAL CONTEXT

3.1 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). Appointed in 1818, Richmond's term was cut short in 1819 by his premature demise. While touring Upper and Lower Canada, Richmond was bitten by a tame but rabid fox, and died of rabies.

The part of Richmond Street within the study area was originally a former street that ran just between Oxford Street East and Lake Horn, north of Pall Mall, called Church Street (Tovey, 2018a). At the time, many roads were simply dirt trails, which prompted the early settlers to request road improvements (London Public Library, 2018). Church Street was realigned to be contiguous with Burlington Street to the north, and named Sarnia Street when the road was re-surveyed as a part of Registered Plan 180 (See Figure 3). The street was renamed Richmond Street after 1925, to connect it to Richmond Street south of Fullarton Street, and the former Mark Lane in its contemporary alignment (See Figures 1-5).

Piccadilly Neighbourhood

Piccadilly is located just north of the Woodfield neighbourhood in central London. The neighbourhood developed as a residential area later than most areas of London, possibly due to the occupation of land by a British Garrison until 1873 (ACO London, 1989 and 2000). Between Waterloo Street and Richmond Street, the Military Reserve extended north from today's Victoria Park to 30 meters south of the Piccadilly neighbourhood at Kenneth Street. The main commercial corridors of Piccadilly are along the boundaries on Richmond, Oxford, and Adelaide Streets (ACO London, 1989 and 2000).

Carling Creek ran diagonally across the southern boundaries of Piccadilly and was dammed by the military to form Lake Horn over the area that is now Piccadilly Park. It was used for swimming and recreation (ACO London, 1989 and 2000).

Carling's Brewery was located in Piccadilly on Waterloo Street, with additional buildings occupying the land up to Oxford Street East until 1888, when the brewery moved to the

industrial area down the creek to west of Richmond Street. In 1889 the Colborne Street Methodist Church was erected on the former brewery grounds. The church was designed by George F. Durand, an important Victorian architect in Southwestern Ontario (ACO London, 1989 and 2000).

In 1887, the CPR rail tracks were laid out alongside the creek, providing a further barrier against development pressure from the south. According to the Architectural Conservancy of London, the area's relatively short period of development (1890 – 1915) has resulted in a consistent design and architecture in the neighbourhood, typified by wide gable ends on the front elevation, milled woodwork, shingle siding and often exhibiting a small attic window (ACO London, 1989 and 2000).

“The Richmond Village”

The Richmond Village, also referred to as The Village, is a two-block commercial district on Richmond Street between Oxford Street East to the north and the former Grand Trunk rail line, now Canadian Pacific Railway (CPR), to the south. The Village, which developed at the crossroads of Richmond Street and Oxford Street East, has historically been separated from Richmond Row to the south. Initially it was separated from lands to the south by Carling's Creek and Lake Horn. Later, the CPR and Carling's Creek separated the area from residential neighbourhoods to the south. The row of commercial blocks on Richmond Street is self-contained to the linear streetscape (Tovey, 2018a).

The commercial history of The Richmond Village began in the 1850s, when it was subdivided into long, narrow commercial lots. Although the buildings gradually changed, the plan of subdivision north of Piccadilly Street did not. In 1871, there was a general store, a shoemaker, two grocers, a butcher, and a saloon. These plans helped establish the character of the streetscape (Tovey, 2018a).

On September 26, 1957, the London Free Press described the location of “The Village” as follows: “Officially, ‘The Village’ extends north on Richmond Street from the CPR tracks to Oxford Street. Lining the sidewalks along each side of this two-block stretch are the colorful facades of dozens of stores.” Starting in 1949, a group of retailers in The Village met regularly, calling their group the North London Merchants Association. (Tovey, 2018a). It was designed to provide “better services and facilities, in more pleasant surroundings, for the shopping public” and topics discussed included “traffic problems, store hours, Christmas decoration, and district-wide sales” (London Free Press, 1957).

By 1957, The Village was thriving. Shoppers came “from many points in the city” to “enjoy the friendly greetings” that were “so much part of life in The Village” (London Free Press, 1957). Many of the buildings from the early part of the twentieth century remain, however uses have changed from gas stations, drug stores, and diners to boutiques, cafés, and hair salons (Tovey, 2018a).

3.2 LOTS 2-6, EAST OF SARNIA STREET, PLAN 180

The subject properties located at 736, 740, 742, 744, 746 Richmond Street were first surveyed in 1824 as a part of Crown Plan 30, though part of the lots were originally surveyed as Church Street. The Lots 2-6 East of Sarnia Street (later Richmond Street), Plan 180 encompass all the subject properties. (Figure 3) These lots were surveyed in 1853 for proprietors Colonel Renwick, J.S. Thompson and J.E. Thompson. “Colonel Renwick” likely refers to Lieutenant General William T. Renwick, born in Berwick England in 1802 and settling in Canada in 1841. He is described in *A History of the County of Middlesex* as:

...a man of fourscore and six years, he is a remarkable specimen of well-preserved manhood, and a man of remarkable resource, whose eye is not dim, and whose step is as elastic as many who have not seen half his years.
(Goodspeed, 1889)

According to the survey of Plan 180, the lots east of Sarnia Street were comprised of lands from three different sources. The west part of these lots were formerly part of the Stiles farm. This land was granted as a part of 100 acres in London Township, on the east side of Wharncliffe Highway (known as the Road through the Reserve) to John Stiles in 1831.

The centre part of these lots were once a part of Church Street, according to *A History of the County of Middlesex*:

An act vesting a portion of Church street in the Board of Works was approved June 14, 1853. John and William Carling, William T. Renwick and James S. Thompson were owners of certain lots bounded on the west by Church street, and their petition, on which the act was based, pointed out that Church street was rendered useless by the opening of the new or Sarnia street. (Goodspeed, 1889)

The east portions of these lots were granted from the Crown to James S. Thompson and John E. Thompson on June 23rd, 1853.

3.3 DESCRIPTION OF LOCAL AREA CHARACTER AND LANDSCAPE CONTEXT

The properties at 736, 740, 742, 744, 746 Richmond Street (Table 1) are located on the east side of Richmond Street, south of the intersection of Richmond Street and Oxford Street East. The properties are adjacent to the Piccadilly neighborhood of central London, along a commercial stretch of Richmond Street north of the CNR line and south of Oxford Street East known locally as “The Village.”

The streetscape consists of one- to three-storey commercial buildings with predominantly flat roofs, little to no setback from the street, large display windows, and glass entryways at street level. Typical materials include red brick, glass, metal, and

asphalt. Buildings represent a range of build dates, from the 1880s to 1980s (Image 30-33). Parking for the properties is located behind the buildings in a municipal parking lot along the rear laneway (Image 24).

Richmond Street consists of four lanes, two northbound and two southbound, with a left hand turning lane at the intersection with Oxford Street East, which also consists of four lanes, two eastbound, two westbound, and a left hand turning lane. A traffic median separating vehicular traffic is located at the intersection, which is regulated by traffic lights. The intersection is predominantly commercial in its use and form, with street lights lining the roadways, wide concrete sidewalks, and no street trees or vegetation in the public realm (Image 30-33).

Residential areas to the east are a part of the Piccadilly neighbourhood and are predominantly 19th century single detached homes. Areas to the west consist of residential, industrial and commercial properties along the rail line. A mixture of residential and institutional buildings are located at the north of the study area along Richmond Street. The south of the study area consists of the commercial area known as Richmond Row, which is separated from The Village by the CPR rail line located to the south of the subject properties

The properties evaluated in this group CHER have been briefly described in Table 1 below:

Table 1 – Richmond Street Group CHER Properties

| ADDRESS | RECOGNITION | PICTURE | AGE | MATERIAL | STYLE |
|----------------------------|-------------|---|-------------|-------------------|--|
| 736 Richmond Street | Listed |  | Circa 1883 | Brick – Red Brick | One-and-a-half storey brick former stables, commercial building, with a hipped gable roofline, central second storey window, and main floor storefront window. |
| 740 Richmond Street | Listed |  | 1980 - 1981 | Brick – Red Brick | Two-storey brick commercial building, with flat roof, and considerable step back on the second storey. The second storey has a singular round window, |

| | | | | | |
|----------------------------|--------|---|-------------|-----------------------------------|--|
| | | | | | and the main floor consists of four storefront windows and a central entranceway. |
| 742 Richmond Street | Listed |  | 1925 | Brick – Red Brick | Two-storey brick commercial building with flat roof and angled main floor storefront windows, and datestone, which reads 1925. |
| 744 Richmond Street | Listed |  | 1949 - 1955 | Brick – Red Brick, applied stone. | Two-storey brick commercial building with flat roof and main floor storefront windows. |
| 746 Richmond Street | Listed |  | 1950 | Brick – Red Brick, applied stone. | Two-storey brick commercial building with flat roof and main floor storefront windows. |

3.4 COMPARATIVE ANALYSIS

A comparative analysis was undertaken to establish a baseline understanding of similar heritage designated properties in the city, 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*. Additionally, this comparative analysis has been used to determine the threshold for importance to determine if the property is “important in defining, maintaining or supporting the character of an area” as it is applied in the City of London.

Comparative examples were drawn from commercial Part IV designated properties within the City of London which contain a contextual analysis, and from Part V designated properties from within the Downtown HCD and Wortley Village-Old South

HCD, which are both include commercial streetscape properties. Contributing buildings were selected from this data set, with a preference for buildings of similar age, style, typology and material to those addressed in this Group CHER.

Seventeen comparable properties with cultural heritage status were identified. However, this sample does not represent all available buildings, but is rather intended to be illustrative (Table 2). These examples have been summarised below. Of these examples:

- Sixteen are commercial buildings, one is an art gallery.
- All are built between 1851 and 1980.
- Four are red brick, seven are yellow or buff brick, two are orange brick, two are glass and metal, one is a combination of brick and slate, one is constructed of wood and stucco.
- All are between one-and-a-half and nine storeys, with the majority of the buildings (twelve) being two storeys high.
- Sixteen are set at the lot line, abutting the pedestrian sidewalk, one is set back from the street.
- Thirteen include storefront windows, three do not.
- All consist of a variety of architectural styles or influences, including Classical Revival, Italianate, Renaissance, Victorian, Art Deco, Post-Modern and Edwardian.

The relevant examples of Part IV designated properties in London were identified as “important in defining, maintaining or supporting the character of an area.” for the following reasons:

- Neighbourhood appearance forms a streetscape
- Forms an integral part of the Victorian-era streetscape
- Supports the scale and pattern of London’s downtown
- Provides architectural interest at street level
- Is located in proximity to a designated HCD
- The form, scale, massing, and siting communicates a commercial function, emphasized by architectural style.

Accordingly, consistency in the form, scale, architectural style, massing, siting and age/era of construction will be utilized to determine if each property meets one of the contextual criteria in O. Reg. 9/06, as being “important in defining, maintaining or supporting the character of an area.”

Part V designated properties were identified as contributing in the Downtown HCD if they were of historic stock and were between two and four storeys in height, or having heritage attributes. In the Wortley Village-Old South HCD, properties were identified as contributing if they had been previously recognised as a heritage property, were of a



defined architectural style or design, the property retained its integrity, the property was of an early example, or if the property contributed to the streetscape because of its sequence, grouping or location. While this is not directly applicable to the evaluation of properties using O. Reg. 9/06, it does provide some insight into previously utilized approaches for determining contextual value within Heritage Conservation Districts in London.

Table 2 consists of the nineteen comparative examples selected, along with a description of the age, materials, architectural design, and contextual significance.

A property-specific comparative analysis has been prepared for each property in Section 4 below.

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

| ADDRESS | RECOGNITION | PICTURE | AGE | MATERIAL | STYLE | CONTEXT |
|----------------------------|---------------------|---|---------|-----------------------|--|---|
| 623 Richmond Street | Part IV Designation |  | c. 1905 | Yellow brick | Two-storey, flat roof, commercial building with Classical Revival influences, storefront windows. | Its neighbourhood appearance forms a streetscape with 621 Richmond Street. By-law L.S.P.-3074-186 |
| 167 Dundas Street | Part IV Designation |  | 1886 | Red brick | Three-storey Italianate style, storefront window, corbeled cornice. | Forms an integral part of a mid to late Victorian streetscape on the south side of Dundas between Richmond Street and Clarence Street. By-Law L.S.P.-3358-212 |
| 267 Dundas Street | Part IV Designation |  | 1929 | Red brick, cut stone. | Five storey red brick Renaissance style, with a cut stone first storey with a lack of storefront windows, stone transom windows. | Supports the scale and pattern of London's downtown, provides interest at street level. By-law No. L.S.P.-3358-212 |

| | | | | | | |
|--------------------------|---------------------|---|--|----------------------------------|--|---|
| 664 Dundas Street | Part IV Designation |  | House in 1851, adjoining blocks circa 1890, storefront in 1912 | Red and buff brick, wood, slate. | Two-storey Victorian style, former residential building, which has been converted to commercial use with storefront windows. | "The east portion of this block today remains as a landmark for the commercial district and its proximity to the designated residential Old East Heritage Conservation District remains an important contextual element." By-law No. L.S.P.-3435-112 |
| 762 Dundas Street | Part IV Designation |  | 1931 | Buff brick, stone. | Two-storey Art Deco style commercial building, no storefront window, carved stone transom. | "Its high degree of historic integrity and association with important local institutions help it to define this section of Dundas Street as part of East London's commercial district. Furthermore, because of its distinctive architecture it is landmark structure in the area." By-law No. L.S.P.-3421-186 |

| | | | | | | |
|------------------------------|---|--|-----------------|------------------|---|--|
| 864-872 Dundas Street | Part IV Designation |  | 1885 and 1907 | Red brick, wood. | Two-storey rectangular plan commercial brick building, with storefront windows, decorative brick corbels and cornice. | Important in defining the character of Dundas Street as a main street corridor. "The form, scale, and massing as well as the siting directly at the sidewalk communicate a commercial function which is particularly emphasized in the architectural details of the storefronts..." By-law No. L.S.P.-3453-187 |
| 156 Wortley Street | Part V Designation Wortley Village-Old South HCD |  | Circa 1890-1910 | Stucco, wood. | Two-storey, flat roof, commercial with storefront window. | Located within the Wortley Village-Old South HCD, and identified as an A rated contributing property. |
| 158 Wortley Street | Part V Designation Wortley Village-Old South HCD |  | Circa 1870-1890 | Brick - buff | Two-and-a-half storey brick building with Italianate influences, gable roof, with dormer, with storefront window. | Located within the Wortley Village-Old South HCD, and identified as an A rated contributing property. |

| | | | | | | |
|-----------------------------|---|---|-----------------|----------------------|--|---|
| 174 ½ Wortley Street | Part V Designation Wortley Village-Old South HCD |  | Circa 1890-1910 | Brick – Red-brown | Two-and-a-half storey, Edwardian foursquare influenced, former residential, adapted for commercial use with storefront window. | Located within the Wortley Village-Old South HCD, and identified as a C rated contributing property. |
| 175 Wortley Street | Part V Designation Wortley Village-Old South HCD |  | Circa 1870-1890 | Brick – Orange, Wood | One-and-a-half storey Victorian residential building, adapted for use as a restaurant. | Located within the Wortley Village-Old South HCD, and identified as a C rated contributing property. |
| 434 Clarence Street | Part V Designation Downtown HCD |  | Circa 1925-1930 | Brick - Yellow rug | Two-storey, flat roof, commercial with Art Deco influences and storefront window. | Located within the Downtown HCD and identified as being a contributing property, as an historic building of a height between 2 and 4 storeys. |
| 149 Carling Street | Part V Designation |  | Circa 1948 | Brick – Yellow rug | Two-storey, flat roof, commercial, with partial storefront window. | Located within the Downtown HCD and identified as being a contributing building, as an historic building of a height between 2 and 4 storeys. |

| | | | | | | |
|--------------------------------------|--|---|-----------------|----------------------------|--|---|
| 142- 144 Dundas Street (Rear) | Part V Designation Downtown HCD |  | Circa 1880-1910 | Brick - painted or orange. | Two-storey, flat roof, commercial with Victorian influences and storefront window. | Located within the Downtown HCD and identified as being a contributing property, as an historic building of a height between 2 and 4 storeys. |
| 640 Richmond Street | Listed |  | Circa 1850-1880 | Brick, vertical siding. | One storey former Blacksmith Shop, now a restaurant, with central entrance and large storefront windows. | Listed property, not yet evaluated for contextual value. |
| 750 Lorne Avenue | Old East HCD |  | Circa 1860-1888 | Brick – Yellow | Two-and-a-half storey, variety store, former residential building, with central entranceway, and two storefront windows. | Located within the Old East HCD and identified as a contributing property as a Victorian style commercial building. |
| 421 Ridout Street North | Part V Designation Downtown HCD |  | Circa 1980 | Metal, glass | Art Gallery Raymond Moriyama; reclad, c. 2000; barrel vaults, entryways and windows; | Located within the Downtown HCD and identified as being a contributing property, as it contains an historic building of a height between 2 and 4 storeys. |

| | | | | | | |
|--------------------------|--|---|------------|--------------|--|---|
| 100 Dundas Street | Part V Designation Downtown HCD |  | Circa 1980 | Metal, glass | Bell Building 1980 Sculpted mass creating a setback on Talbot and Dundas Streets ending with a tower rising from the Dundas Street lot line. | Located within the Downtown HCD and identified as being a contributing property, as it contains an historic building of a height between 2 and 4 storeys. |
|--------------------------|--|---|------------|--------------|--|---|

4 PROPERTY DESCRIPTIONS

4.1 736 RICHMOND STREET



Image 1: 736 Richmond Street

4.1.1 LAND USE HISTORY

The Euro-Canadian land use history for 736 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 Part of Lot 2, East of Richmond Street, Plan 180, City of London, County of Middlesex, Parts 1 and 2, Reference Plan Number 33R-6858.

1) 1870 – 1895

Between 1854, when the property was surveyed for RP180, and 1870, no land transfers or development are recorded. According to the Abstract Index for the property, Lot 2 was transferred from J.S. Thompson to Henry Johnson in 1870 (MCLRO).

The 1884 City Directory identifies what is likely the subject property as a “Stable” under tenant Neil McDermid along with private grounds, both of which are not assigned an address. Prior to this date, no structure is identified on the property. Neil McDermid is identified in the 1901 Census Returns (Schedule 1, Ward 2, Page 23) for the City of London as a druggist. The 1886 City Directory records private grounds and a stable under the address of 706 Richmond Street, both belonging to a tenant, Jones GP, MD, and Davidson & Kershaw.

The 1881 revised 1888 Fire Insurance Plan identifies the subject property as part of 220-230 Piccadilly Street, located to the south of the subject property on properties that are currently addressed as 724 Richmond Street, 226 Piccadilly Street and 230 Piccadilly Street (Figure 8). However, the plan does record a one-and-a-half storey brick structure identified as stables in the same location and footprint as the current building.

