

## 75 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1957-1965

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a seven-storey, red brick, multi-unit residential structure with an asymmetrical façade and a flat roof. It is located on the southeast corner of Albert Street and Ridout Street North, with surface parking to the south and east of the structure.

**Property History:** Aside from being identified as Private Grounds in the 1881-1883 City Directories, this address is not otherwise listed. The 1922 FIP shows that the property was originally the northern section of the lot numbered as 562 Talbot Street. As late as 1957, aerial photographs and mapping show that the property on which the current residential structure is located was an open lawn. The present structure was completed by 1965.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century, multi-unit residential complex of typical design and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a large mid-20th-century residential complex surrounded by surface parking, in an area of late-19th- and early-20th-century properties, many of which were upper-class estates, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); White's London City & Middlesex County Directory 1881; London Air Photo Collection, 1955; Geodetic Survey of London, 1957.

## 76 Albert Street

**Cultural Heritage Status:** Listed on the Register of Cultural Heritage Resources

**Date of Construction:** 1865

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, buff brick, Georgian Revival-style residential structure with a symmetrical façade, three bays on the main façade, double-hung, two-over-two windows with lug sills and exterior shutters, a central front door with two sidelights and a fabric awning, and a low hipped roof with projecting eaves. The structure has a concrete, flat roofed addition to the east, which serves as a fitness club. It is located on the northeast corner of Albert Street and Ridout Street N.

**Property History:** Former home of the notable newspaper founder, Josiah Blackburn. Blackburn is listed at the house until 1890 and was followed by widow Marion Blackburn and eventually his son, Arthur. Josiah was a central figure in the development of many notable periodicals including founding the London Free Press and driving the creation of the Toronto Mail and the Ingersoll Chronicle. An Ontario Heritage Trust plaque is currently present on the property to commemorate this association. Other notable residents included accountant Charles Complin and dry goods proprietor George W. Little. According to Lutman, the building was used as a fraternity in the 1950's and was later purchased and maintained by the London Squash Racquet Club, which was established in 1966 and made additions to the original residential structure to accommodate this use.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a residence with Georgian Revival influences, notable for its hipped-roof form, its central entry with sidelights, and its double-hung, two-over-two windows with lug sills and exterior shutters.
<b>Historical/Associative Value</b>	✓	The property is associated with Josiah Blackburn, who founded the <i>London Free Press and Daily Western Adviser</i> and continued to publish the newspaper until his death.



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<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to an area of late-19th- and early-20th-century properties, many of which were upper-class estates. This portion of Albert Street has evolved to include the large 20th-century multi-unit residences across the street from 76 Albert Street; the property reflects the street's earlier residential patterns.
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**Sources:** City of London *Register of Cultural Heritage Resources*; Lutman, John H., *The Historic Heart of London*, 1977; ACO Geranium Walk IV - Talbot Tour, June 5th, 1977; <https://locorum.ca/latest-news/places/london-squash-club/>



## 90 Albert Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1870

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, buff brick residential structure with Classical Revival influences. It has a symmetrical façade, a central porch with a dentilled gable pediment, a central arched window that has a hood with a keystone, and a gabled roof with two front gables, return eaves, paired brackets below the eaves, and a roundel in each front gable. The structure has brick quoins, a side gable over an oriel window, double-hung windows with segmental arches, brick voussoirs, and wood trim resembling shutters, and additions to the side and rear of the structure.

It is located on the north side of Albert Street, west of Talbot Street.

**Property History:** Built in 1870, 90 Albert was home to noted London barrister and Chief Justice of Ontario (1894) Sir William R. Meredith until 1890 according to the City Directories. Meredith served in the Ontario Legislature in 1872, including as leader of the opposition Conservatives in 1874. Another resident barrister was Isidore Hellmuth, son of Bishop Hellmuth, who occupied the residence between the 1892 and 1901 City Directories.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a late-19th-century residence with Classical Revival influences, notable for such features as its central porch with dentilled gable pediment, gabled roof with two front gables and paired brackets below the eaves, roundels in the gables, brick quoins, and windows with brick voussoirs and wood trim.
<b>Historical/Associative Value</b>	✓	This property is associated with W.R. Meredith, a prominent barrister, as well as with Isidore Helmuth, son of Bishop Helmuth.