Between 1891 and 1895, the City Directories identify several tenants at 706 Richmond Street which includes the Stables.

2) 1895 – 1918

Between 1896 and 1900 the City Directories do not identify the Stables or the subject property by its current address (736 Richmond Street). However, there is an entry for 734 Richmond Street in the 1898, 1899 and 1900 City Directories that record a bicycle livery on the property occupied by B.A. Johnson. No additional records identify 734 Richmond Street; however, this may be the subject property currently known as 736 Richmond Street and previously identified as the “Stables.” If it is the same property, this may be the period that the stables were converted to commercial use.

The subject property is identified by its current address in the 1901 City Directory. Between 1901 and 1918, the property was occupied by successive tenants, none of which remained at the property for more than a few years. In 1901, the City Directory identifies Thomas H. Norman as the occupant. According to the 1901 Census returns for London (Schedule 1, Ward 2, Page 5), Thomas Norman was a 35-year-old Clerk for the Canadian Pacific Railway (CPR), married to 28-year-old Christina Norman. In 1902, the City Directory identifies widow Maria F. Heritage on the property while Clinton M. Woodburn is identified as a tenant on the property in 1904. The 1901 Census Returns for London (Schedule 1, Ward 2, Page 4) identify Clinton M. Woodburn as a thirty-two-year-old “Traveler,” which is likely a reference to a traveling salesman position. By 1909, the property’s tenant is listed in the City Directory as Mrs. E.T. Russell and in 1916, the directory lists George Russell. The 1911 Census Returns for London (Schedule 1, Ward 4, Page 5) identify George Russell as a twenty-eight-year-old printer.

The 1892 revised 1907 Fire Insurance Plan identifies a one-and-a-half storey brick structure on the property with a one-storey frame addition on the rear in the same location as the previously identified stables (Figure 10). Given the location, height and footprint of the building, it is likely that the stables building had been converted to an alternate use by this time.

3) 1919 – 1947

Henry Johnson sold part of Lot 2 to John C. Elliott and his wife Annie L. Elliott in 1919 (MCLRO 20908). John Elliott, aged 67, is noted in the 1921 Census Returns as a salesman and married to Annie Elliott also aged 67 (Schedule 1, Ward 2, Page 2). J.C. Elliott is listed as having a general store at 736-8 Richmond Street in the 1922 City Directory.

John C. Elliott and his wife Annie L. Elliott sold the property to Louise C. Winterbottom in 1925 (MCLRO 26921). According to the City Directory, Mrs. Louise C. Winterbottom ran a dry goods store out of the building from 1928 until at least 1931. The property was sold to Mary Young in 1929 (MCLRO 29560) who sold it to Emery and Elizabeth Bossence in 1930 (MCLRO 30082).

In 1936 and 1938, the City Directory identifies Dominion Stores, a national chain of supermarkets founded in 1919, located on the property. In 1936, the City Directory identifies 736 ½ Richmond Street, which was likely the address of a residential unit on the second floor of the building located at 736 Richmond Street. An R.S. Bell is listed as the tenant of 736 ½ Richmond Street in 1936, with Mrs. I. Birch identified in 1938, J.H. Cooper in 1943, and A. Crosswell from 1944 to 1948.

The City Directory records A.E. Holmes Antiques on the subject property from 1944 to 1948.

4) 1947 – Present

In 1947 the property was sold to Gerthel and John S. Lamon (MCLRO 39734), who ran Lamon's Bake Shop out of the building from 1950 to 1956 according to the City Directory.

In 1957, the Campus Hi-Fi restaurant began operating out of the building, and in 1958 the property was sold to Emmanuel G. Suntres and Maria Suntres (MCLRO 83530). The Campus Hi-Fi restaurant continues to operate out of the building on the subject property.

4.1.2 ARCHITECTURAL DESCRIPTION

The building on the subject property consists of a two-storey brick former stables, converted commercial building likely constructed in 1883. The building features modified common bond red rug brick on the front elevation and a half-hipped, also known as hipped gable roofline at the front and a gable roofline at the rear.

1) Front Elevation

The front elevation (west) consists of a one-and-a-half storey façade with red rug brick on the second storey and a metal clad storefront on the ground floor (Images 6-10).

The front entrance is recessed into the façade and accessed by a small concrete step covered in small square tiles. The door is located at an angle to Richmond Street to facilitate the swing of the door opening. The door is contemporary metal with a window divided into nine panes by internal muntins. The recessed entrance is flanked with rectangular windows, two on the north side and three on the south side of the entrance. Slogans such as “All Day Breakfast” and images of food specials are featured on the bottoms of the windows. The cladding material on the storefront appears to be metal painted white and purple, and painted wood panels below the storefront windows. Spanning across the storefront is the restaurant awning which reads “Campus Hi-Fi Diner” continuing in the purple and white theme. Metal panels of purple and white strips are located above the awning.

The second floor features a centrally located pair of windows in the gable end, with a brick lintel and concrete sill. The wood window frame is still visible; however, the window inserts have been replaced with what appears to be an undivided vinyl window. Spanning in front of these windows is the bracket for the projecting illuminated sign which is reinforced with several metal cables. The projecting illuminated sign is back lit with individual bulb lights running vertically on either side of the letters. The sign is oriented perpendicular to Richmond Street, with the sign face visible to pedestrians and vehicular traffic travelling along Richmond Street. The sign identifies the Diner’s establishment date as 1957.

The roof features brown asphalt shingles. While there are aluminum eaves, the wood soffits are visible along the half-hipped roofline on the front elevation. A wooden, cornice-like feature is also visible on the wings of the roofline.

2) Rear Elevation

The rear elevation (east) is visible from the municipal parking lot located immediately east of the subject property (Image 11). The rear property line is demarcated by a simple wooden fence.

The rear elevation features a one-storey concrete block addition with a flat roof and what appears to be a metal door located slightly off centre towards the south.

On top of the one-storey concrete block addition is a patio area, enclosed by a wooden barrier. Jutting into the patio space is a small addition with an asphalt clad shed roof.

Unlike the front elevation, the rear elevation features a gable roofline. The second storey of the rear elevation is a brick material; however, it is painted and therefore the original colour is obscured. The brick is arranged in an irregular bond pattern. Notably, the chimney is visible and consists of smooth buff brick laid in a stretcher bond pattern with corbeling at the top. The painted brick appears to be a smooth finish unlike the brick on the front elevation and, as such, it could also be of buff brick like the chimney.

A small window largely obscured by the wooden barrier is located to the south of the small addition with shed roof.

3) North Side Elevation

The north side elevation consists of a solid brick wall with no openings, fenestration or points of egress, located approximately 30 cm from the south elevation of the adjacent property, 740 Richmond Street (Images 12-13). Buff coloured brick is visible on this north side elevation.

4) South Side Elevation

The south side elevation is clad in aluminum or vinyl horizontal siding (Images 14-15). A gable peak is located centrally with a horizontally oriented window that appears to be vinyl. Commercial signage for the restaurant is posted on this elevation, as well as a menu box at the pedestrian level.

The soffits along this elevation are aluminum with aluminum eaves and downspouts.

The south side lot line is demarcated by a chain link fence.

4.1.3 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 property retains a one-and-a-half storey brick commercial building. Given the building’s construction date is likely prior to 1884, circa 1883, it is estimated that the red rug brick on the front elevation is not original as rug brick wasn’t widely used until the 1920s. The front elevation was re-clad sometime before 1955, but likely displayed the same buff-brick visible on the chimney to the rear. The hipped gable roofline on the front elevation may be original, but this is unlikely given the age of the building. Access to the interior of the building was not granted, so this cannot be confirmed, but may be confirmed through further heritage study. Given the rear elevation displays a gable roofline, it is possible that the front elevation displayed a gable roofline as well. The aluminum or vinyl cladding on the south elevation is not original, however the original brick may be underneath the siding. Lastly, there is a one-storey concrete brick addition on the rear that obscures the first floor of the original building’s rear elevation.

Given the additions and alterations to the front and rear elevation, the building does not retain the integrity of its built character.

4.1.4 COMPARATIVE ANALYSIS RESULTS

A comparative analysis was undertaken to establish a baseline understanding of similar heritage designated properties in the city, 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. In addition, the comparative analysis was used to establish some understanding of the property in its context.

The property located at 736 Richmond Road is a one-and-a-half storey brick building with a gable roof and no setback from the front lot line. The building was likely constructed c.1883, and was renovated sometime before 1955.

The properties utilized for this comparative analysis can be found in Table 2.

Five buildings have been selected to form a comparable data set for 736 Richmond Street, which include a collection of 19th century properties that have been adapted to a commercial use: 664 Dundas Street, 174 ½ Wortley Street, 175 Wortley, 640 Richmond Street and 750 Lorne Avenue. Of these examples, one is a former blacksmith, and four are former residences. These properties include buildings that were constructed between 1851 and 1890.

Of these five comparable properties, there is a variety of building materials apparent on the front elevations. All consist of brick, from a variety of red, orange, yellow and buff brick, one includes wood and slate. Three have a front gable roof and two have a hipped gable roof. Of the five properties, one is one storey, one is one-and-a-half storey, three are two-and-a-half storey. All five properties are oriented towards the street, four of which have little to no setback from the front lot line and one of which does have a noticeable setback from the front lot line. Four have pedestrian oriented storefronts featuring fenestration along the ground floor. The building located at 736 Richmond Street’s use as a commercial building with pedestrian oriented storefront, its massing and setback, and use of buff brick and red rug brick are common in buildings adapted for use as commercial buildings. As such, the building is not considered rare, unique, representative or early example of its type, materials or construction methods when compared to similar structures.

Of the five comparable properties, three properties feature Italianate and Victorian architectural style influences. Two reflect Edwardian or foursquare influences. The building located at 736 Richmond Street does not display features consistent with any specific architectural style. The commercial sign projecting from the second storey exhibits a style typical of a 1960s diner, but this is not the original sign, nor is the theme continued in the architectural features of the building. As such, the building located at 736 Richmond Street is not considered a rare, unique, representative or early example of an architectural style.

According to the comparative analysis, consistency in form, scale, architectural style, massing, siting and age/era of construction are considered important factors in the determination of contextual value. The built character of The Village consists of one- to

three-storey commercial buildings with predominantly flat roofs, little to no setback from the street, large display windows, and glass entryways at street level. Typical materials include red brick, glass, metal, and asphalt. Buildings represent a range of build dates, from the 1880s to 1980s. Parking for the properties is located behind the buildings in a municipal parking lot along the rear laneway. While the area demonstrates some consistency in orientation to the street, setback, material and height, there is no consistency in shape, massing, architectural style or age/era of construction. While the property located at 736 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 736 Richmond Street does not define this character, nor is it responsible for maintaining or supporting the character of the immediate area.

4.1.5 CULTURAL HERITAGE EVALUATION – ONTARIO REGULATION 9/06

Table 3 – Ontario Regulation 9/06

| 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 | N | The subject property retains a one-and-a-half storey commercial building that was constructed prior to 1884 for the original purpose of a stable. The building is of a vernacular design and construction and does not display a clear architectural style, and its construction in brick and subsequent recladding are not representative examples of a material or construction method. The property is no longer used as a stable, and no attributes associated with the stables are visible from the exterior. Neither does the building provide a rare, unique, representative or early example of a commercial building. Therefore, the property does not meet this criterion. |
| | Displays a high degree of craftsmanship or artistic merit | N | The building on the subject property does not display skills or techniques that would be notable for 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 building does not reflect 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 | Y | The property was built prior to 1884, and appears to be the first stables in the immediate area along Richmond Street. The property was subsequently used for a series of commercial uses including the Campus Hi- |

| | | | |
|-------------------------|---|---|--|
| | institution that is significant to a community | | Fi Restaurant for over 60 years. The property has direct associations with the early development of The Village as a former stable along Richmond Street, and associations with the local community as a longstanding community restaurant. Therefore, the property does meet this criterion. |
| | Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, | N | The property has not been associated with any notable communities or cultures, and is not known to potentially yield information regarding a community or culture. Therefore, this 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 property is not associated with a known architect, artist, builder, designer or theorist. Therefore, this property does not meet this criterion. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | N | This property is located within the area known locally as "The Village". While The Village consists of commercial buildings that are generally uniform in terms of height and setback from the street, this is a form typical of London streetscapes. Furthermore, the area does not possess consistent shape, massing, architectural style or era of construction. While the property located at 736 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 736 Richmond Street does not define this character, nor is it responsible for maintaining or supporting the character of the immediate area. Therefore, the property does not meet this criterion. |
| | Is physically, functionally, visually or historically linked to its surroundings | N | The property is not physically linked to its immediate surroundings. While it is part of a commercial streetscape it is not functionally or visually linked to its surroundings. As one of the older buildings in this CHER, the context of this building has changed significantly since it was originally constructed. As such, it is not historically linked to its surroundings. Therefore, the property does not meet this criterion. |
| | Is a landmark | N | The building has not been commemorated as a significant landmark. No significant views |

| | | |
|--|--|---|
| | | into the property distinguish the building as a notable or distinct property. Therefore, the property does not meet this criterion. |
|--|--|---|

4.1.6 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Based on the evaluation of background historical research, site investigation and application of criteria from *Ontario Regulation 9/06*, the subject property at 736 Richmond Street was determined to have significant cultural heritage value or interest. Accordingly, a Statement of Cultural Heritage Value or Interest and list of Attributes has been prepared. This proposed Statement of Cultural Heritage Value or Interest is based on available knowledge and limited access to the exterior of property from the public right-of-way, and should be confirmed through further heritage study, including access to the interior of the property.

(1) DESCRIPTION OF PROPERTY

The property located at 736 Richmond Street in the City of London, consists of a two-storey brick former stables, converted commercial building likely constructed in 1883. The building features modified common bond red rug brick on the front elevation and a half-hipped, also known as hipped gable roofline at the front and a gable roofline at the rear. The property is situated on the east side of Richmond Street north of Piccadilly Street, and south of Oxford Street.

(2) STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has cultural heritage value because of its historical/associative values as a former stable which has been converted to a restaurant. The property was built prior to 1884, likely in 1883, and appears to be the first stable in the immediate area along Richmond Street. In 1957, the Campus Hi-Fi restaurant began operating out of the building, where it has been operating continuously for over 60 years. The Campus Hi-Fi restaurant continues to operate out of the building on the subject property. The property has direct associations with the early development of The Village as a likely former stable along Richmond Street, and associations with the local community as a longstanding community restaurant.

(3) DESCRIPTION OF HERITAGE ATTRIBUTES

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

- Two-storey massing;
- Brick construction;

Commercial adaptations including the large storefront windows, central angled entranceway, purple and white cladding, and projecting illuminated sign.

4.2 740 RICHMOND STREET



Image 2: 740 Richmond Street

4.2.1 LAND USE HISTORY

The Euro-Canadian land use history for 740 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 Part of Lot 2 and Lot 3, East of Richmond Street, Plan 180, City of London, County of Middlesex, Parts 1 and 2, Reference Plan Number 33R-6858.

1) 1872 – 1899

Between 1854, when the property was surveyed for RP180, and 1871, no land transfers or development is recorded. According to the Abstract Index for the property, Lot 3 was transferred from J.S. Thompson to M. Travis in 1872 (MCLRO 9601).

In 1876, M. Travis transferred the property (Lot 3) to H.C. Green (and wife) (MCLRO 14176). Henry Coyne Green was the second eldest son of Edward Wilkins Green and Mary Coyne. Henry Green worked in the lumber trade and relocated his family to the United States sometime before 1889 (Goodspeed, 1889; 936). In 1877, the property (Lot 3) was transferred from H.C. Green and his wife to Thomas Dudley (MCLRO 14961).

Charles A. Morley, a 47-year-old butcher, purchased the property from Dudley in 1883. It appears that Morley resided with his wife Isabella on Walnut Street, however, and likely rented the property at 740 Richmond Street out to tenants. According to the *History of the County of Middlesex, Canada: From the Earliest Time to the Present*, Charles Morley was a butcher and provision dealer who had moved to London from England in 1855 (Goodspeed 1889; 936). Identified as the most established butcher in the City, Morley is described as “strictly attentive to business, even in the most trivial details, urbane and pleasant to those with whom he has business intercourse, scrupulously exact in the fulfillment of all representations to customers, he has built up a trade in full keeping with his standing as a business man and citizen” (Goodspeed 1889; 936). The 1883, 1884, and 1886 City of London and County of Middlesex Directories list Henry Jolliffe, butcher, as residing at 740 Richmond Street, which suggests that Morley likely rented out the property to one of his staff.

The 1887 and 1890 City of London and County of Middlesex Directories list Thomas Murphy as located at 740 Richmond Street. The 1891 Census Returns for Ward 4, City of London (Schedule 1, Page 5) record Thomas Murphy as a 31-year-old plumber residing with his Wife Margaret, aged 33, and his children Annie, aged 8, and Maggie, aged 3. The family is recorded as living in a single-storey wood house with four rooms in the 1891 Census, the 1892 amended 1907 Fire Insurance Plans indicate that a two-storey wood building is located at the site.

2) 1907 – 1922

The 1900 through 1906 City of London and County of Middlesex Directories list Charles Lecky as located at 740 Richmond Street. In 1907, the subject property was transferred to Georgina and R Jolliffe. Unfortunately, the Jolliffe family was not enumerated in the 1911 Census Returns for the City of London. However, Goad’s 1892 revised 1907 Fire Insurance Plan of the City of London indicates a frame structure of irregular shape was located at 740 Richmond Street at that time (Figure 10).

In 1913, Lot 3 was transferred to Annie E. Reid (MCLRO 16675) and then mortgaged to Catherine Applegate later that year (MCLRO 16676). In 1914, the property (Lot 3) transferred from Annie E. Reid to James R. Peterman.

Goad’s 1912 revised 1915 Fire Insurance Plan of the City of London (Figure 11) identifies 740 Richmond Street as having two frame structures on the property. The main structure fronting the street is two-storeys with two, contiguous one-storey extensions. The second structure is located to the rear of the property along an alleyway and is a one-storey frame building.

In 1919, John C. and Annie L. Elliott purchased Lot 3 from James R. Peterman (MCLRO 20873) and part of Lot 2 from Henry Johnson (MCLRO 20908). According to the 1921 Census Returns for London (Enumeration District 2, Schedule 1, Page 2), John was a 67-year-old salesman who lived at 736 Richmond Street (the neighbouring property) with his wife Annie (aged 67) and son Sydney (aged 26) who was also employed as a salesman. The census indicated that 740 Richmond Street was rented by William Gilbert, a 34-year-old repairman, and his 29-year-old wife, Ruby Gilbert. The census clarifies the structure as a single-storey frame house with 6 rooms.

3) 1922 – 1974

The Goad's 1912 revised 1922 Fire Insurance Plan of the City of London (Figure 12) shows the wooden, two-storey dwelling to be in the same configuration as previously illustrated in the 1912 revised 1915 Fire Insurance Plan. The former one-storey structure is now rotated, and a two-storey wooden garage is shown at the property's rear and labelled as having the address 740A Richmond Street. A portion of the property also contains a one-storey, stone structure listed as 738 Richmond Street.

In 1925, John and Annie Elliott transferred the land to Louise C. Winterbottom (MCLRO 26921). The 1926 Geodetic Survey of Canada (Figure 13) shows the properties in the same configuration as the 1912 revised 1922 Fire Insurance Plan. However, the structure located at 738 Richmond Street now appears to be abutted to the structure at 736 Richmond Street.

The 1927 City Directory lists a barber shop operated by John F. Bond located at 738 Richmond Street. According to the Canada Voters List from 1949, John lived at 11 Cherry Avenue with his wife Ruby. The 1927 City Directory also lists J. Smart, a fish dealer, at 740 Richmond Street. The property was transferred to Louise C. Winterbottom in 1930 and then to Emery W. and Elizabeth F. Bossence that same year (MCLRO 30081 and 30082). The 1935 Canada Voters List records Emery Bossence as an unemployed agent living with his wife at 298 Hyman Street. According to City Directories, the Bossences rented the property at Richmond Street to tenants: Frank Baldwin is listed at 740 Richmond Street in 1930; J.E. Taylor and Scotch Cleaners in 1935; V.J. Black from 1936 to 1938; and Alex P. Joyce from 1939 to 1940. Scotch Cleaners continued to operate in the commercial space at this location until 1949. In addition, John F. Bond's barber shop continued to operate at 738 Richmond Street until 1948.

In 1947, Emery and Elizabeth Bossence transferred the land to Gerthel Lamon (MCLRO 39731). Beginning in 1948, the address of 740 ½ Richmond Street appears, likely to aid in distinguishing this space from the commercial space located at 740 Richmond Street. According to the City Directories, C.A. Tanton occupied 740 ½ Richmond Street from 1948 to 1950.

In 1949, 738 Richmond Street was briefly occupied by an antique shop owned by A.E. Holmes. A clothing store called The Norfolk then operated at the address from 1950 to 1955 and the College Shoppe from 1957 to 1970. Keats Barber Shop, owned by Fred Keats, opened at 740 Richmond Street in 1951 and operated at this location until 1970.

The 1970 city directory lists Mrs. G. Lamon at 740 ½ Richmond Street. The College Shoppe and Keats Barber Shop are still located at 738 Richmond Street and 740 Richmond Street respectively. In 1974, Gerthel L. Lamon granted the property to Ray Powell Limited (MCLRO 186578).

4) 1974 – Present

The property was granted from Ray Powell Limited to Robert E. and Eileen S. Pittam in 1975 (MCLRO 435538). The Pittams owned Oxford Book Shop, an independent book shop founded in London in 1948. Prior to 1975, the book shop was located at the neighbouring property of 742 Richmond Street. The 1980 City of London Directory confirms that Oxford Book Shop was located at 740 Richmond Street, with 738 Richmond Street being listed as vacant. By 1981, the directory only lists Oxford Book Shop at 740 Richmond Street, with no mention of 738 Richmond Street. The current building located at 740 Richmond Street was constructed between 1980 and 1981 and replaced the original structures located at 740 Richmond Street and 738 Richmond Street. The 1990 directory lists both Oxford Book Shop and Oxford Stationary at 740 Richmond Street. The business continued operation at this location until Robert and Eileen Pittam sold 740 Richmond Street to 2312750 Ontario Inc (MCLRO ER816821). The Oxford Book Shop moved to a new building at 740 Oxford Street.

4.2.2 ARCHITECTURAL DESCRIPTION

The subject property consists of a two-storey, red brick, commercial building with a flat roof, with post-modern influences, constructed between 1980 and 1981.

1) Front Elevation

The front (west) elevation (Images 16-19) consists of a two-storey, red brick façade with a flat roof and concrete foundation. The footprint of the first storey extends to the western boundary of the property line along Richmond Street, with the second storey setback from the property line. The first-storey has a recessed central entrance with two glass aluminum-framed commercial storefront doors. The front elevation of the first-storey is symmetrical, with two arched windows, reminiscent of an arcade, located on either side of the central entrance. Black dome awnings are located above the entrance and windows with “Aveda”, “Hair Care”, “Nova Vita”, “Esthetics”, and “Hair Extensions” painted on them from left to right. A sign for “Nova Vita” overhangs the sidewalk and is located above the central entrance and awning. The awnings obscure the view to the vertical brick arches above the windows. The arches above the windows feature rectangular bricks with tapered mortar joints. Two rows of bricks laid in a vertical stack bond and are slanted inward are present underneath each window.

An oculus window with a painted white logo for Shop Desi’s Boutique is located on the northern side of the front elevation on the second storey. The window is surrounded by a brick ring created with rectangular bricks and tapered mortar joints.

2) Rear Elevation

The rear (east) elevation (Images 20-21) consists of a two-storey, red brick façade with a flat roof. The first-storey has a recessed central entrance with a metal door that features a window on the upper half. Two arched windows are present on the north side of the rear elevation. The arches above both the windows and central entryway feature rectangular bricks with tapered mortar joints. Two slanted rows of bricks laid in a vertical stack bond are present underneath each window. Next to the central entrance, on the southern side of the rear elevation, is a metal door. Another recessed entrance with metal double doors is located close to the southern corner of this elevation.

The rear elevation contains multiple signs for the commercial business located within the building such as Design Metric, NuBeauty Medical, Nova Vita, and Posh Pedicure Lounge.

The second-storey has a rectangular window located slightly south of the centerline of the rear elevation.

3) North Side Elevation

The north side elevation is obstructed by the neighbouring structure located at 742 Richmond Street. A small portion of this elevation is visible from the rear of the building and shows the same red brick laid in running bond as located on both the front and rear elevations.

4) South Side Elevation

Much of the south elevation (Image 11, 20) consists of smooth-faced concrete blocks. Beginning at the corner of the east corner of the elevation, a small portion of the wall consists of red brick. Two small rectangular windows are present on the second story, to the west of the centerline of the elevation.

4.2.3 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 two-storey, rectangular brick commercial building with a flat roof that appears to occupy the entire property. The brick work below the windows on the first floor indicates that these openings have not changed since the structure's construction in 1980-1981. However, the awnings partially covering the central entrance and first-floor windows might have been added during the intervening decades. The circular second-storey oculus window located at the north of the building's west

elevation also retains a brick surround that indicates it is consistent with the built character of the building. No other exterior features appear to have been altered. Accordingly, the building generally retains the integrity of its built character.

4.2.4 COMPARATIVE ANALYSIS RESULTS

A comparative analysis was undertaken to establish a baseline understanding of similar heritage designated properties in the city, 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*. In addition, the comparative analysis was used to establish some understanding of the property in its context.

The property located at 740 Richmond Street is a two-storey, brick building with poured concrete foundations, flat roof, and significant setback on the second storey. The building was constructed between 1980 and 1981.

The properties utilized for this comparative analysis can be found in Table 2, and include 100 Dundas Street and 421 Ridout Street North. The property located at 100 Dundas Street is a commercial and office building, constructed of metal and glass. The property located at 421 Ridout Street North is also constructed of metal and glass and functions as an art gallery. Both examples are identified as properties contributing to the heritage value of the Downtown HCD. The heritage value of both properties is based on their landmark status, design value, and associations with a notable. While these buildings are not consistent with their surrounding HCD streetscapes, they contribute for their exceptional architectural design and landmark status. The building located at 740 Richmond Street reflects the standards of the Village properties with regards to height and setback, however the subject property’s architectural type does not reflect the buildings within the streetscape. Unlike the identified examples, this property is not noted for its design, does not have a notable architect, and is not a landmark. The property at 740 Richmond Street North is most accurately described as a vernacular architectural style, with some post-modern influences, and is not a rare, unique, representative or early example of a this style, nor is it of a unique type, expression, material or construction method.

According to the comparative analysis, consistency in form, scale, architectural style, massing, siting and age/era of construction are considered important factors in the determination of contextual value. The built character of The Village consists of one- to three-storey commercial buildings with predominantly flat roofs, little to no setback from the street, large display windows, and glass entryways at street level. Typical materials include red brick, glass, metal, and asphalt. Buildings represent a range of build dates, from the 1880s to 1980s. Parking for the properties is located behind the buildings in a municipal parking lot along the rear laneway. While the area demonstrates some consistency in orientation to the street, setback, material and height, there is no consistency in shape, massing, architectural style or age/era of construction. While the property located at 740 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 740 Richmond Street does not

define this character, nor is it responsible for maintaining or supporting the character of the immediate area.

4.2.5 CULTURAL HERITAGE EVALUATION – ONTARIO REGULATION 9/06

Table 4 – Ontario Regulation 9/06

| 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 | N | The subject property consists of a brick commercial building constructed between 1980-1981. When compared to similar structures in London designated under the <i>Ontario Heritage Act</i> , the structure was not found to be a rare, unique, representative or early example of a style, type, expression, material, or construction method and therefore does not meet this criterion. |
| | Displays a high degree of craftsmanship or artistic merit | N | The building uses common architectural elements and therefore does not meet this criterion. |
| | Demonstrates a high degree of technical or scientific achievement | N | The building does not reflect a high degree of technical or scientific achievement. |
| Historical/ Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | N | The property was one of several homes for the Oxford Book Shop, a business established in 1948. However, the business is no longer operating out of this location and does not retain direct associations with a person, theme, activity, or organization. The property therefore does not meet this criterion. |
| | Yields, or has the potential to yield, information that contributes to an understanding of a community or culture | N | The subject building does not yield or have the potential to yield information that contributes to the 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 | N | The building is not associated with a known architect, artist, builder, designer or theorist, and therefore does not meet this criterion. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | N | This property is located within the area known locally as “The Village”. While the Village consists of commercial buildings that are generally uniform in terms of height and setback from the street, this is typical of London streetscapes. Furthermore, the area does not possess consistent shape, massing, architectural style or era of construction. While the property located at 740 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 740 Richmond Street does not define this character, nor is it responsible for maintaining or supporting the character of the immediate area. Therefore, the property does not meet this criterion. |
| | Is physically, functionally, visually or historically linked to its surroundings | N | The building located on the subject property was constructed between 1980 and 1981, well after the adjacent properties on the street. Therefore, the property does not retain a physical, functional, visual, or historical link to its surroundings. |
| | Is a landmark | N | The building has not been identified as a significant landmark. No significant views into the property distinguish the building as a notable or distinct property. Therefore, the building does not meet this criterion. |

4.2.6 STATEMENT OF CULTURAL HERITAGE VALUE OF INTEREST

Based on the evaluation of background historical research, site investigation and application of criteria from *Ontario Regulation 9/06*, the subject property at 740 Richmond Street was determined to not have significant cultural heritage value or

interest. Accordingly, no Statement of Cultural Heritage Value or Interest and list of Attributes has been prepared.

4.3 742 RICHMOND STREET



Image 3: 742 Richmond Street

4.3.1 LAND USE HISTORY

The Euro-Canadian land use history for 742 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 Part of Lot 4, East of Richmond Street, Plan 180, City of London, County of Middlesex, Parts 1 and 2, Reference Plan Number 33R-6858.

1) 1870 – 1924

Between 1854, when the property was surveyed for RP180, and 1870, no land transfers or development is recorded. According to the Abstract Index for the property, Lot 4 of RP180 remained in the ownership of W.T. Renwick and his wife until they sold the

property to J.E. Thompson in August of 1870. The property was sold in quick succession to Pheobe Pickett in December of 1870, and then to Peter Anderson and his wife in February of 1871.

The property was then sold to Henry S. Elwood in May of 1874. A residence was constructed on the site, which became the home of Gardner Elwood and his family. According to the 1871 Census (Roll C-9905, Page 61) Gardner Elwood (Aged 63) was a carpenter, with a wife named Julia Ann (Aged 58), a son named William (Aged 37), and two daughters named Matilda (Aged 27) and Henrietta (Aged 15). The property is identified as being the residence of Gardner's wife, Julia Elwood, after his death in the 1889 London and Middlesex City Directory. The property became the residence of their son, William L. Elwood, also identified as a Carpenter in 1903 in the London and Middlesex City Directory.

The property passed to Ethster E. Elwood from the estate of Henry S. Elwood, following his death in July of 1921. The lot was sold in quick succession from Ethster E. Elwood to John E. Elliot in August of 1921 for \$750, then to Thomas Knapton in November of 1921 for \$2300. According to the 1921 Census of Canada (Folder 71, Page 3), Thomas Homer Knapton was a farmer, born circa 1886, and was married to Marth Blanche Knapton. They lived in the home with their son, Gant Elliot Knapton until the property was sold in 1925.

2) 1925 – 1938

According to the Abstract Index, Thomas Homer Knapton sold the property at 742 Richmond Street to Charlotte Davis in February of 1925 for \$2200. In December of 1926 Charlotte and W.H. Davis took out a mortgage on the property for \$10,800. In the 1921 Census, William Davis (Aged 32) and Charlotte Davis (Aged 30) are identified as a married couple living at 739 ½ Richmond Street, located across the street on the west side of Richmond Street. They have a son named William (Aged 4). William Davis junior is described as working as a Chauffeur at a garage (Census of Canada, 1921, Folder 70, Ward 2, Page 5).

According to the article "Davis Taxi Service Opens New Home Monday", published in the London Free Press on Saturday November 21, 1925, The Davis Taxi Service building opened on the 23 of November 1925, with W.H. Davis as the proprietor.

The space initially held four taxis, and included storage facilities for motor cars, offices, two apartments on the second storey. The two three-bedroom apartments consisted of a living room, dining room, kitchen and bathroom, with tiled floor in the bathroom and hardwood floor in the rest of the apartment. The entrance to the apartments was on Richmond Street, separate from the taxi service. The building was also the headquarters of the Marshall Transfer trucking service, which completed supply runs between Stratford and London.

The building cost \$20,000 to build, and the architect was W.H. Hawkins. W.H. Hawkins is not referenced in the Biographical Dictionary of Architects in Canada. William Henry Hawkins was born on May 31st, 1892 in Sheffield, England. In 1916 he enlisted in the

Canadian Overseas Expeditionary Force, in the 4th Overseas Pioneer Battalion. He is identified as being a Draftsman, who lived at 876 Dundas Street, in London, Ontario. In the 1921 Census of Canada he is identified as being married to Alice Hawkins, and living at 341 Emery Street, London. They have one child, Marjorie Hawkins. His profession is identified as Draftsman. In 1930, W.H. Hawkins moved to Ottawa, where he worked for twenty-two years as a technical officer in the engineering division of the federal penitentiaries branch. (Ottawa Journal, 1952) In the 1943 Kings Birthday Honours, Flight Lieutenant William Harvey Hawkins (C.4161) of the Royal Canadian Air Force was awarded Officer of the Most Excellent Order of the British Empire (OBE). (London Gazette, 1943) In 1944 he designed the Our Lady of the Airways Chapel at Uplands in Ottawa. (Ottawa Journal, 1944) He retired from the federal government in April of 1952. (Ottawa Journal, 1952) He died on Wednesday, October 1st, 1975. In his obituary he is identified as a retired Major, the husband of Anna J. Marquette and the late Alice Elliston. He was the father of Kenneth William Hawkins, Marjorie Williams, Harvey George Hawkins, John Russel Hawkins and James Gordon Hawkins. He was the President of the St. George's Society, past president of the Architects' Association of Power Engineers, a Lions Club member, and a part of the 410 Squadron at Uplands. He was interned at Beechwood Cemetery, Ottawa. (Ottawa Journal, 1975)

The building was designed by W.H. Hawkins to be fireproof, with all steel joists, 24-foot beams, and no posts or pillars in the storage area. The building was built of red and white brick. Between the first and second floors there are six inches of concrete, and further insulated with asbestos and other sound-resisting materials. Fire protection engineering emerged as a distinct field in the early 1950s. During the first half of the 20th century, building and fire codes and standards were established and revised in response to a series of catastrophic fires. During the period that 742 Richmond Street was built, the body of knowledge to support fire protection engineering was established through experimental design, and influenced by civil and mechanical engineering, architecture, psychology, and electrical and electronic engineering. The utilization of fire protection design in 742 Richmond Street represents a trend in the architecture and engineering industry towards building structures that ensure a certain level of safety through design.

The building has a basement, and was originally heated with hot water; a gas pump was constructed at the front of the building. W.H. Davis is listed in the 1930 City Directory as living on-site. In 1935, W.H. Davis was listed as residing on the property (1935 City Directory), but his taxi service was no longer in business, replaced by the North End Garage (1935 City Directory). Two other tenants, Chester Kenzie and Archibald Rogers, resided at the property at that time. Background research has not identified any additional examples of W.H. Hawkins' work in the City of London.

3) 1938 – Present

The Canada Trust Co. acquired the property in 1938, and leased the property to the Great Atlantic & Pacific Tea Company better known as A & P Grocery Store in 1939 (Figure 16). The Canada Trust Co. sold the property to Oliver G. Keene in June of 1940.

In 1940, 742 Richmond Street became home to the A & P, an early supermarket which replaced the traditional model of the grocery store and butcher shop. Oliver Keene et al sold the property to Robert G. Young in August 3, 1941 for \$30,000. The A & P operated at this location for over fifteen years, replaced in 1956 by Bob Turnbull Flowers and The Oxford Book Shop.

Oxford Book Shop was founded by Eileen and Bob Pittam at 731 Richmond on the West side of the street. Oxford Books, which is now located at 262 Piccadilly, is the oldest independent book store in Canada, operating for over 70 consecutive years. (Tovey, 2018b). Oxford Books moved to the new building at 740 Oxford Street East after 1980 (1979 City Directory).

Robert Young et al leased the property to Tradewinds Interiors Limited in January of 1979. Robert G. Young sold the property to Kahled Bashir Abulebada and his spouse Sandra Samira Abulebada for \$440,000 on April 1, 1986. Tradewinds was succeeded by Photo 60a photography business, 1989 (1990 City Directory). Kahled Bashir Abulebada and his spouse Sandra Samira Abulebada sold the property to Fernlea Flower Shops Limited on December 29, 1989 for \$655,000.

In 2003 the property was sold to a numbered company. The building is currently occupied by En-tit-led and K Grill.

4.3.2 ARCHITECTURAL DESCRIPTION

The subject property consists of a two-storey red brick commercial building constructed in 1925, which was designed by W.H. Hawkins and built by general contractor Hubert Thornton. It was originally a red and white brick building, was designed to be fireproof, and cost \$20,000 to build. It included a basement, and was heated with hot water. The upstairs apartments were accessed via a central front door with a high arched transom and sidelights. Carriage-style garage doors that allowed cars and trucks to enter an automotive storage area have been replaced by storefront windows at street level (Figure 15).