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<b>Contextual Value</b>	✓	As a late-19th-century residence, the properties contribute to an area of late-19th- and early-20th-century properties, many of which were upper-class estates. This portion of Albert Street has evolved to include the large 20th-century multi-unit residences across the street from 90 Albert Street; the property reflects the street's earlier residential patterns.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Lutman, John H., *The Historic Heart of London*, 1977.



## 94 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** 1947

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-and-a-half-storey residential structure with a gabled roof with an offset front gable, a rubble stone foundation, red brick at the lower storey with horizontal siding in the gables, a fabric awning over the front entry, and a bay window on the main façade. It is located on the north side of Albert Street, west of Talbot Street

**Property History:** Constructed in 1947, this property does not appear in any available City Directories. Further research is needed to establish previous occupants and property history. The 1922 FIP shows that the property was originally the rear part of the lot at 579 Talbot Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century residence that not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a mid-20th-century residence, located across the street from large 20th-century residences but in a neighbourhood otherwise defined by late-19th- and early-20th-century properties, many of which were upper-class estates, the property does not contribute to its context in a significant way.

**Sources:** MPAC; FIP (1912 Rev. 1922, Sheet 29).





## 137 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1893-94

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a cross-hipped roof, a two-storey bay window at the rear of the east façade, a central gable, a side hall plan, dichromatic brick banding on all visible façades, and dichromatic brick voussoirs above the segmentally arched windows on the second storey and the round-arched window in the front gable. The central window on the second storey of the main façade has been infilled with brick, as has an entry on the east elevation. Soiling patterns at the lower storey suggest that a verandah was likely removed. The property is located on the south side of Albert Street, between Talbot Street and Richmond Street, and has some architectural similarities to the adjacent residence at 135 Albert Street.

**Property History:** This structure was likely known as 139 Albert (FIP 1888) until 1893-94 when the present house was constructed. In 1881, 139 Albert is listed with physician Dugald McAlpine. After a series of short-term residents, the house is associated with fruit seller, James R. Shuttleworth between the 1890 and 1893 City Directories and again in the 1900 and 1901 City Directories. Shuttleworth was the inaugural president of the London Children’s Aid Society when it formed in 1894.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-20th-century residence that has lost integrity due to alterations, such as the infilled central window, infilled entry on the east elevation, and the possible removal of a porch, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with James R. Shuttleworth, first president of the London Children’s Aid Society.

<b>Contextual Value</b>	✓	As an early-20th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the south side of Albert Street. It has some architectural similarities to the adjacent residence at 135 Albert Street.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Brock, Daniel J., Fragments from the Forks, 2011.



## 65 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of Ann Street Park, which runs along the Thames River generally from Ann Street in the north to Central Avenue in the south. The Thames Valley Parkway passes through the length of the park, as well as a recreational path along the east bank of the river. The Ann Street Community Garden, located along the Thames Valley Parkway south of Ann Street, serves as a gateway to the park.

**Property History:** Based on FIP's and aerial photography, this property has always consisted of open land, and no structures have ever been located on it.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The subject property consists of open parkland and pathways. It does not appear to hold significant design/physical value as a landscape.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	The subject property extends along the east bank of the Thames River, which defines the western boundary of the North Talbot area, and the park is historically linked to the area's development.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967.

## 75 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** c.2003-2005

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a multi-unit, thirteen-storey concrete residential structure with a flat roof. Units on all elevations have projecting balconies. It is located on the south side of Ann Street, at the street's west end, across the street from the two-storey institutional building at 80 Ann Street and the one-storey industrial building at 72 Ann Street. There is a surface parking area to the south.

**Property History:** Listed as "Private Grounds" in the 1881-1883 City Directories, and "Fields" on FIP's, it appears that no major structures were erected on this property until the present condominium building was completed around 2003. Aerial photographs show a small storage building on the property in 1945, and the property appears to have been used as a parking lot for much of the 20th century.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical early-21st-century multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a typical late-20th-century multi-unit residential structure, located where the historic residential fabric of Talbot Street meets the semi-industrial area to the north, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967.