1) Front (West) Elevation

The front elevation (Images 21, 22, 26) consists of a two storey, red brick façade with a flat roof with four battlements or stepped parapets and a central peaked frontispiece with a datestone with “1925” visible. Some of the brick on the front façade has been painted green. Two brick squared pilasters are built into the corners of the building. The building has been divided into two commercial units on the ground floor.

Three groups of window openings are located on the second storey, one in the centre, one on the left, and one on the right. These windows are double hung. The windows on the south side of the front elevation include the likely original wood windows which are divided by wooden muntins, and are 2/1, 3/1 and 2/1 respectively.

The main floor consists of two large storefront windows, which are angled in towards the centre of the building, with two doors providing access to the two commercial units. A

door on the left side of the main floor provides access to the upper apartments. Part of the lower storefront is clad in stone veneer. The building is located at the lot line, abutting the sidewalk. The centre of the front façade is dominated by two large signs describing the two current tenants: en-tit-led and K Grill. Two additional signs protrude from the face of the building, one of which is currently blank, the other identifies K Grill.

The foundation is not visible from the municipal right of way.

2) Rear (East) Elevation

The rear elevation (Images 24-25) consists of a two storey, rectangular façade with a large rectangular industrial window on the second storey, and three rear access doors. Large ventilation ducting is visible on the roof, extending to the rear façade. The brick has been painted green. The upper storey consists of concrete block.

3) North Side Elevation

The north side elevation is obscured by the building at 744 Richmond Street, which abuts the building to the north. Part of the rear end of the north side elevation is visible from the rear alleyway (Image 24). Three industrial windows are located on the upper floor. The second storey is constructed of concrete block.

4) South Side Elevation

The south side elevation (Image 23) is obscured by the building at 740 Richmond Street, which abuts the building to the south. A single window is visible over the roofline of 740 Richmond Street, which consists of a small window opening covered by an metal bar grate. The brick appears to be white or painted white.

4.3.3 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 property retains its two-storey commercial materials, scale and massing. The building has been extensively altered and adapted for use from a taxi building and storage space, to a two-unit commercial space. The carriage-style garage doors have been removed and replaced with main floor storefront windows. The upstairs apartments were formerly accessed by a central front door with a high arched transom and sidelights, which has been removed. Only one of the three wood window groupings on the second storey front elevation remain. The brick has been painted over in green.

and is obscured. Accordingly, the building generally retains limited integrity of its built character.

4.3.4 COMPARATIVE ANALYSIS RESULTS

The building located at 742 Richmond Street is two-storey, brick building built in 1925 and is not of a recognizable architectural style, however, it does retain features common to early 20th century commercial buildings. The properties utilized for this comparative analysis can be found in Table 2. All properties identified in the table contain one-and-a-half- to five-storey commercial buildings within an urban streetscape. All buildings are brick except 156 Wortley Street, which is comprised of stucco and wood. Of the 13 buildings compared, nine were constructed explicitly for commercial use, with four buildings being converted to commercial use from residences.

Of the nine buildings designed for commercial use, four were constructed between circa 1925 and 1935 and express a commercial style consistent with mid-late twentieth century design. All four buildings abut the public right-of-way and therefore retain no setbacks. Three out of the four buildings are two storeys, with 267 Dundas Street having five-storeys. All four of these buildings are situated within streetscapes that retain similar setbacks, scale, massing, style, and build dates.

Several of the commercial properties constructed between 1925 and 1935 retain architectural components that express a style. The building located at 762 Dundas Street, for example, retains Art Deco features such as brick columns, stone pediment, and fluted stonework flanking the entry. Similarly, the property located at 267 Dundas Street exhibits Italianate features common in commercial buildings from the late-nineteenth and early twentieth centuries. In contrast with these two buildings, the building located at 742 Richmond Street does not exhibit any features that could be attributed with a specific style, however it is consistent with its period of construction. The comparative analysis suggests that the building located at 742 Richmond Street is not an early example of a red brick commercial building. The building's use as a commercial building, with street level storefront windows, its general design, architectural features, and brick material is typical for buildings constructed in the twentieth century and therefore the structure is not considered to be a rare, unique, representative, or early example of its type when compared to similar structures.

According to the comparative analysis, consistency in form, scale, architectural style, massing, siting and age/era of construction are considered important factors in the determination of contextual value. The built character of The Village consists of one- to three-storey commercial buildings with predominantly flat roofs, little to no setback from the street, large display windows, and glass entryways at street level. Typical materials include red brick, glass, metal, and asphalt. Buildings represent a range of build dates, from the 1880s to 1980s. Parking for the properties is located behind the buildings in a municipal parking lot along the rear laneway. While the area demonstrates some consistency in orientation to the street, setback, material and height, there is no consistency in shape, massing, architectural style or age/era of construction. While the property located at 742 Richmond Street is consistent with the height, setback and

commercial character of properties within The Village, 742 Richmond Street does not define this character, nor is it responsible for maintaining or supporting the character of the immediate area.

4.3.5 CULTURAL HERITAGE EVALUATION – ONTARIO REGULATION 9/06

Table 5 – Ontario Regulation 9/06

| 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 | N | The subject property consists of a commercial building built in 1925 for use as a taxi business, it has been adapted for use as a two-unit commercial building. While the building does exhibit features typical of early twentieth century commercial buildings it is not of a recognizable or defined architectural style. The comparative analysis suggests that the building located at 742 Richmond Street is not an early example of a red brick commercial building. The structure's use as a commercial building, with street level storefront windows, its general design, architectural features, and utilization of brick is typical for buildings constructed in the twentieth century and therefore the structure is not considered to be a rare, unique, representative, or early example of its type when compared to similar structures. The building retains little of the integrity of its built character. Therefore, the property does not meet this criterion. |
| | Displays a high degree of craftsmanship or artistic merit | N | The building is of a common design and typology, built utilizing skills and techniques typical of the era and therefore does not meet this criterion. |
| | Demonstrates a high degree of technical or scientific achievement | Y | The building was built to be fireproof. The utilization of fire protection design in 742 Richmond Street represents a trend in the architecture and engineering industry towards building structures that ensure a certain level of safety through design. The building does reflect an early high degree of technical understanding of fire prevention engineering for its date of construction, and therefore does meet this criterion. |
| | Has direct associations with a | N | While the property was first surveyed as a part of Lot 4 East of Sarnia Street, Plan 180 in |

| | | | |
|--|---|---|--|
| Historical/ Associative Value | theme, event, belief, person, activity, organization or institution that is significant to a community | | 1853 for proprietors Colonel Renwick, J.S. Thompson and J.E. Thompson, the building itself wasn't built until 1925 for W.J. Davis as the headquarters of the Davis Taxi company. A previous building on the property was the home of the Elwood family. The property has been the location of several local businesses, however no significant individuals, associations, institutions or themes are associated with the building. 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 | The subject building is associated with the commercial area on Richmond Street known as "The Village" it is also associated with the Davis Taxi company, a former taxi service in the City of London, however, the building has not been associated with any notable or significant communities or cultures, and is not known to potentially yield information regarding its neighborhood community context. 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 | Y | The building was designed by local draftsman and architect W.H. Hawkins, and built by general contractor Hubert Thornton of London. William Henry Hawkins a WWI Veteran member of the RCAF, and recipient of the OBE. W.H. Hawkins worked for twenty-two years as a technical officer in the engineering division of the federal penitentiaries branch. He was the President of the St. George's Society, past president of the Architects' Association of Power Engineers, a Lions Club member, and a part of the 410 Squadron at Uplands, in Ottawa. Therefore, the property meets this criterion. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | N | This property is located within the area known locally as The Village. While The Village consists of commercial buildings that are generally uniform in terms of height and setback from the street, this is typical of London streetscapes. Furthermore, the area does not possess consistent shape, massing, architectural style or era of construction. While the property located at 742 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 742 Richmond Street does not define this character, nor is it responsible for |

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| | | | maintaining or supporting the character of the immediate area. Therefore, the property does not meet this criterion. |
| | Is physically, functionally, visually or historically linked to its surroundings | N | The property is not physically linked to its immediate surroundings. While it is part of a commercial streetscape it is not functionally or visually linked to its surroundings. Though the subject building is located within its historical context and location, it is not linked to this context in a such a way that the streetscape of The Village, could not or does not exist without it. Therefore, the building does not meet this criterion. |
| | Is a landmark | N | The building has not been identified as a significant landmark. No significant views into the property distinguish the building as a notable or distinct property. Therefore, the building does not meet this criterion. |

4.3.6 STATEMENT OF CULTURAL HERITAGE VALUE OF INTEREST

Based on the evaluation of background historical research, site investigation and application of criteria from *Ontario Regulation 9/06*, the subject property at 742 Richmond Street was determined to have significant cultural heritage value or interest. Accordingly, a Statement of Cultural Heritage Value or Interest and list of Attributes has been prepared. This proposed Statement of Cultural Heritage Value or Interest is based on available knowledge and limited access to the exterior of property from the public right-of-way, and should be confirmed through further heritage study, including access to the interior of the property.

(1) DESCRIPTION OF PROPERTY

The property located at 742 Richmond Street in the City of London, consists of a two-storey red brick commercial building constructed in 1925, which was designed by W.H. Hawkins and built by general contractor Hubert Thornton. The front elevation consists of a two storey, red brick façade with a flat roof with four battlements or stepped parapets and a central peaked frontispiece with a datestone with “1925” visible. The building has been divided into two commercial units on the ground floor. The property is situated on the east side of Richmond Street north of Piccadilly Street, and south of Oxford Street.

(2) STATEMENT OF CULTURAL HERITAGE VALUE OF INTEREST

The subject property has cultural heritage value because of its architectural or design values as an early designed fireproof building, and historical/associative values as a building designed by architect and draftsman W.H. Hawkins. The building was built to be fireproof in 1925, and early example of fire protection and prevention engineering

and design. Fire protection engineering emerged as a distinct field in the early 1950s. During the first half of the 20th century, building and fire codes and standards were established and revised in response to a series of catastrophic fires. During the period that 742 Richmond Street was built, the body of knowledge to support fire protection engineering was established through experimental design, and influenced by civil and mechanical engineering, architecture, psychology, and electrical and electronic engineering. William Henry Hawkins a WWI Veteran member of the RCAF, and recipient of the OBE. W.H. Hawkins worked for twenty-two years as a technical officer in the engineering division of the federal penitentiaries branch. He was the President of the St. George's Society, past president of the Architects' Association of Power Engineers, a Lions Club member, and a part of the 410 Squadron at Canadian Forces Base Uplands in Ottawa.

(3) DESCRIPTION OF HERITAGE ATTRIBUTES

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

- Original architectural features of W.H. Hawkins design including:
 - scale
 - massing
 - red brick façade
 - flat roof
 - four battlements or stepped parapets
 - central peaked frontispiece
 - brick squared pilasters
 - 1925 datestone
 - divided wood window grouping
- Fire protection and prevention features, including:
 - all steel joists
 - 24-foot beams
 - brick construction
 - six inches of concrete between the first and second floors

4.4 744 RICHMOND STREET



Image 4: 744 Richmond Street

4.4.1 LAND USE HISTORY

The Euro-Canadian land use history for 744 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 Part of Lots 4 and 5, East of Richmond Street, Plan 180, City of London, County of Middlesex, Parts 1 and 2, Reference Plan Number 33R-6858.

1) 1883 – 1944

Between 1854, when the property was surveyed for RP180, and 1890, no land transfers or development is recorded. The 1883 through 1900 City Directories list the property as vacant land.

In 1890, Lot 5 was mortgaged to Ellen Glasgow from W.T. Renwick (MCLRO 2981). The 1891 Census Returns for the City of London were reviewed to establish family information and residence type, if available. According to the Abstract Index, George and Ellen Glasgow transferred Lot 5 to Jonathan Magee in 1900 (MCLRO 7691). According to the 1901 Census Returns for London (Schedule 1, Ward 2, Page 21),

Jonathon (aged 51) lived with his wife Ester (aged 46), and two daughters: Edith (aged 21) and Hallie (aged 17). The Magee family likely rented 744 Richmond Street to tenants as the City Directories list Miss Elizabeth Murphy as residing at that property in 1902, Napier Layton residing there in 1903, and Aaron E. Child residing there in 1905. Goad's 1892 revised 1907 Fire Insurance Plan of the City of London (Figure 10) identifies 744 Richmond Street as a two-storey, rectangular brick dwelling set back from the property line along Richmond Street.

The Abstract Index indicates that Lot 5 was transferred to Edith M. Inglis in 1919 (MCLRO 20600).

In 1920, Edith M. Inglis transferred part of Lot 5 to Ethel P. Sutherland and Stella B. Sutherland (MCLRO 21891). According to the 1921 Census Returns for London (Schedule 1, Ward 2, Page 2), 744 Richmond Street was owned by Barbara Sutherland (aged 65) who lived with her two daughters: Ethel (aged 33) and Stella (aged 24) who both worked as stenographers. Goad's 1912 revised 1922 Fire Insurance Plan of the City of London (Figure 12) confirm that the Sutherlands' home was a two-storey rectangular brick dwelling with a wooden structure attached to its rear. Further, the 1921 Census Returns clarify that the dwelling had six rooms. The structure retains the same layout in the 1926 Geodetic Survey of Canada (Figure 13). The City Directories list that Barbara T. Sutherland resided at 744 Richmond street until 1940, with her daughter Stella then being listed at the residence in 1941. In 1944, Stella B. Sutherland transferred the property to Albert G. Adams (MCLRO 36434).

2) 1879 – 1956

The Abstract Index indicates that Albert G. Adams transferred part of Lot 5 to John A. Irvine in 1947 (MCLRO 40252). The 1949 through 1951 City Directories list both J. A. Irvine and Irvine Appliances at 744 Richmond Street. An historical photo of Richmond Street from January 1955 shows Irvine Appliances located in a one-storey building at 744 Richmond Street, which is confirmed by the 1951 City Directory. The original two-storey dwelling was removed and replaced with Irvine's one-storey commercial building sometime between 1949 and early 1955. The Abstract Index indicates that Robert G. Young transferred part of Lot 4, which extended to the north wall of 742 Richmond Street, to John A. and Doris V. Irvine in 1955 (MCLRO 71321). With the acquisition of part of Lot 4, the Irvines decided to expand the one-storey structure at 744 Richmond Street. An historical photo from November 1955 shows the building under construction, with the addition of a second-storey that matches the height of the abutting building at 746 Richmond Street. At this time, a second storey was added to the one-storey structure or the one-storey structure existing at the site was demolished and replaced with the two-storey structure in November of 1955. This two-storey commercial building is the current structure located at 744 Richmond Street.

Beginning in 1951, the City Directories list multiple tenants at the address, suggesting that the second-storey contained apartments, with commercial businesses operating on the first floor.

The address of 744 ½ Richmond Street first appears in the City Directory in 1951 and is associated with S. Noble, a physician. Robert J. Wainwright, a dentist, then occupied the address from 1952 to 1953. Robert Wainwright moved his dental practice to the neighbouring building at 746 Richmond Street in 1954. The City Directory also indicates that a flower shop owned by Bob Turnbull was located at 744 Richmond Street from 1956 to 1957. Irvine Appliances continued to operate in the building alongside various other businesses during the mid-twentieth century.

The 1957 Geodetic Survey of Canada (Figure 14) confirms that the residential dwelling at 744 Richmond Street had been replaced, as its new footprint is shown as larger and more rectangular than in the Fire Insurance Plans. As well, the structure is now located close to the front property line along Richmond Street which matches the current footprint of the building.

3) 1957 – Present

According to the City Directories, a clothing store called The Norfolk operated at 744A Richmond Street from 1956 to 1960 after relocating from 738 Richmond Street. The 1961 City Directory lists both Irvine Appliances and London TV Cable Ltd at 744 Richmond Street. By 1968, Wallace Hardware is the only commercial business listed at 744 Richmond Street, suggesting that Irvine Appliances ceased operation at this location in 1968, when Wallace Home Hardware opened in the space. (1968 City Directory)

The Abstract Index for 744 Richmond Street indicates that John A. Irvine sold the property to Gus Liabotis and Steve Economopoulos in 1973 (MCLRO 176821). In 1983, Gus Liabotis and Steve Economopoulos transferred all of Lot 5 and parts of Lots 4 and 6 to Ray Powell Ltd (MCLRO 645050). The 1990 City Directory indicates that Wallace Home Hardware still occupied and operated in the building during this time.

In 1994, Ray Powel Limited transferred the property to 1068910 Ontario Ltd (LT337576). Currently, a dress boutique called Elizabeth Noel operates at 744 Richmond Street.

4.4.2 ARCHITECTURAL DESCRIPTION

The property located at 744 Richmond Street is comprised of a two-storey, red brick, commercial building with a flat roof constructed in 1949-1955 and an asphalt parking lot located at the rear of the building (east elevation).

1) Front Elevation

The front elevation (west) (Images 27-28) consists of a two-storey façade with a flat roof and concrete foundation. The first storey is clad with angel stone, a common type of applied stone, which extends partially onto the second storey, ending just under the second storey window ends at the sill. This cladding along the bottom of the façade and along the south side of the elevation appears to be slightly different than that located on both the north side and the lower portion of the second storey, which indicates that they

were clad at different times. The top row of this decorative consists of thin rectangular concrete bricks with a smooth surface. The façade of the second storey consists of red-brick laid in running bond. The second storey also has two black aluminium picture windows with small slider windows at the base.

The first storey has a recessed entryway with a glass aluminum commercial storefront door and a black aluminum window located at an angle on either side of the door. Large, black aluminum storefront windows are also located on either side of the entryway. A black, slant awning is located above the entryway and windows. A large, rectangular pink sign for Elizabeth Noel is located above the awning.

2) Rear Elevation

The rear elevation (east) (Image 29) has a two-storey façade with a flat roof. The first storey consists of smooth concrete blocks which have been painted white. A pink painted door with a large window and pink awning is located at the north side of the elevation. A pink mural featuring evening gowns and angel wings is painted near the center of the elevation and a small square window is located south of the mural. The south side of the elevation contains a former entryway which has been covered.

The second storey is covered in white vinyl siding with a row of four sash windows. A metal railing painted white is located along the façade. The presence of this railing and the vacant space between the south edge of the second storey and the neighbouring building at 742 Richmond Street suggests that this storey may be an addition to the structure.

3) North Side Elevation

The north side elevation is not visible as the structure abuts the structure located at 746 Richmond Street.

4) South Side Elevation

The south side elevation is not visible as it abuts the structure located at 742 Richmond Street.

4.4.3 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 property retains a two-storey brick commercial building. The structure was either constructed in 1949, with a second storey added in 1955. The variation in cladding between the south and north sides of the front elevation (west) suggests that an alteration of the cladding occurred at an undetermined date. At the rear of the building, a vinyl extension is present on the second storey, which was likely added after the initial construction of the building. Given alterations to the front and rear elevations, the building generally retains little of the integrity of its original built character.

4.4.4 COMPARATIVE ANALYSIS RESULTS

A comparative analysis was undertaken to establish a baseline understanding of similar heritage designated properties in the city, 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*. In addition, the comparative analysis was used to establish some understanding of the property in its context.

The property located at 746 Richmond Street is a two-storey, brick building clad with angel stone, with poured concrete foundations and a flat roof. The building was constructed between 1949 and 1955.

The properties utilized for this comparative analysis can be found in Table 2. All properties identified in the table contain one-and-a-half- to five-storey commercial buildings within an urban streetscape. All buildings are brick except 156 Wortley Street, which is comprised of stucco and wood. Of the 13 buildings compared, nine were constructed explicitly for commercial use, with four buildings being converted to commercial use from residences.

Of the nine buildings designed for commercial use, four were constructed after 1925 and express a commercial style consistent with mid-late twentieth century design. All four buildings abut the public right-of-way and therefore retain no setbacks. Three of the four buildings are between two and four storeys, with 267 Dundas Street having five-storeys. Of the four buildings designed for commercial use and built after 1925, three were constructed prior to 1935 and one was constructed between 1930 and 1980. All four of these buildings are situated within streetscapes that retain similar setbacks, scale, massing, style, and build dates. The building located at 744 Richmond Street retains a similar height, setback and commercial-use as those within The Village area.

Many of the properties within the comparative analysis demonstrate a specific architectural style, such as the Art Deco features of 762 Dundas Street and 434 Clarence Street, or the Italianate features of 267 Dundas Street. In comparison, the building located at 746 Richmond Street is of a vernacular design, and not of a known architectural style, and represents a vernacular construction. Further, the two-storey brick façade with street level storefront windows is typical for commercial buildings constructed in the early to mid-1950s. Therefore, the structure is not considered a rare, unique, representative, or early example of its type when compared to similar structures.

According to the comparative analysis, consistency in form, scale, architectural style, massing, siting and age/era of construction are considered important factors in the determination of contextual value. The built character of The Village consists of one- to three-storey commercial buildings with predominantly flat roofs, little to no setback from the street, large display windows, and glass entryways at street level. Typical materials include red brick, glass, metal, and asphalt. Buildings represent a range of build dates, from the 1880s to 1980s. Parking for the properties is located behind the buildings in a municipal parking lot along the rear laneway. While the area demonstrates some consistency in orientation to the street, setback, material and height, there is no consistency in shape, massing, architectural style or age/era of construction. While the property located at 744 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 744 Richmond Street does not define this character, nor is it responsible for maintaining or supporting the character of the immediate area.

4.4.5 CULTURAL HERITAGE EVALUATION – ONTARIO REGULATION 9/06

Table 6: Ontario Regulation 9/06

| 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 | N | The subject property retains a two-storey brick commercial building constructed between 1949 and 1955. The structure is of a vernacular design, and has no known architectural style and its material and architectural detailing are typical for its age. Therefore, the building does not meet this criterion. |
| | Displays a high degree of craftsmanship or artistic merit | N | The building located at 746 Richmond Street is of a vernacular architectural style, built utilizing skills and techniques typical of the era and therefore does not meet this criterion. |
| | Demonstrates a high degree of technical or scientific achievement | N | The building does not reflect a high degree of technical or scientific achievement. |
| Historical/ Associative Value | Has direct associations with a theme, event, belief, person, activity, organization or institution that is | N | While the property was first surveyed as a part of Lot 5 East of Sarnia Street, Plan 180 in 1853 for proprietors Colonel Renwick, J.S. Thompson and J.E. Thompson, the building itself was built between 1949 and 1955 for Irvine Appliances. A number of local businesses have operated at this location; |

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| | significant to a community | | however, no notable individuals, associations, institutions or themes are associated with the building. Therefore, the building does not meet this criterion. |
| | Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, | N | The property has not been associated with any notable communities or cultures, and is not known to potentially yield information regarding a community or culture. Therefore, this 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 building is not associated with a known architect, artist, builder, designer or theorist, and therefore does not meet this criterion. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | N | This property is located within the area known locally as "The Village". While The Village consists of commercial buildings that are generally uniform in terms of height and setback from the street, this is typical of London streetscapes. Furthermore, the area does not possess consistent shape, massing, architectural style or era of construction. While the property located at 744 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 744 Richmond Street does not define this character, nor is it responsible for maintaining or supporting the character of the immediate area. Therefore, the property does not meet this criterion. |
| | Is physically, functionally, visually or historically linked to its surroundings | N | The property is not physically linked to its immediate surroundings. While it is part of a commercial streetscape it is not functionally or visually linked to its surroundings. As one of the older buildings in this CHER, the context of this building has changed significantly since it was originally constructed. As such, it is not historically linked to its surroundings. Therefore, the property does not meet this criterion. |
| | Is a landmark | N | The building has not been identified as a significant landmark. No significant views into the property distinguish the building as a notable or distinct property. Therefore, the property does not meet this criterion. |

4.4.6 STATEMENT OF CULTURAL HERITAGE VALUE OF INTEREST

Based on the evaluation of background historical research, site investigation and application of criteria from *Ontario Regulation 9/06*, the subject property at 744 Richmond Street was determined to not have significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest and list of Attributes has been prepared.

4.5 746 RICHMOND STREET



Image 5: 746 Richmond Street

4.5.1 LAND USE HISTORY

The Euro-Canadian land use history for 744 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 Part of Lots 5 and 6, East of Richmond Street, Plan 180, City of London, County of Middlesex, Parts 1 and 2, Reference Plan Number 33R-6858.

1) 1883 – 1950

Between 1854, when the property was surveyed for RP180, and 1891, no land transfers or development is recorded. The 1883 through 1900 City Directories list the property as vacant land.

According to the Abstract Index, Lots 5 and 6 were mortgaged to Ellen Glasgow in 1890 (MCLRO 2981). The Abstract Index indicates that George and Ellen Glasgow transferred Lots 5 and 6 to Jonathan Magee in 1900 (MCLRO 7691). According to the

1901 Census Returns for London (Schedule 1, Ward 2, Page 21), Jonathon (aged 51) lived with his wife Ester (aged 46), and two daughters: Edith (aged 21) and Hallie (aged 17). The Magee family likely rented 744 Richmond Street to tenants as the City Directories list Arthur E. Bennett as residing at that property in 1902 and Charles H. Glines residing there from 1903 to 1906. Goad's 1892 revised 1907 Fire Insurance Plan of the City of London (Figure 10) identifies 746 Richmond Street as a two-storey, rectangular, brick dwelling set back from the front property line.

Lots 5 and 6 were then transferred to Edith M. Inglis in 1919 (MCLRO 20600). Edith M. Inglis transferred part of Lot 5 to John W. and his wife in 1920, and part of Lot 6 in 1927 (MCLRO 21926 & 28023). According to the 1921 Census Returns for London (Schedule 1, Ward 2, Page 2), John was a 34-year-old cashier who lived at 746 Richmond Street with his 33-year-old wife, May. Goad's 1912 revised 1922 Fire Insurance Plan of the City of London (Figure 12) confirm that the Smiths' home was a two-storey rectangular brick dwelling with a wooden structure attached to its rear. Further, the 1921 Census Returns clarify that the dwelling had seven rooms. The structure retains the same footprint in the 1926 Geodetic Survey of Canada (Figure 13). According to the Abstract Index and confirmed by the City Directory, the Smiths continued to reside at this address until 1950, when they sold the property to John A. Irvine (MCLRO illegible instrument number).

2) 1950 – 1973

Correspondence with Mark Tovey via the Scotiabank Archives (Mark Tovey, via email [Nov. 9, 2018]) confirmed that the bank opened a branch at 746 Richmond Street on May 8, 1950 and remained at this location until it relocated to 750 Richmond Street in 1974. An historical image of the streetscape from November 1955 shows The Bank of Nova Scotia located in a two-storey brick structure at 746 Richmond Street which is the same building that currently exists at the address. (Figure 17) The 1957 Geodetic Survey of Canada (Figure 14) confirms that the original building at 746 Richmond Street had been replaced, with the footprint shown as larger and more rectangular than the building footprint shown in the 1892 revised 1907 and 1912 revised 1922 Fire Insurance Plans. In addition, the structure is located close to the property line along Richmond Street which matches the current footprint of the building.

Beginning in 1950, the City Directories list multiple tenants at the address, suggesting that the second-storey contained apartments with commercial businesses operating on the first floor. According to the 1954 City Directory, Robert J. Wainwright began operating his dental practice at 746 Richmond Street.

3) 1973 – Present

In 1973, John A. Irvine sold the property to Gus Liabotis and Steve Economopoulos (MCLRO 176821). In 1974, The Bank of Nova Scotia moved locations and vacated 746 Richmond Street.

According to the 1980 City Directory, Richard Wainwright's dental practice operated alongside two other businesses: Richmond-Oxford Denture Clinic and The Down Shop. The dental practice and denture clinic were still listed in the City Directory in 1985.

In 1983, Gus Liabotis and Steve Economopoulos transferred all of Lot 5 and parts of Lots 4 and 6 to Ray Powell Ltd (MCLRO 645050). According to the 1990 City Directory, three businesses operated at the address: Prudenta Laboratories, Bristol Jewellery Ltd, and The Down Shop. In 1994, Ray Powel Limited transferred the property to 1068910 Ontario Ltd (LT337576).

4.5.2 ARCHITECTURAL DESCRIPTION

The property located at 746 Richmond Street is comprised of a two-storey, red brick, commercial building with a flat roof constructed between 1949 to 1950 and an asphalt parking lot located at the rear of the building (east elevation).

1) Front Elevation

The front elevation (west) (Images 27-28) consists of a two-storey façade with a flat roof and concrete foundation. The first storey is clad with angel stone, which extends partially onto the second storey. The top row of this brick contains thin rectangular concrete bricks with a smooth surface. The façade of the second storey consists of red-brick laid in running bond. The second storey also has two black aluminium picture windows with small slider windows at the base.

The first storey has a recessed entryway on the south side of the elevation and includes a painted panel door with a centered rectangular window. Two large aluminum storefront windows are located near the center of the façade. A recessed entrance to the storefront is located on the north side of the elevation and features a glass aluminum-framed commercial storefront door surrounded by multiple aluminum storefront windows. The perimeter of the windows and recessed entryway are surrounded by a row of thin rectangular concrete bricks with a smooth surface.

2) Rear Elevation

The rear elevation (east) (Image 29) is a two-storey façade with a flat roof. The first storey consists of smooth concrete blocks which have been painted white. The south side of the elevation extends further out than the rest of the storey and contains two white doors with a vent located above. A small angled roof is attached to the side of this extension with an entryway located underneath it. Beginning at the north side of the elevation, a black metal staircase provides access to the second storey.

Part of the second storey is covered in white vinyl siding with white concrete blocks on either side. The disconnect between these siding materials suggests an alteration occurred at an unknown date. A half-wall serving as a railing is located on top of the first storey extension. This area leads to an entrance to the second storey of 744 Richmond Street. The south side of the rear elevation contains a 1/1 window and a black panel

door which is accessed via the staircase. An air conditioning unit is present in the center of the second storey, with two 1/1 windows located on the north side.

3) North Side Elevation

The north side elevation is not visible as it abuts the wall of the neighbouring property at 748 Richmond Street.

4) South Side Elevation

The south side elevation is not visible as it is attached to the structure located at 744 Richmond Street.

4.5.3 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 property retains a two-storey commercial building with the original brick and angel stone clad façade from its construction in 1950. However, the storefront windows and both windows on the second storey were replaced at an unknown date as they differ from the original windows shown in a 1955 historical photo of the Bank of Nova Scotia (Figure 17). At the rear of the building, it is apparent from the property inspection that the concrete block wall has been cut into and refitted with a vinyl-sided wall. Given alterations to the front and rear elevations, the building generally retains little of the integrity of its built character.

4.5.4 COMPARATIVE ANALYSIS RESULTS

A comparative analysis was undertaken to establish a baseline understanding of similar heritage designated properties in the city, 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. In addition, the comparative analysis was used to establish some understanding of the property in its context.

The property located at 746 Richmond Street is a two-storey, brick building with angel stone cladding, poured concrete foundations and a flat roof. The building was constructed in 1950. The properties utilized for this comparative analysis can be found in Table 2. All properties identified in the table contain one-and-a-half- to five-storey commercial buildings within an urban streetscape. All buildings are brick except 156 Wortley Street, which is comprised of stucco and wood. Of the 13 buildings compared,

nine were constructed explicitly for commercial use, with four buildings being converted to commercial use from residences.

Of the nine buildings designed for commercial use, four were constructed after 1925 and express a commercial style consistent with mid-late twentieth century design. All four buildings abut the public right-of-way and therefore retain no setbacks. Three out of the four buildings are between two and four storeys, with 267 Dundas Street having five-storeys. Of the four buildings designed for commercial use and built after 1925, three were constructed prior to 1935 and one was constructed between 1930 and 1980. All four of these buildings are situated within streetscapes that retain similar setbacks, scale, massing, style, and build dates. The building located at 744 Richmond Street retains a similar height, setback and commercial-use as those within the Village area.

Many of the properties within the comparative analysis demonstrate a specific architectural style, such as the Art Deco features of 762 Dundas Street and 434 Clarence Street, or the Italianate features of 267 Dundas Street. In comparison, the building located at 746 Richmond Street is of a vernacular design, and not of a known architectural style, and represents a vernacular construction. Further, the two-storey brick façade with street level storefront windows is typical for commercial buildings constructed in the early to mid-1950s. Therefore, the structure is not considered a rare, unique, representative, or early example of its type when compared to similar structures.

According to the comparative analysis, consistency in form, scale, architectural style, massing, siting and age/era of construction are considered important factors in the determination of contextual value. The built character of The Village consists of one- to three-storey commercial buildings with predominantly flat roofs, little to no setback from the street, large display windows, and glass entryways at street level. Typical materials include red brick, glass, metal, and asphalt. Buildings represent a range of build dates, from the 1880s to 1980s. Parking for the properties is located behind the buildings in a municipal parking lot along the rear laneway. While the area demonstrates some consistency in orientation to the street, setback, material and height, there is no consistency in shape, massing, architectural style or age/era of construction. While the property located at 744 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 744 Richmond Street does not define this character, nor is it responsible for maintaining or supporting the character of the immediate area.

4.5.5 CULTURAL HERITAGE EVALUATION – ONTARIO REGULATION 9/06

Table 7 – 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, | N | The subject property retains a two-storey brick commercial building constructed in 1950. The structure is of a vernacular design, its material and architectural detailing are typical for its |

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| | expression, material or construction method | | age. Therefore, the building does not meet this criterion. |
| | Displays a high degree of craftsmanship or artistic merit | N | The property is of a common architectural style, built utilizing skills and techniques typical of the era and therefore does not meet this criterion. |
| | Demonstrates a high degree of technical or scientific achievement | N | The property does not reflect a high degree of technical or scientific achievement and therefore 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 | While the property was first surveyed as a part of Lot 5 and 6 East of Sarnia Street, Plan 180 in 1853 for proprietors Colonel Renwick, J.S. Thompson and J.E. Thompson, the building itself was built in 1950. A branch of the Bank of Nova Scotia operated at this location until 1974. However, no signage or other evidence of the bank has been retained on the building. Further, many other commercial businesses have occupied the building since the relocation of the branch. No notable individuals, associations, institutions or themes are associated with the building. Therefore, the building does not meet this criterion. |
| | Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, | N | The property is not connected to any notable communities or cultures, and is not known to potentially yield information regarding a community or culture. Therefore, this 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 property is not associated with a known architect, artist, builder, designer or theorist, and therefore does not meet this criterion. |
| Contextual Value | Is important in defining, maintaining or supporting the character of an area | N | This property is located within the area known locally as "The Village". While The Village consists of commercial buildings that are generally uniform in terms of height and setback from the street, this is typical of London streetscapes. Furthermore, the area does not possess consistent shape, |

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| | | | massing, architectural style or era of construction. While the property located at 746 Richmond Street is consistent with the height, setback and commercial character of properties within The Village, 746 Richmond Street does not define this character, nor is it responsible for maintaining or supporting the character of the immediate area. Therefore, the property does not meet this criterion. |
| | Is physically, functionally, visually or historically linked to its surroundings | N | The property is not physically linked to its immediate surroundings. While it is part of a commercial streetscape it is not functionally or visually linked to its surroundings. As one of the older buildings in this CHER, the context of this building has changed significantly since it was originally constructed. As such, it is not historically linked to its surroundings. Therefore, the property does not meet this criterion. |
| | Is a landmark | N | The property has not been identified as a significant landmark. No significant views into the property distinguish the building as a notable or distinct property. Therefore, the property does not meet this criterion. |

4.5.6 STATEMENT OF CULTURAL HERITAGE VALUE OF INTEREST

Based on the evaluation of background historical research, site investigation and application of criteria from *Ontario Regulation 9/06*, the subject property at 746 Richmond Street was determined to not have significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest and list of Attributes has been prepared.

5 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of background historical research, site investigation, and application of Ontario *Regulation 9/06* criteria for determining cultural heritage value or interest, three of the five properties evaluated, located at 740, 744, and 746 Richmond Street, have been determined to not meet *Ontario Regulation 9/06*, and therefore do not have cultural heritage value or interest. Two properties, 736 and 742 Richmond Street have been determined to meet *Ontario Regulation 9/06*, and therefore have cultural heritage value or interest.

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

- 1 The property located at 736 Richmond Street was determined to demonstrate cultural heritage value or interest. Accordingly, a Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. A Heritage Impact Assessment report completed by a professional heritage consultant is required following TPAP to evaluate design alternatives, determine impacts, and identify appropriate mitigation measures.
- 2 The subject property at 740 Richmond Street was determined not to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. No further cultural heritage work is recommended.
- 3 The property located at 742 Richmond Street was determined to demonstrate cultural heritage value or interest. Accordingly, a Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. A Heritage Impact Assessment report completed by a professional heritage consultant is required following TPAP to evaluate design alternatives, determine impacts, and identify appropriate mitigation measures.
- 4 The subject property at 744 Richmond Street was determined not to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. No further cultural heritage work is recommended.
- 5 The subject property at 746 Richmond Street was determined not to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest or Description of Heritage Attributes has been prepared for this property. No further cultural heritage work is recommended.