## 80 Barton Street

**Cultural Heritage Status:** Designated under Part IV of the OHA, By-Law L.S.P.-2674-338

**Date of Construction:** c. 1866-1867

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Historical Reasons:** “Raleigh House”, Later “Birkhill” at 639 Talbot Street is a fine example of one of several spacious estates erected in mid 19th century London along the high bank of the Thames River in what was then a largely undeveloped suburban area. Called “Raleigh House” the large mansion was built in 1866 or 1867 for J.W. Wellstead of whom nothing is known. Although never an occupant, he rented it first to Captain Grant, a soldier stationed with the British Garrison, and afterwards to George Becher Harris, son of John Harris of “Eldon House”. Harris a prominent solicitor with the firm of Harris & McGee, purchased this house from Wellstead in 1871 and lived here until he moved back to “Eldon House” in 1887. Thereafter, the house was occupied by James Cowan, who changed the dwelling’s name to “Birkhill”. Cowan founded the famous London hardware store of James Cowan & Co, which until closed recently was a local business landmark since 1875. Much involved in municipal politics, he served as mayor of London in 1887-88. Converted to the Gamma Phi Beta sorority house circa 1943, 639 Talbot Street’s splendid reception rooms and many bedrooms make it ideal for this purpose.

**Architectural Reasons:** “Raleigh House” is a particularly good example of the Gothic Revival style of architecture. Irregular in plan, the villa’s exterior is a regular profusion of gables, bargeboards, multiple chimneys, bays, and differing window shapes. Verandahs once shades three sides of the house, but only a fragment at the east side kitchen entrance remains. Interior design features worthy of preservation comprise the large entrance hall, the drawing room, including its arched doorway and sliding doors, the panelled wood ceiling of the den, the staircase and upstairs hallway. Also meriting note are the three plaster arches, each with cast plaster corbels, one in the downstairs hall and two in the upstairs hall.

**Sources:** By-Law L.S.P.-2674-338, August 2, 1983

## 97 Barton Street

**Cultural Heritage Status:** None

**Date of Construction:** 1878

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, buff brick residential structure with a steep gable roof, a steep glazed central gable, a central raised entry consisting of a door with a transom window and two sidelights beneath a gabled overhang, and windows at the ground storey with brick voussoirs and exterior shutters. It is located on the south side of Barton Street, west of Talbot Street.

**Property History:** This house at 97 Barton Street was originally constructed in 1878. Long-term residents included bookkeeper Samuel Shoveller (Brown & Morris) from sometime before 1881 until 1891 and Griffith Griffiths a clerk and later salesperson at Smallman and Ingram who resided there during the 1890s and early 1900s.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		Though this property shows the influences of the Ontario Cottage style applied to a late-19th-century residence, it is not considered a representative example of this style. It does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	Though it is somewhat smaller in scale and has a lesser setback than its neighbours, as a late-19th-century residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901.



## 100 Barton Street

**Cultural Heritage Status:** None

**Date of Construction:** c.1955-1965

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property is a two-storey, multi-unit brick residential structure with a partial above-ground basement, and a flat roof. The primary entry, a door with two sidelights in a brick surround, addresses Barton Street, and there are parking spaces next to the entry. It is located on the northwest corner of Talbot Street and Barton Street, immediately south of the pair of historic residences at 651 and 653 Talbot Street, which are listed on the *Register of Cultural Heritage Resources*; a number of other heritage properties are located in the vicinity.

**Property History:** FIP's show that the subject property was two-storey brick house dating from the late 19th or early 20th century. This appears to have remained on the property until at least 1955, and the present apartment building was constructed sometime between 1955 and 1965.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical mid-20th-century multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a typical mid-20th-century residential complex within an area otherwise characterized by late-19th- and early-20th-century properties, many of which are elite residences, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967.





## 90 Central Avenue

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1876

**Architect/Builder:** William Robinson

**Sub-Area:** Riverside Residences



**Property Description:** This Italianate residence consists of a two-storey structure with brick quoins, brick chimneys, a hipped roof with shed roof dormers, and a two-storey Classical Revival-style porch on the main façade with Ionic columns, and a decorative pediment. The property has a generous landscaped front yard enclosed by an iron gate. It is located on the north side of Central Avenue, at the west end of the street.

**Property History:** This property was designed by William Robinson for Thomas Kent in 1876 and was referred to as Firbrae. Kent was the son of the Kent family whose land was subdivided to become much of the North Talbot area. After Kent's death, the property was purchased for the Roman Catholic Church to house the Bishop, who added the large Classical Revival porch. The residence was renamed Blackfriars and was home to six different Bishops, until 2008, when it changed ownership and became the Blackfriar Estate Condominiums.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a unique surviving example of a grand Italianate residential structure with a Classical Revival addition. Despite alterations, efforts have been made to retain historic interior features, such as plaster medallions on the ceilings and fireplaces.
<b>Historical/Associative Value</b>	✓	This property was home to Thomas Kent, an important local figure, and to many Roman Catholic Bishops. It reflects the work of architect William Robinson.
<b>Contextual Value</b>	✓	This is a prominent 19th-century upper-class residence at the western edge of the North Talbot area, and is considered a landmark. Its prominence on the street is enhanced by its setback and landscaped front yard behind an iron gate.

**Sources:** City of London *Register of Cultural Heritage Resources*; Lutz 2011; Tausky and DiStefano 1986:436.



## 94 Central Avenue

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. between 1888 and 1907

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a one-storey outbuilding. The primary structure has imbrication in the front gable, millwork at the roofline and surrounding the gable, a bay window at the second storey, a central entry, a front porch with wood columns, and a second-storey verandah above the porch that was added after 2014. It is located on the north side of Central Avenue, near the west end of the street, and is part of the same parcel as 90 Central Avenue.

**Property History:** This property first appears on the 1892 Rev. 1907 FIP, suggesting that the structure was constructed between 1888 and 1907. The 1881 Rev. 1888 FIP shows that there was originally a single-storey frame residence located on the property. City Directories do not indicate any break in occupancy so identifying a specific date of construction is difficult. The house saw a number of occupants during the 19th and early-20th centuries, the longest of which being Elliot Hicks who resided here from 1892-1900.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a turn-of-the-century residence with Queen Anne style influences, notable for its front gable with imbrication and other millwork detailing, bay window, and front porch.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a turn-of-the-century upper-class residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Mighot and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901.



## 98 Central Avenue

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. 1897

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, red brick residential structure with a hipped roof, an offset front gable, and a front bay window. It has an enclosed second-storey balcony over a front porch with Tuscan columns. The front door and two sidelights are set within a wide round-arched opening with stone or concrete keystone details, which are repeated on an arched window on the west elevation. The property is located on the north side of Central Avenue, west of Talbot Street.

**Property History:** City Directories indicate that the present house at 98 Central Avenue may be been constructed circa 1897. The 1897-98 City Directory is the only year in which the property is identified as vacant, and the house first appears on the 1892 Rev. 1907 FIP. Before the construction of the current dwelling, City Directories also show that the property was occupied by Louisa Labbatt, daughter of brewer John C. Labbatt.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		Though this property shows the influences of the Queen Anne style, it is not considered a representative example of this style. It does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with Louisa Labbatt, daughter of brewer John Labbatt (although she resided on the property before the present house was built), and with George C. Gunn, son of early London businessman George M. Gunn and one of the first students in London Law School.



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<b>Contextual Value</b>	✓	As an early-20th-century upper-class residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 100 Central Ave

**Cultural Heritage Status:** None

**Date of Construction:** c. 1915

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, red brick residential structure with a rusticated concrete foundation and Queen Anne-style influences. It has a hipped roof with an intersecting central front gable with carved wood bargeboards and imbrication. Window openings have stone lintels and stills, and several windows have decorative leaded-glass panels. It is located on the north side of Central Avenue, west of Talbot Street.

**Property History:** City Directories indicate that the present house at 100 Central Avenue was constructed c. 1915. The address first appears in the 1915 City Directory with William Parker listed as the original occupant, and is shown on the 1912 Rev. 1915 FIP.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a Queen Anne-influenced residence, notable for its hipped roof, central gable with carved wood bargeboards and imbrication, and leaded-glass panels.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As an early-20th-century upper-class residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 80 Dufferin Avenue

**Cultural Heritage Status:** None

**Date of Construction:** c. between 1967 and 1998

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-storey commercial office building and surface parking lot located on the north side of Dufferin Avenue, east of Ridout Street North. The building has an entirely glazed front entry and a portion to the east that is faced in concrete panels.