Table 8 – Richmond Street Group CHER Evaluation Results and Recommendations

| ADDRESS | RECOGNITION | RESULT OF 9/06 EVALUATION | RECOMMENDATIONS |
|----------------------------|-------------|---|--|
| 736 Richmond Street | Listed | Has significant cultural heritage value or interest, including historical or associative value. | A Heritage Impact Assessment report completed by a professional heritage consultant is required following TPAP to evaluate design alternatives, determine impacts, and identify appropriate mitigation measures. |
| 740 Richmond Street | Listed | No cultural heritage value | No further cultural heritage work recommended. |
| 742 Richmond Street | Listed | Has significant cultural heritage value or interest, including historical or associative and architectural or design value. | A Heritage Impact Assessment report completed by a professional heritage consultant is required following TPAP to evaluate design alternatives, determine impacts, and identify appropriate mitigation measures. |
| 744 Richmond Street | Listed | No cultural heritage value | No further cultural heritage work recommended. |
| 746 Richmond Street | Listed | No cultural heritage value | No further cultural heritage work recommended. |

6 IMAGES



Image 6: View of front elevation of the building located at 736 Richmond Street. (WSP, 2018)



Image 7: Detail of second storey on the front elevation and projecting from the building located at 736 Richmond Street. (WSP, 2018)



Image 8: Detail of storefront on front elevation, with angled door, of the building located at 736 Richmond Street. (WSP, 2018)



Image 9: Detail of painted metal panels on front elevation of the building located at 736 Richmond Street. (WSP, 2018)



Image 10: Detail of roofline on front elevation of the building located at 736 Richmond Street. (WSP, 2018)



Image 11: Rear elevation of the building located at 736 Richmond Street. (WSP, 2018)



Image 12: View of north side elevation of the building located at 736 Richmond Street (right) adjacent to the building located at 740 Richmond Street (left) (WSP, 2018)



Image 13: Detail of buff brick on north side elevation of the building located at 736 Richmond Street. (WSP, 2018)

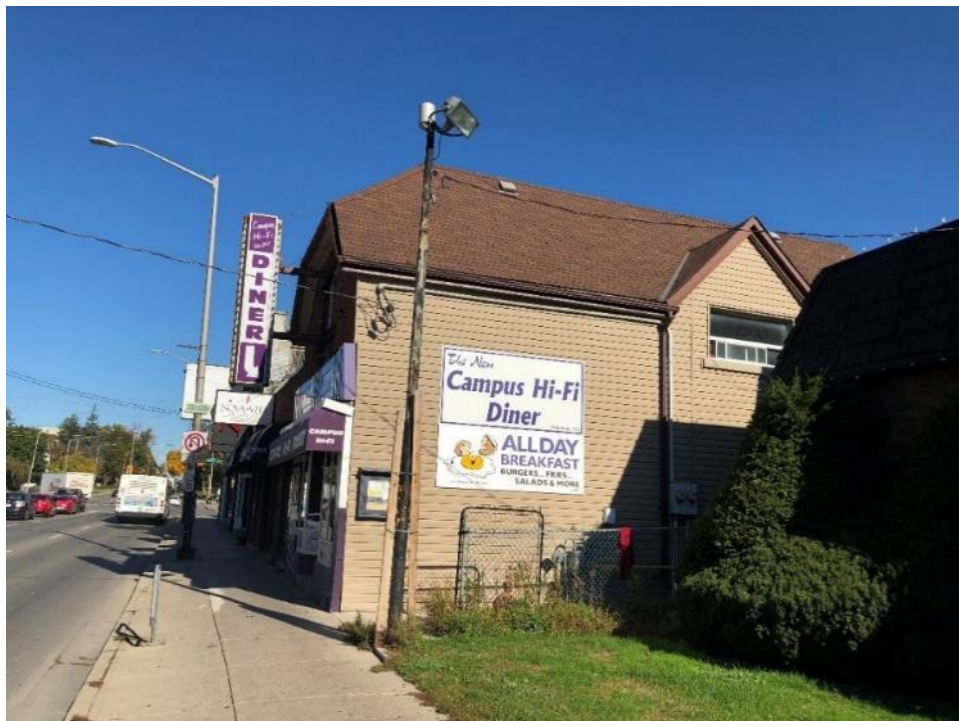


Image 14: View of sidewalk on east side of Richmond Street and south side elevation of the building at 736 Richmond Street. (WSP, 2018)



Image 15: View of south side elevation of the building at 736 Richmond Street. (WSP, 2018)



Image 16: Looking east at front elevation of the building located at 740 Richmond Street. (WSP, 2018)



Image 17: Looking east at front elevation of the building located at 740 Richmond Street. (WSP, 2018)



Image 18: Looking east at detail on front on front elevation of the building located at 740 Richmond Street, note the sloping brick. (WSP, 2018)



Image 19: Looking east at oculus window on front elevation of the building located at 740 Richmond Street (Photo provided by Mark Tovey).



Image 20: Looking west at rear elevation of the building located at 740 Richmond Street. (WSP, 2018)



Image 21: Looking west at rear elevation of the building located at 740 Richmond Street (Photo provided by Mark Tovey).



Image 22: Front (West) Elevation, the building located at 742 Richmond Street, looking east. (WSP, 2018)



Image 23: Front (West) and Side (South) Elevations, the building located at 742 Richmond Street, looking northeast. (WSP, 2018)



Image 24: Rear (East) and Side (North) Elevations, 742 Richmond Street, looking southwest. (WSP, 2018)



Image 25: Rear (East) Elevation, the building located at 742 Richmond Street, looking west. (WSP, 2018)



Image 26: Detail view of 1925 datestone, the building at 742 Richmond Street. (WSP, 2018)



Image 27: Looking east at front elevation of the buildings located at 744 and 746 Richmond Street. (WSP, 2018)



Image 28: Looking east at front elevation of the buildings located at 744 and 746 Richmond Street. (WSP, 2018)



Image 29: Looking west at rear elevation of the buildings located at 744 and 746 Richmond Street. (WSP, 2018)



Image 30: View of the buildings located at 736 to 746 Richmond Street, looking northeast. (WSP, 2018)



Image 31: View of the west side of Richmond Street, looking northwest from Piccadilly Street. (WSP, 2018)



Image 32: View of the west side of Richmond Street, looking southwest from Piccadilly Street. (WSP, 2018)



Image 33: View of rear elevations, 736 to 746 Richmond Street, looking northwest towards Oxford Street East, from Piccadilly Street. (WSP, 2018)

7 HISTORICAL PHOTOS AND MAPPING



Figure 1 – Location and context of Richmond Street Group CHER Properties, City of London, Ontario Source: ESRI 2018

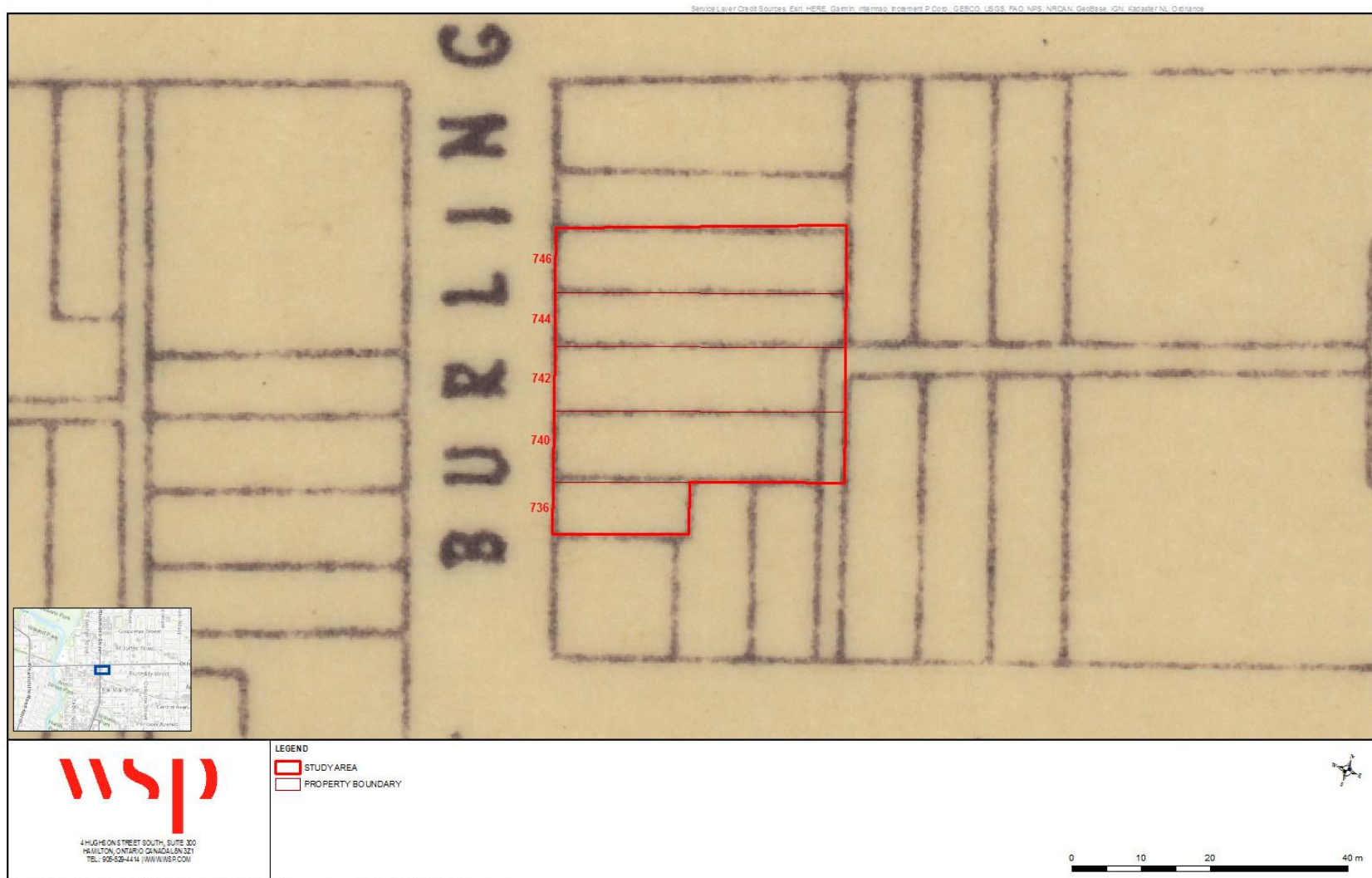


Figure 2 – Richmond Street Properties, City of London, Features of North Central London in the 1840's (Source: Western University, London Historic Maps Collection.)

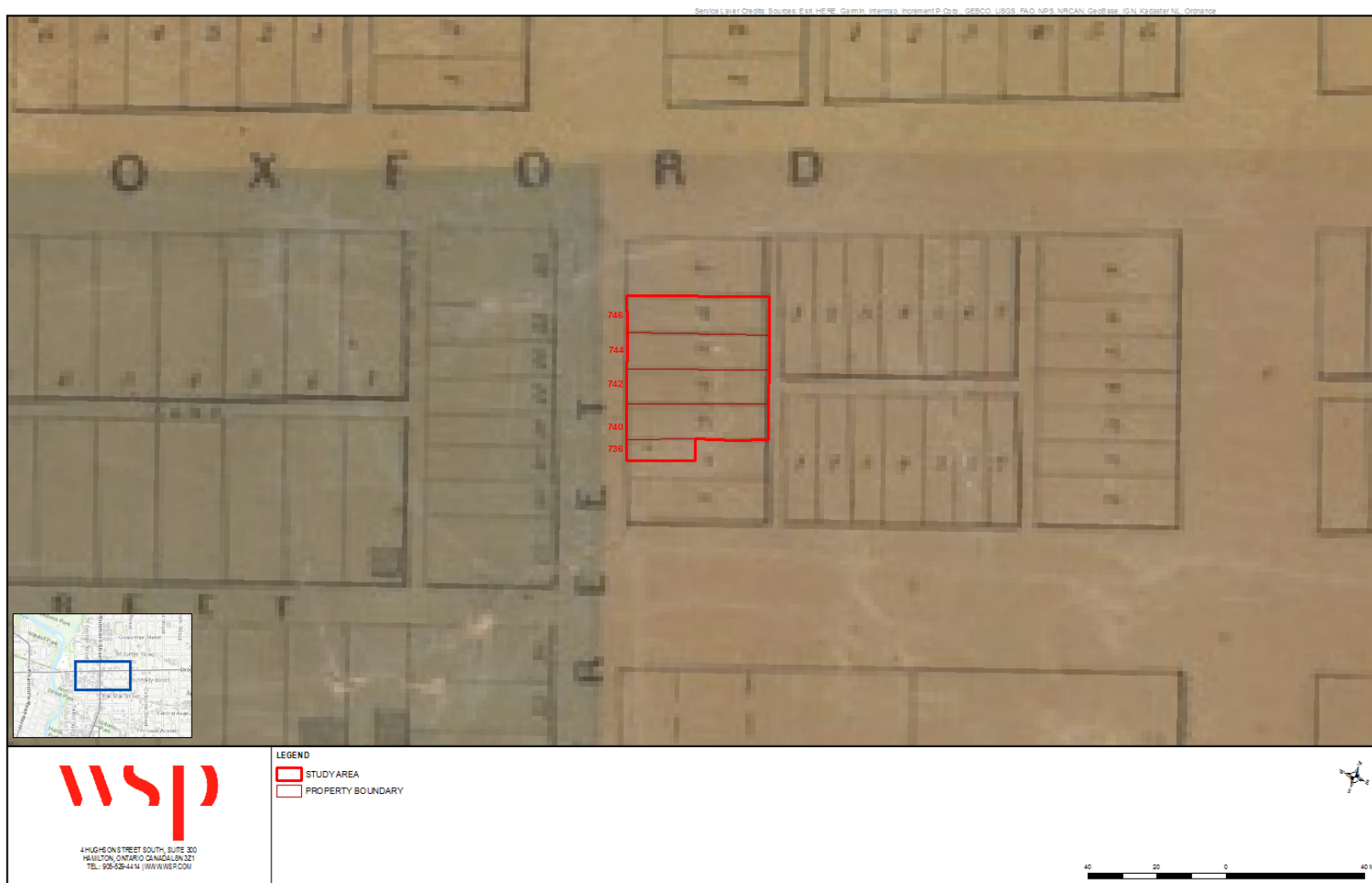


Figure 4 – Richmond Street Properties, City of London, Features of North Central London in the 1855 City Plan (Source: Western University, London Historic Maps Collection.)



Figure 5 – Richmond Street Properties, City of London, Features of North Central London in the 1862 Historical Map (Source: 1862 Tremaine's Map of the County of Middlesex, Canada West.)

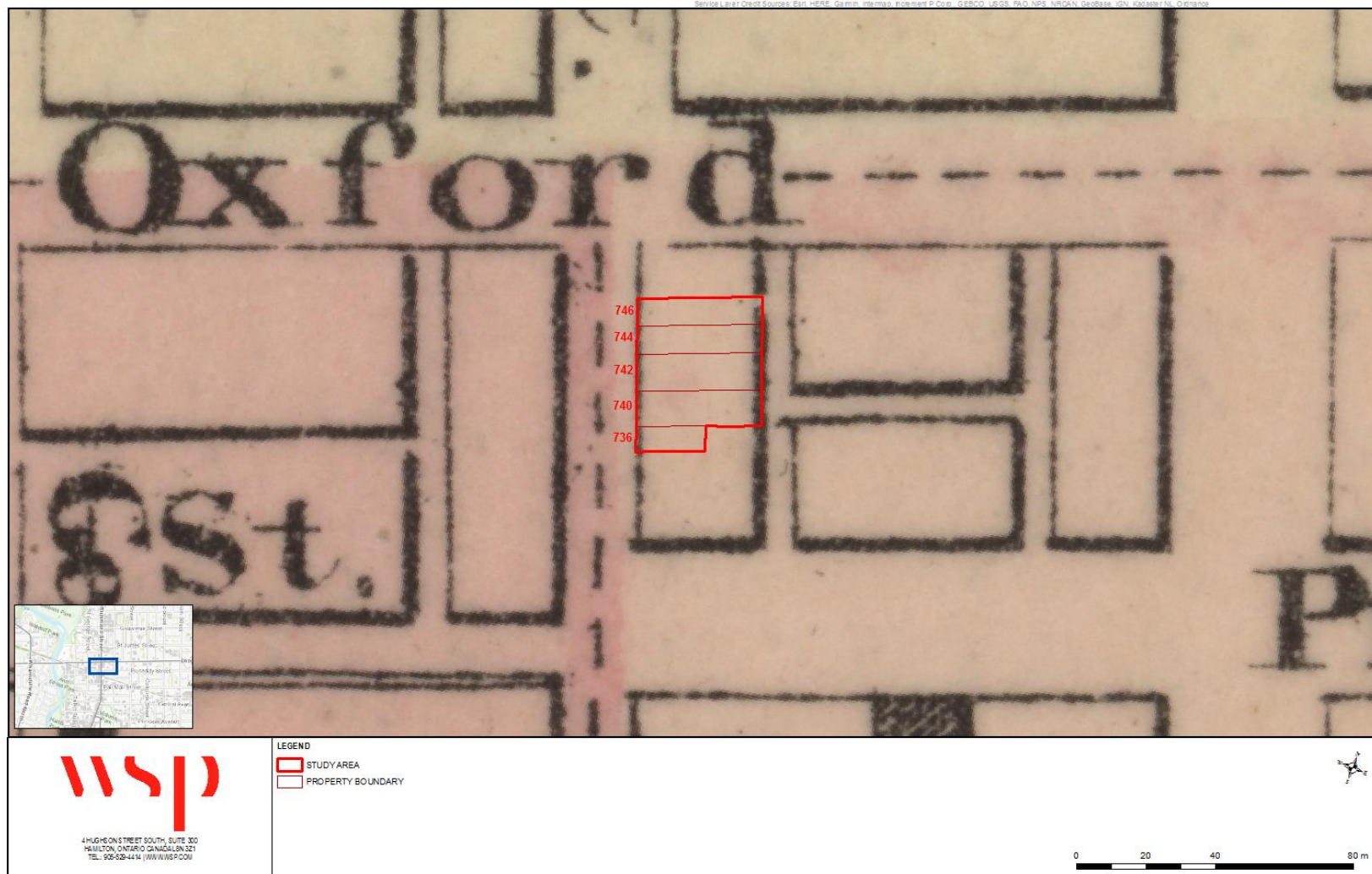
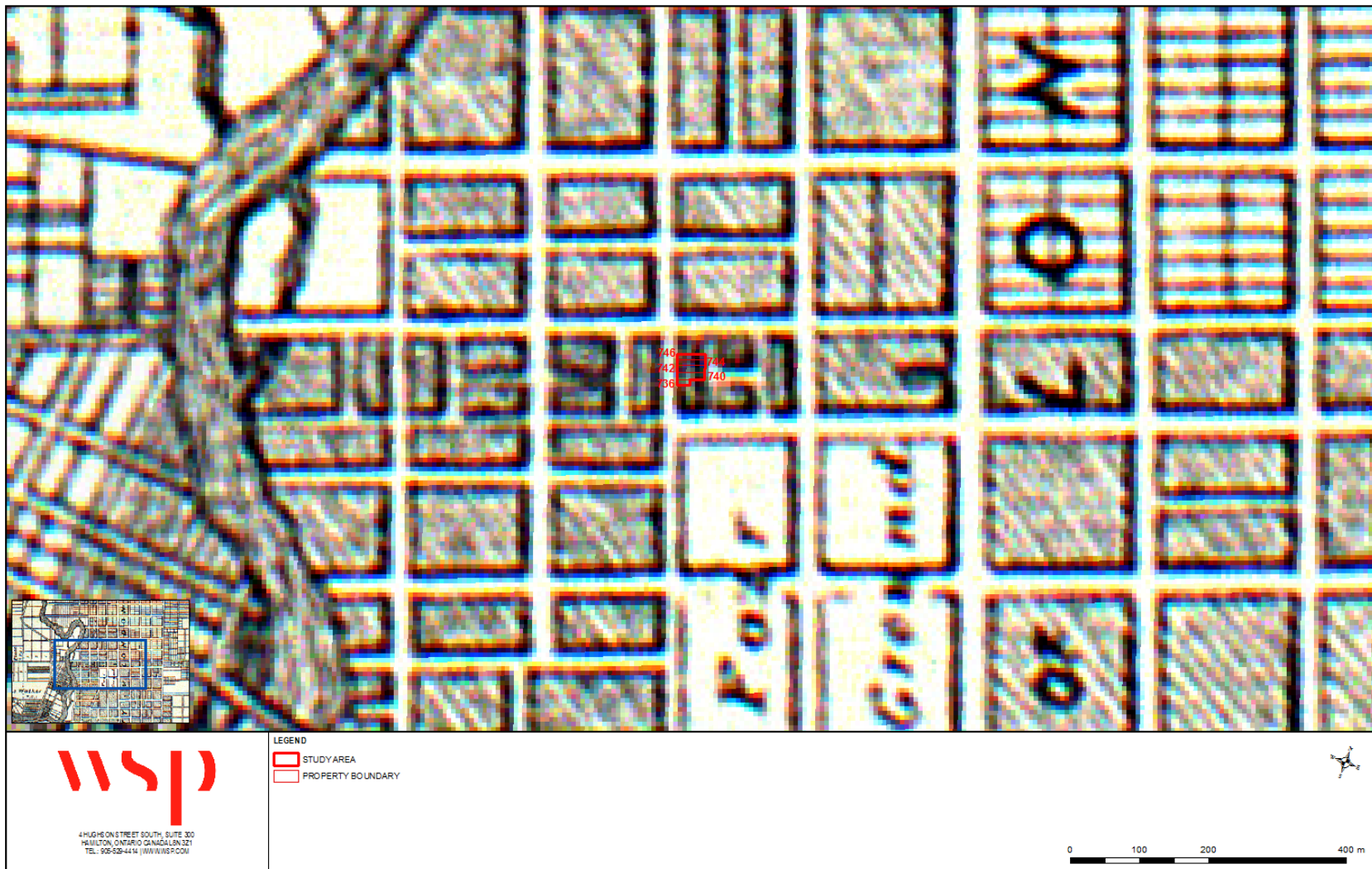