**Property History:** FIPs indicate that the property originally contained wood-frame homes before these were replaced by larger homes and manor apartments beginning in the 1890s. Former residences at 516 and 526 Ridout Street North also appear to have been demolished by the current structure. The survived until at least the late 1960s. The present parking lot and associated commercial building appear on the 1998 aerial photographs.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-to-late-20th-century commercial property that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a mid-to-late-20th-century commercial property, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967, 1998.

## 85 Dufferin Avenue

**Cultural Heritage Status:** None

**Date of Construction:** c. 2006

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a four-storey commercial structure with a concrete and glass façade, a flat roof, and a curved bump-out on the west elevation. It is located on the south side of Dufferin Avenue between Ridout Street North and Talbot Street.

**Property History:** Originally 67-83 Maple, series of 19th century detached residences. Former homes of prominent Londoners including Alexander Stewart of Stewart & Co. (69 Maple) and wagonmaker George Till (73 Maple). Demolished in the mid-to-late 20th century and replaced with a parking lot. The current building was erected c. 2006.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a 21st-century commercial property of typical design and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a 21st-century commercial office building located within an evolved streetscape near the western edge of the North Talbot area, the property does not contribute in a significant way to the context of the late-19th- and early-20th-century neighbourhood.

**Sources:** FIPs (1881 Rev. 1888)



## 88-92 Dufferin Avenue

**Cultural Heritage Status:** None

**Date of Construction:** c.1967-1998

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, concrete commercial office building with vertical window bands on the primary façade, along with a horizontal window band that wraps around the corner of the structure and is echoed in horizontal fenestration along the east side of the building, which takes the form of a shallow cantilever. The property is located on the north side of Dufferin Avenue, east of Ridout Street North, with surface parking lots to either side.

**Property History:** Originally the location of several single detached houses and manor apartments in the late 19th and early 20th centuries. These survived until the 1960s, and the present commercial building appears on the 1998 aerial photo.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-to-late-20th-century commercial office building that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a mid-to-late-20th-century commercial office building located within an evolved streetscape near the western edge of the North Talbot area, the property does not contribute in a significant way to the context of the late-19th- and early-20th-century neighbourhood.

**Sources:** FIPs (1881 Rev. 1888, 1912 Rev. 1922)



## 93-95 Dufferin Avenue

**Cultural Heritage Status:** Designated, By-Law L.S.P. -3469-18

**Date of Construction:** 1864

**Architect/Builder:** Samuel Peters & Sons

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a semi-detached Italianate residential structure, constructed from buff brick, with a low hip roof, paired eave brackets, stone lug sills and lintels on each window, and a wide single-leaf primary entryway. The portion at 95 Dufferin Ave shows many Classical Revival influences, with a temple front form, an oval window in the gable pediment on the main façade, and laurel wreath detail.

**Statement of Cultural Heritage Value or Interest:** 93-95 Dufferin Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

**Design/Physical Value:** The physical or design value of 93-95 Dufferin Avenue is derived from the particular stylistic evolution seen across its façade.

Believed to have been designed by Samuel Peters of S. Peters and Sons in circa 1864, 93 Dufferin Avenue demonstrates the Italianate style in its shallow hipped roof, paired eave brackets, and balanced horizontal proportions, as well as robust lugsills and lintels with a gentle peak. Brickwork detailing, including quoining, the plain frieze, and stringcourse, complement the appearance. The wide, single leaf entry door in the east bay of the lower storey features a rounded arch fan light articulated by wooden fluted pilasters and trim detail. A flat roof porch supported by square columns on plinths covers the doorway. A double-storey bay window is located between 93 and 95 Dufferin Avenue, acting as a bridge between the two units.

Added in 1894, 95 Dufferin Avenue replicates many of the architectural details of 93 Dufferin Avenue however it takes a stronger Classical Revival influence, particularly in its temple front form. Additional Classical Revival elements include the oval window with a robust architrave, keystone and blocks located above the entry doorway, as well as the round window set in the pediment that is surrounded by a laurel wreath. Brickwork detailing, window sills and lintels with a gentle peak, as well as paired brackets are maintained from 93 Dufferin Avenue.



**Historic and Associative Values:** 93-95 Dufferin Avenue has several significant historical associations. Firstly, it is believed to have been designed by London architect/surveyor/engineer Samuel Peters (1622-1882). Samuel Peters was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dunda Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters decision to settle in Talbot North reflects the status he had achieved in London.

Secondly, Colonel John Walker (1832-1889) lived at 93 Dufferin Avenue, then known as “Shirra.” Colonel Walker was a Scottish-born industrialist and London’s Liberal Member of Parliament in the Canadian House of Commons in 1874. He was also a Vice-President of Canadian Pacific Railway, a director of the Mutual Oil Refining Company, and the Middlesex County Registrar. Mrs Laura (Hespler) Walker, his wife, was the wealthy heiress of Jacob Hespler of Waterloo County. Mrs Laura Walker purchased 93 Dufferin Avenue in 1881 and sold it in 1891.

**Contextual Value:** The historical and contextual values of 93-95 Dufferin Avenue are rooted in its location in London and the Londoners who chose to live there. 93-95 Dufferin Avenue contributes to the history of the Talbot North area. Residential and industrial uses were mixed throughout the area north of the City of London proper until the mid-1860s when the area began to transition to a primarily residential area. It quickly became London’s first suburb. Many of the buildings that date from this period of early suburban development are constructed of the characteristic London buff brick, including 93-95 Dufferin Avenue. The form and style of 93-95 Dufferin Avenue reflect the social status afforded to individuals who chose to settle in this area in the later-half of the nineteenth century.

**Heritage Attributes:** Heritage attributes which support and contribute to the cultural heritage value or interest of 93-95 Dufferin Avenue include:

- Form and scale of a significant portion of the double house, including the northerly and westerly façades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported



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by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly façades including quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;

Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;

- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway;

and

- Historical associations with Samuel Peters, Colonel John Walker and Mrs. Laura (Hespler) Walker.

**Sources:** By-Law L.S.P.-3469-18, <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=38254>



## 130 Dufferin Avenue

**Cultural Heritage Status:** None

**Date of Construction:** 1991

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a 12-storey commercial structure with a concrete podium and fully glazed upper storeys in a regular grid pattern. It is located on the northeast corner of Dufferin Avenue and Talbot Street.

**Property History:** Originally mixed mid-to-late 19th century residential detached and semi-detached homes, fronting both Talbot and Dufferin. One notable former resident was brewer John Labatt at 126 Maple. 132 Maple was also the former location of the trend-setting Latin Quarter Restaurant and Tavern which closed in 1990. The current commercial structure was completed in 1991.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-20th-century commercial tower of typical design and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a late-20th-century commercial tower, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way.

**Sources:** FIP (1912 Rev. 1922, Sheet 8); London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; Brock, Daniel J., Fragments From the Forks, 2011.

## 131 Dufferin Avenue, 140-148 Fullarton Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1991

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property is a five-storey, concrete parking garage on the south side of Dufferin Avenue, east of Talbot Street.

**Property History:** Originally mixed mid-to-late 19th century residential detached homes and semi-detached rowhouses. Notable previous occupants include Professor T.G. Sutherland's Stammering Institute at the original 131 Maple address (1881 City Directory). These original residences had been replaced by commercial structures by the mid-20th century; the present parking structure was likely constructed when the adjoining Talbot Centre was constructed in 1991.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a typical parking garage, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1965.





## 64 Fullarton Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1909

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residence with Edwardian influences. It has a rusticated concrete foundation, a hipped roof with a central hip dormer, a two-pane slider window in the dormer, an asymmetrical façade, flat-head windows with lug sills on the second storey, a pair of windows with a segmental arch and brick voussoirs on the first storey, and a fabric awning over the entry. It is located on the north side of Fullarton Street, east of Ridout Street North, and is very similar in form and massing to the adjacent dwelling at 66 Fullarton Street.