Figure 6 – Richmond Street Properties, City of London, Features of North Central London in the 1875 Map of the City of London and Suburbs (Source: Western University, London Historic Maps Collection.)



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Figure 7 – Richmond Street Properties, City of London, Features of North Central London in the 1878 Historical Atlas Map (Source: 1878 Illustrated Historical Atlas of the County of Middlesex)

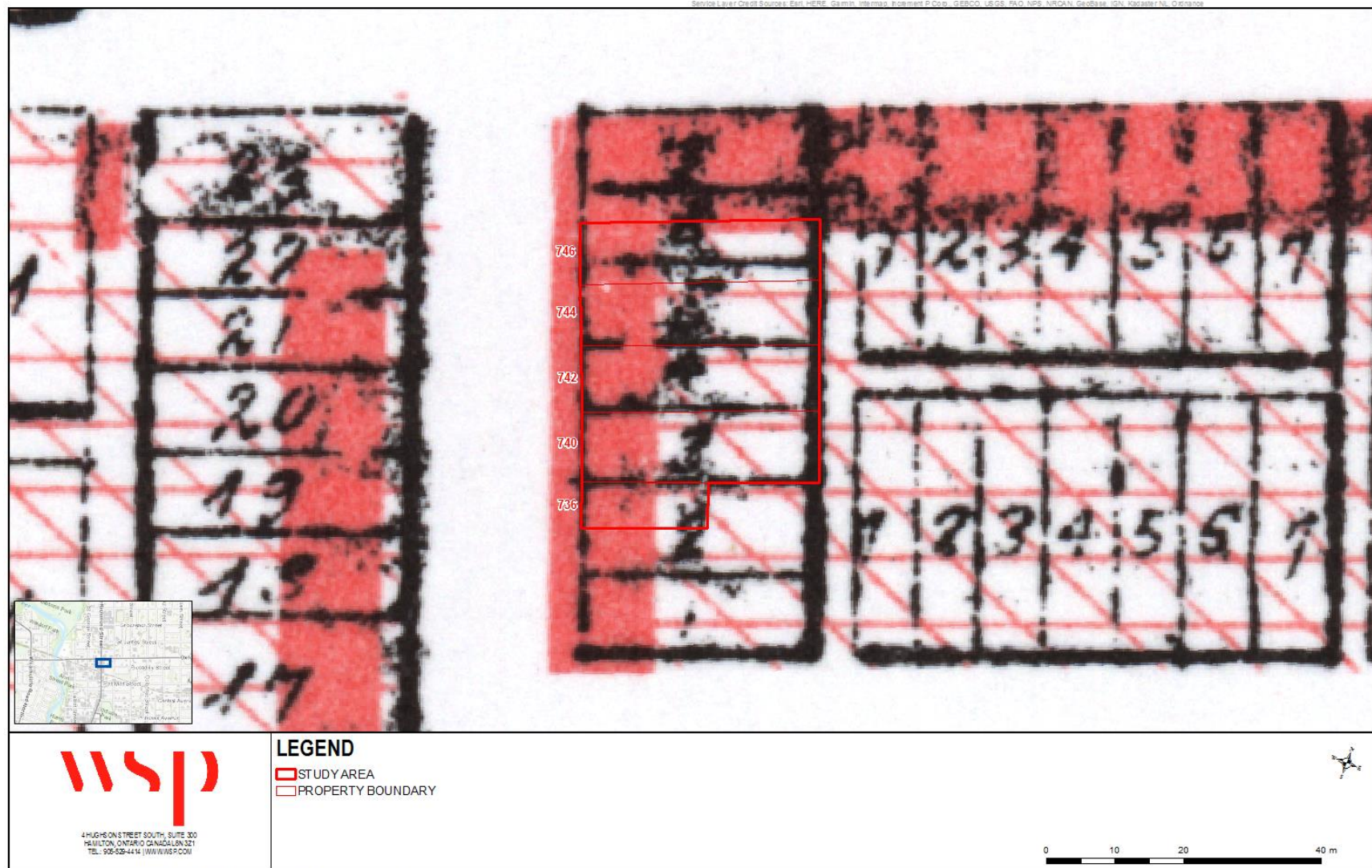


Figure 8 – Richmond Street Properties, City of London, Features of North Central London in the 1875 City of London and Suburbs Map (Source: Western University, London Historic Maps Collection.)

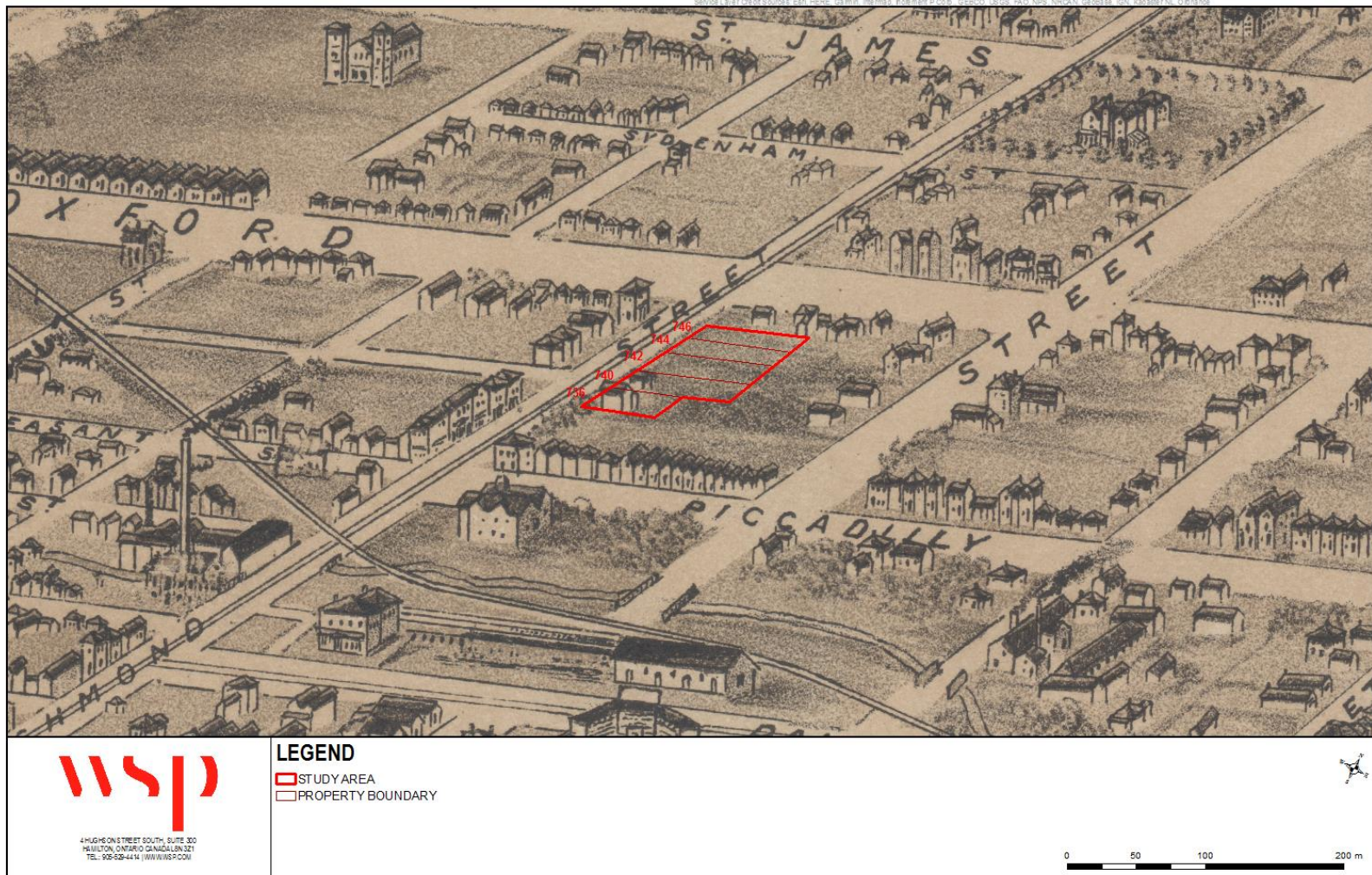


Figure 9 – Richmond Street Properties, City of London, Features of North Central London in the 1890 Birds Eye Illustration (Source: Western University, London Historic Maps Collection.)

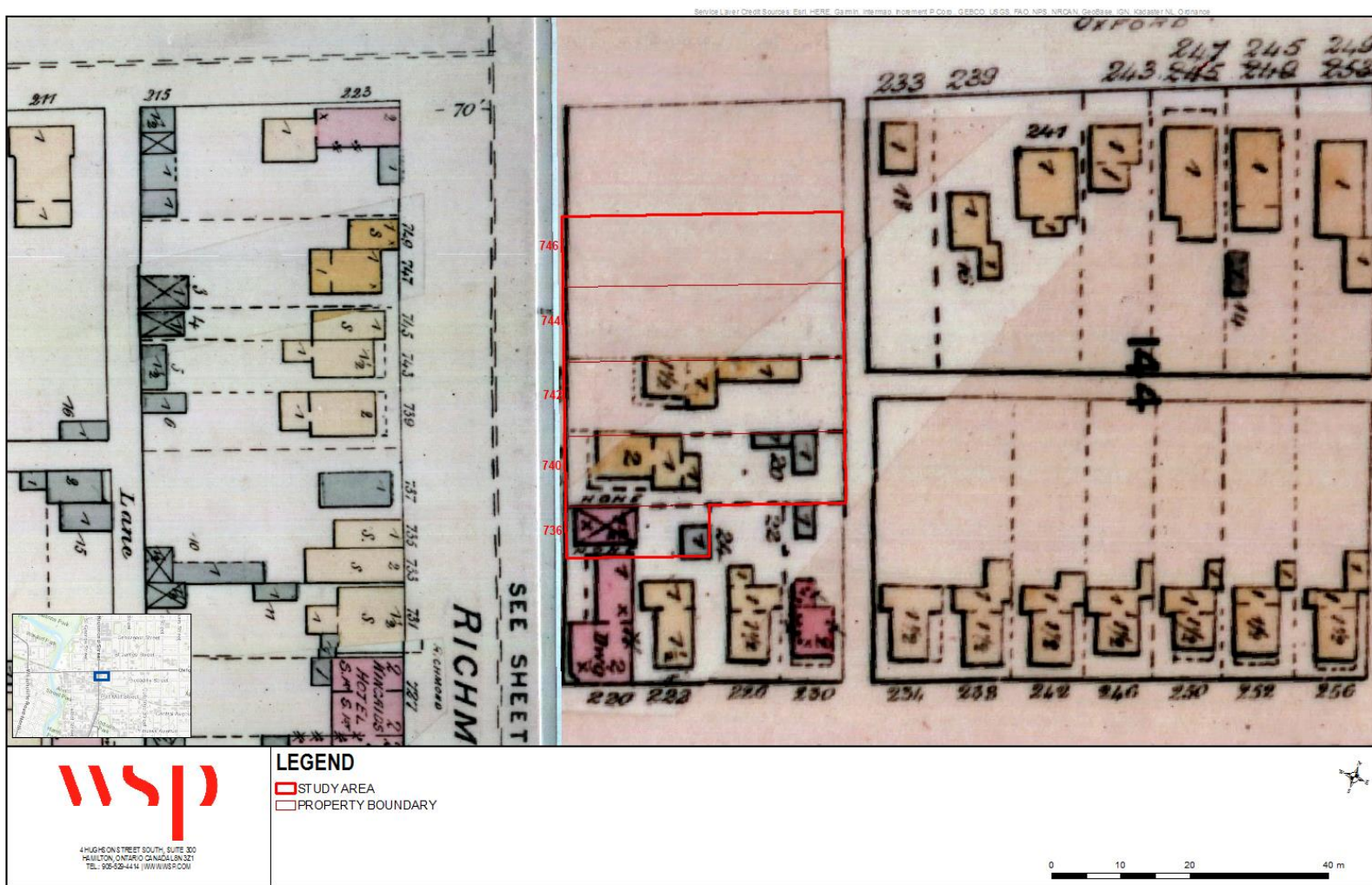


Figure 10 – Richmond Street Properties, City of London, 1881, revised 1888 Fire Insurance Map. (Source: Western University, London Historic Maps Collection.)

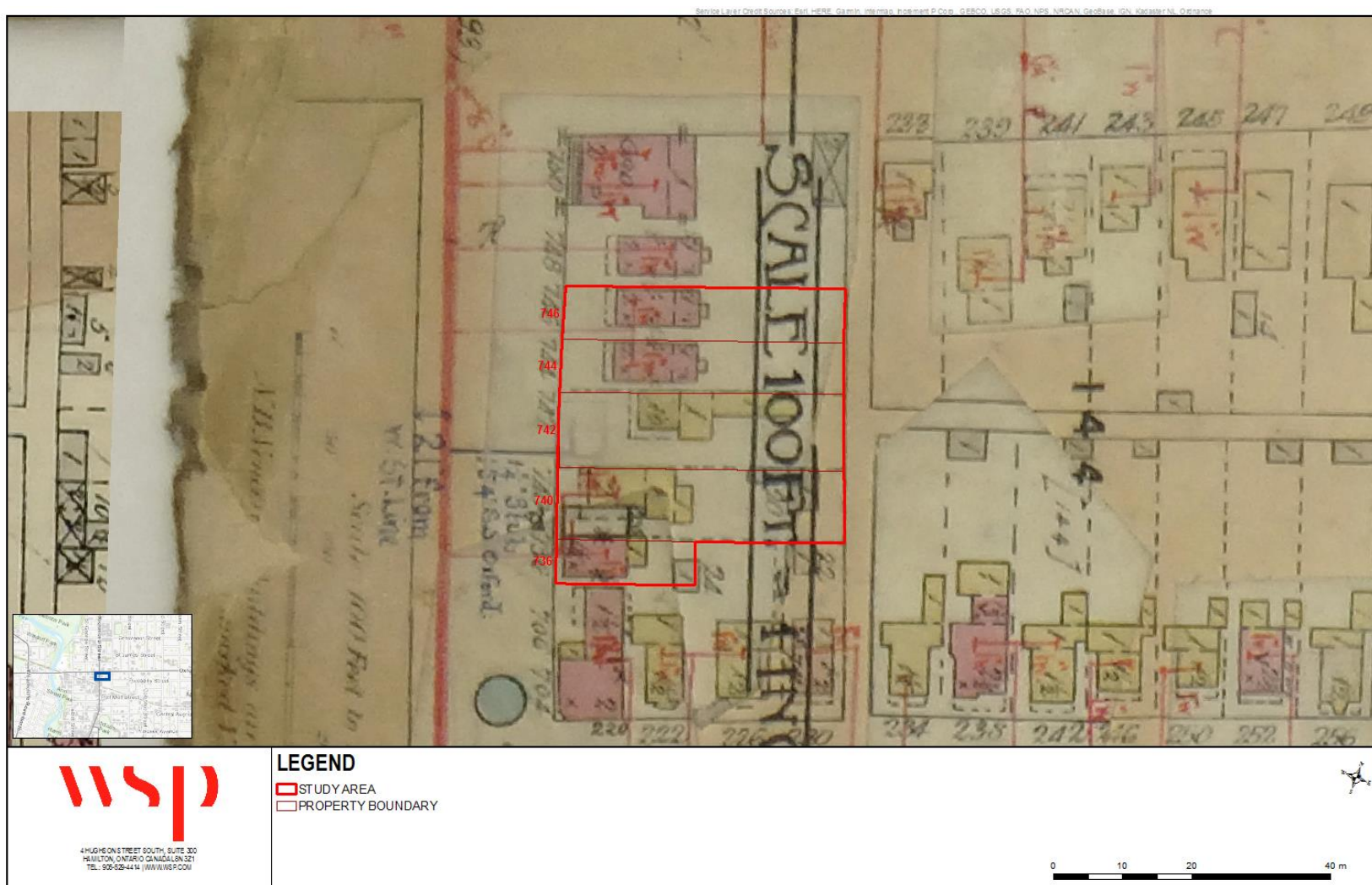


Figure 11 – Richmond Street Properties, City of London, 1892, revised 1907 Fire Insurance Map. (Source: Western University, London Historic Maps Collection.)

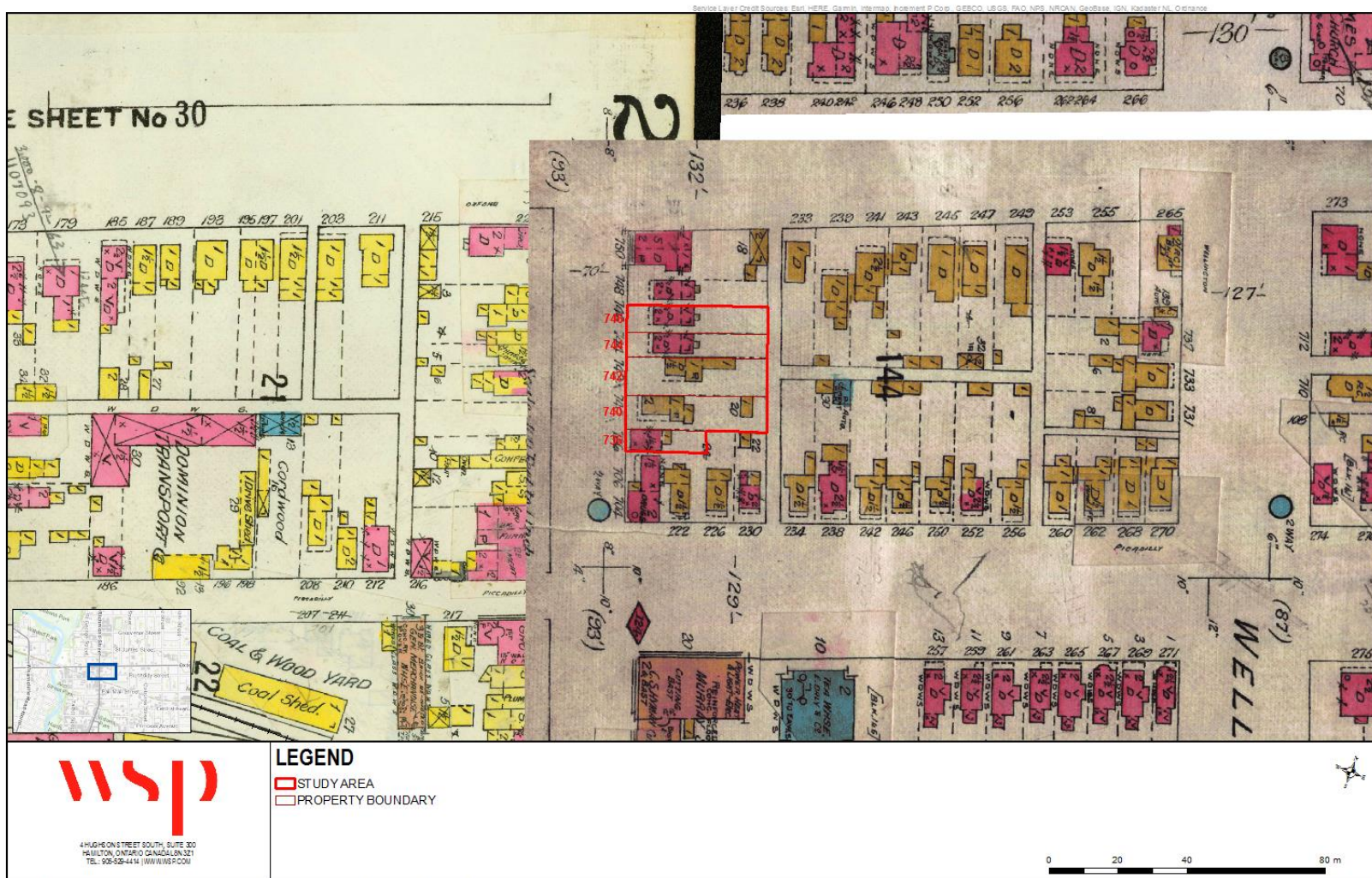
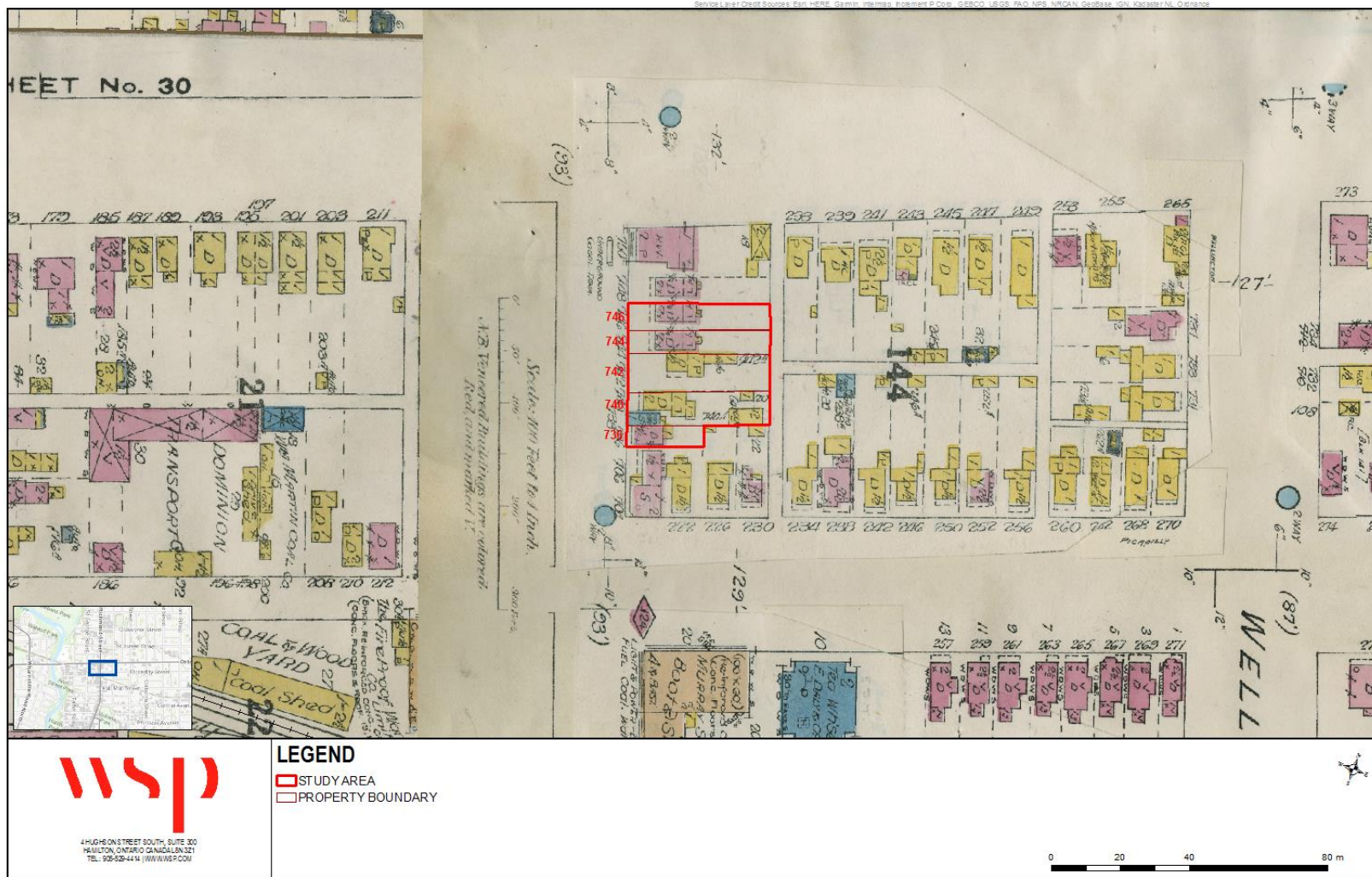


Figure 12 – Richmond Street Properties, City of London, 1912 revised 1915 Fire Insurance Map. (Source: Western University, London Historic Maps Collection.)



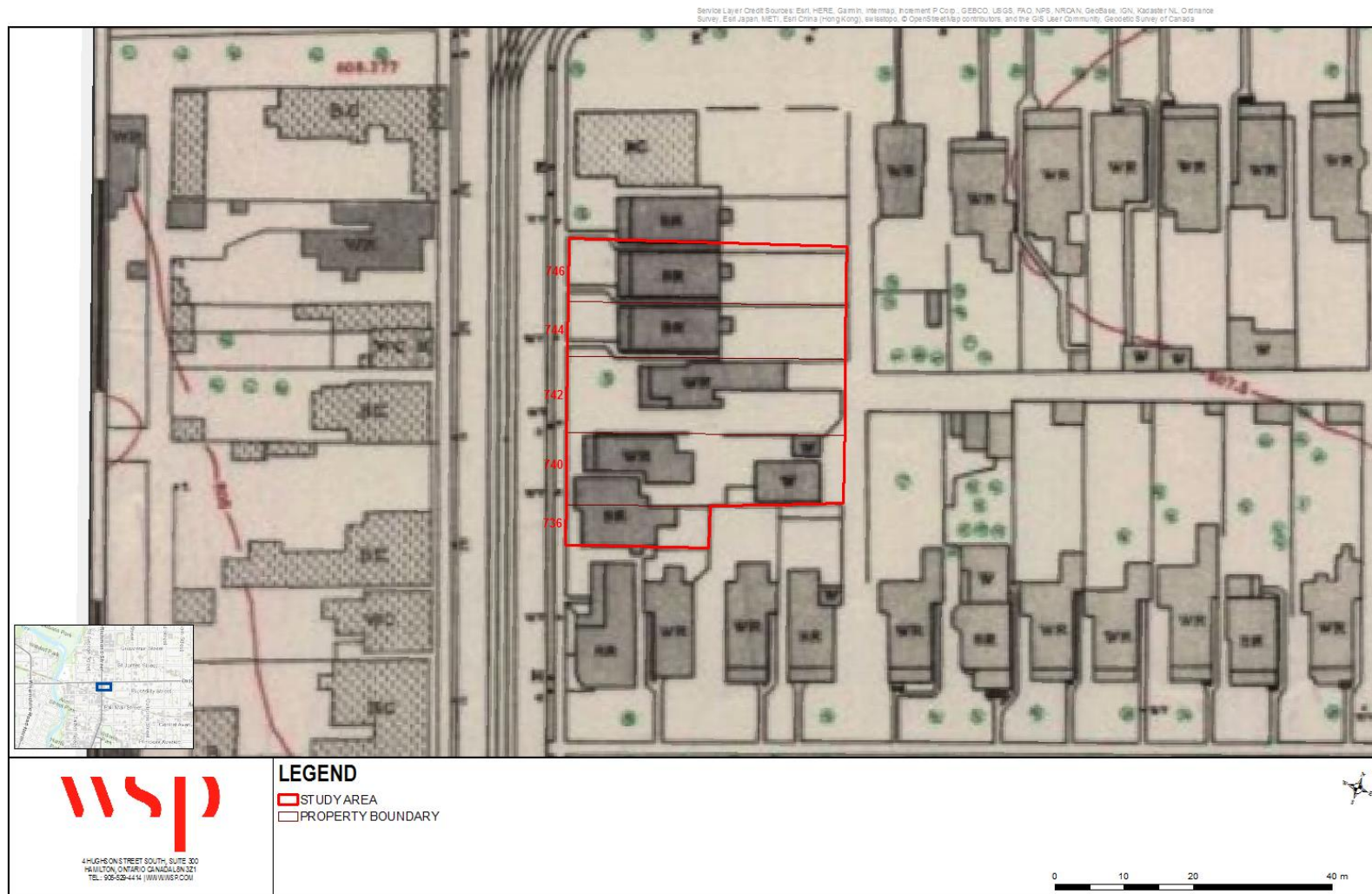


Figure 14 – Richmond Street Properties, City of London, 1926 Geodetic Survey of London (Source: Western University, London Historic Maps Collection.)

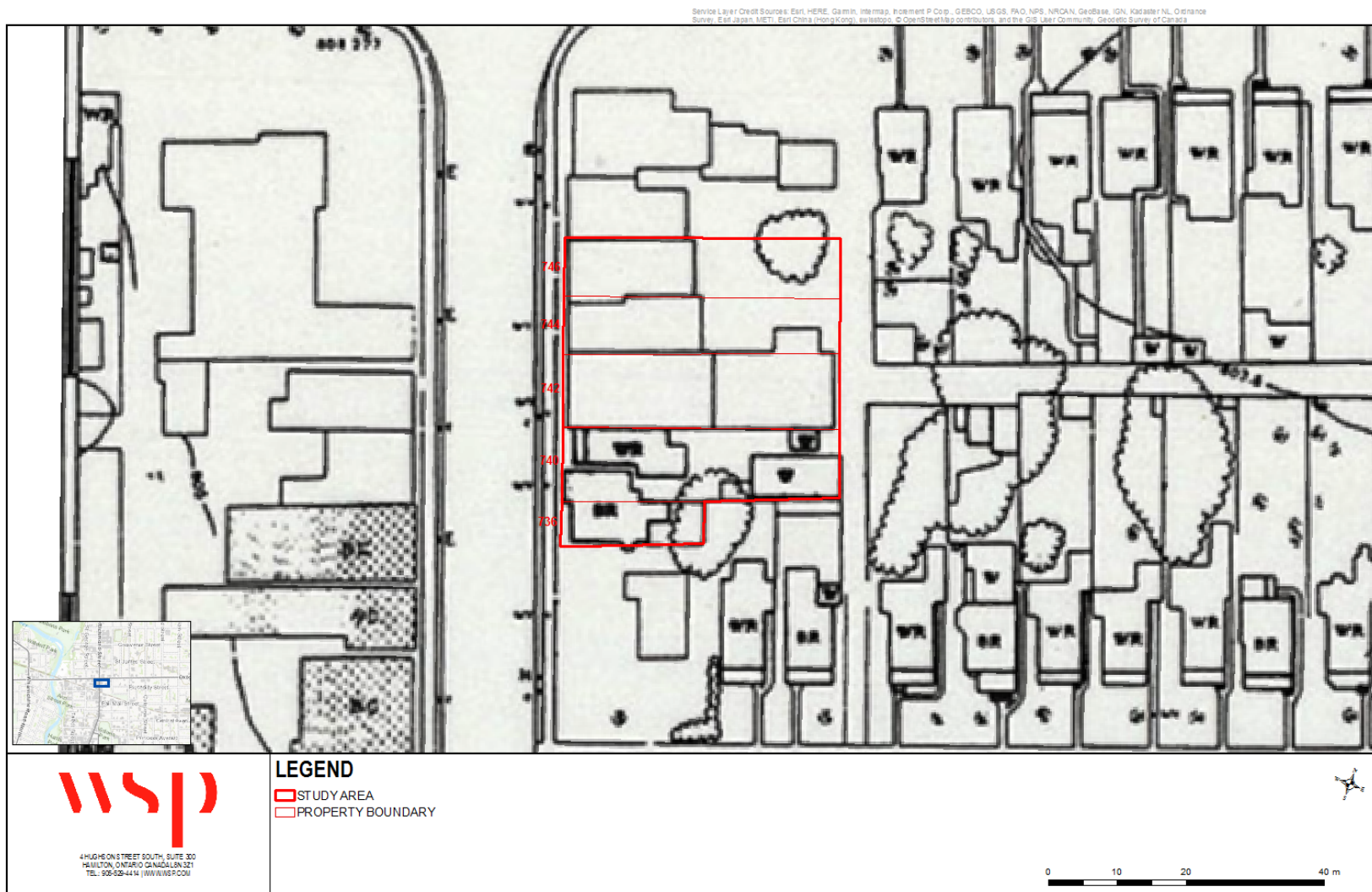


Figure 15 – Richmond Street Properties, City of London, 1957 Geodetic Survey of London (Source: Western University, London Historic Maps Collection.)

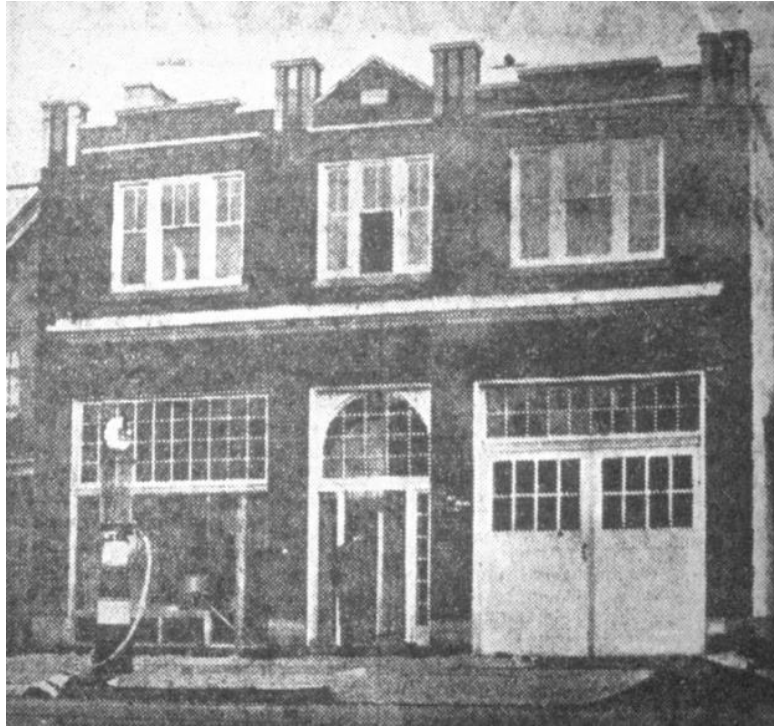


Figure 18 – 742 Richmond Street, the Davis Taxi Building. Courtesy: Western Archives, Western University, London Free Press Image Archives – November 23rd, 1925



Figure 19 – 742, 744 and 746 Richmond Street in 1955, Courtesy: Western Archives Western University London Free Press Image Archives – November 11, 1955.



Figure 20 – View looking south along east side of Richmond Street from Oxford Street Courtesy: Western Archives Western University London Free Press Image Archives – September 24, 1957.

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