**Property History:** The 1909 City Directory lists “New Houses” at this address, and the property also appears as a footprint in the 1907 FIP. It was a later residential addition to this mixed-use block, which included 19th century industries to the east along Fullarton, and was built at the same time as 66 Fullarton.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While the property reflects Edwardian stylistic influences, it does not seem to be a representative example of that style.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	While 64 and 66 Fullarton Street are isolated on a street that otherwise now consists of extensive surface parking, the properties relate visually to the adjacent streetscape on Ridout Street North. As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 66 Fullarton Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1909

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residence with Edwardian influences. It has a rusticated concrete foundation, a hipped roof with a central hip dormer, a two-pane slider window in the dormer, an asymmetrical façade, flat-head windows with lug sills on the second storey, a pair of windows with a segmental arch and brick voussoirs on the first storey, and a flat-roofed porch over the entry. It is located on the north side of Fullarton Street, east of Ridout Street North, and is very similar in form and massing to the adjacent dwelling at 64 Fullarton Street.

**Property History:** The 1909 City Directory lists “New Houses” at this address, and the property also appears as a footprint in the 1907 FIP. It was a later residential addition to this mixed-use block, which included 19th century industries to the east along Fullarton, and was built at the same time as 64 Fullarton.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While the property reflects Edwardian stylistic influences, it does not seem to be a representative example of that style.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	While 64 and 66 Fullarton Street are isolated on a street that otherwise now consists of extensive surface parking, the properties relate visually to the adjacent streetscape on Ridout Street North. As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.

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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 70-74 Fullarton Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a surface parking lot located on the north side of Fullarton Street between Talbot Street and Ridout Street North.

**Property History:** Former site of both mid-to-late industrial elements and late 19th century residential elements of the this mixed-use block. The property included portions of the North American Waggon Factory, Stewart & Co. Agricultural Implements, McPherson and Lindsay Agricultural Implements, William Malloch & Co. Elevators, and the James Brooks & Co. Carriage Works.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 100 Fullarton Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of an empty lot, located at the northwest corner of Fullarton Street and Talbot Street; the previous built structure in this location was demolished in c.2019.

**Property History:** Previously this property included several 19th century components of this mixed use block including a single-family dwelling (100 Fullarton) and a series of rowhouses (104-106 Fullarton) (FIPs and City Directories). These original structures were demolished by the 1960s and replaced by a small commercial building, which was demolished in 2019.

**Sources:** FIP (1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967.

## 140-142 and 148 Fullarton Street, 490 Talbot Street, 465-469 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** 1991

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property is a large, late-20th-century commercial office complex, comprising two 20-storey buildings and an 11-storey building with pink granite-clad bases and fully glazed upper storeys, and a one-storey connecting structure faced in pink granite and glazing. Together they occupy a large portion of a block, bounded by Talbot Street, Fullarton Street, and Richmond Street.

**Property History:** Former site of the Western Hotel, which was constructed in 1853 and operated by Peter McCann until 1862. It remained a hotel until 1917, at which point it was converted to commercial tenants. It was demolished in 1989 and replaced with the current office and commercial complex which opened in 1991. A plaque formerly mounted at this location is now in the Ivey Room of the London Public Library.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-20th-century commercial complex that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a late-20th-century commercial complex with a large footprint, this property does not contribute in a significant way to the eclectic, historic commercial streetscape along Richmond Street.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City

& Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Lutman, John H., The Historic Heart of London, 1977.



## 82-84 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1901-1907

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-one-half-storey, buff brick residence, with a rusticated concrete foundation, a gabled roof with a brick chimney, vertical siding and a double-hung window in the gable, double-hung windows with lug sills, segmental arches, and brick voussoirs on the second storey, a side hall plan, dichromatic brick voussoirs over a segmentally arched window on the first storey, and dichromatic brick voussoirs on a round arch over the recessed entry. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

**Property History:** This residence first appears in the 1907 FIP and is not listed in the 1901 City Directory putting its date of construction between these two documents. The structure is originally listed only as 84 Kent on City Directories (1922 and earlier) and FIPs. William G. Bowman, a tailor was identified as occupant in the 1908 City Directory.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street.

**Sources:** FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Foster's London City and Middlesex County Directory, 1898-1901; Vernon's London City and Middlesex County Directory, 1908-1922.

## 86-88 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1901-1907

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a pair of two-storey, buff brick, semi-detached residences with Georgian Revival influences. It has a symmetrical, three-bay façade, two central entries with a fabric awning, segmentally arched windows with brick voussoirs, lug sills, and exterior shutters, and a low gabled roof with a brick chimney on each side. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

**Property History:** This pair of semi-detached houses first appears in the 1907 FIP and are not listed in the 1901 City Directory putting their date of construction between these two documents. The 1908 Directory lists J.T. Truman at number 86, and William Strong at number 88. Truman's and Strong's occupations are not identified.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a pair of late-19th-century semi-detached residences with Georgian Revival influences. It is notable for its symmetrical, three-bay façade, central entries, segmentally arched windows with brick voussoirs, lug sills, and exterior shutters, and low gabled roof with brick chimneys.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a pair of late-19th-century residences, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street.



**Sources:** FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Foster's London City and Middlesex County Directory, 1898-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 90 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1892

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, buff brick residential structure, with a gabled roof, millwork detail and shingle imbrication in the gable along with a small diamond-shaped window, double-hung windows on the main façade with brick voussoirs, and a projecting one-storey entryway with a shed roof and horizontal siding. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

**Property History:** MPAC provides a construction date of 1892 for this property, however, this portion of Kent Street does not appear in the 1888 FIP and therefore the 1907 FIP is the earliest one which shows this property. A structure does appear near this location on the 1855 Peters Map, and could be an earlier configuration of this building. Directories show that property was continuously occupied by Ambrose Powell from at least 1881 until 1898, so it is likely he either had the current house constructed, or rebuilt/renovated an earlier structure. Ambrose Powell is particularly notable as the principal of A.B. Powell & Co., a dry goods store at the corner of Dundas Street and Carling Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with Ambrose Powell, owner of the A.B. Powell Dry Goods Store.
<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street.

**Sources:** MPAC; FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1898-1901.



## 92 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1901-1907

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a gabled roof, a brick chimney, wood shingles and a pair of double-hung windows in the gable, an oriel window at the second storey, a double-hung window with an arched transom window and dichromatic brick voussoirs, a double casement window with an arched stained-glass transom and dichromatic brick voussoirs, a side hall plan, and a front door with a fabric awning. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

**Property History:** This residence first appears in the 1907 FIP and is not listed in the 1901 City Directory putting its date of construction between these two documents. The 1908 City Directory lists Edward B. Galpin, a cigarmaker as the occupant.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an early-20th-century residence with a gabled roof, wood shingles and double-hung windows in the gable, an oriel window, and windows with arched transoms (including stained glass on the first storey) and dichromatic brick voussoirs.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As an early-20th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street.

**Sources:** FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Vernon's London City and Middlesex County Directory, 1908-1922.





## 96 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** 1923

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-and-a-half-storey, red brick residential structure with a gabled roof, shingle imbrication and a three-pane window in the front gable, a pair of double-hung windows on the second storey of the main façade, a single-pane window between two double-hung windows at the first storey, lug sills, lintels, and exterior shutters on the main façade, a side hall plan, a raised front door with a fabric awning, and a semi-octagonal projecting bay on the east façade. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

**Property History:** Constructed in 1923, this property was originally the rear portion of the property at 106 Kent Street/545 Talbot Street. The 1922 FIP shows that a single-storey shed or garage was located where the house now stands.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-20th-century residential structure that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As an early-20th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street.

**Sources:** FIP (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7).



## 101 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1950-1957

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, multi-unit residential structure with a flat roof, a partial above-ground basement, a symmetrical, three-bay façade clad in red brick, two-pane slider windows with soldier-course brickwork at the lintels, and a central front door with a transom window and two sidelights. The property is located on the south side of Kent Street, west of Talbot Street.

**Property History:** FIPs show that this property was originally part of the lot at 535-537 Talbot Street. The 1907 FIP shows that a two-storey carriage house was originally located where the present residential building now stands. Based on aerial photographs and the 1957 Geodetic Survey, the present structure was constructed between 1950 and 1957.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century multi-unit residential structure that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a mid-20th-century multi-unit residential structure within a streetscape characterized by late-19th- and early-20th-century properties, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1950; Geodetic Survey of London, 1957.

## 106 Kent Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1856

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick, Italianate-style residence. It has a symmetrical façade, one-over-two windows with stone lug sills and decorative brick window surrounds with a keystone design, brick quoins, a low hipped roof with a central chimney, projecting eaves with paired wood brackets, pendant details in the brackets and brick corbelling between them, and a recessed front door in a wood surround with a transom window and two sidelights. The property is located on the northwest corner of Talbot Street and Kent Street, addressing Kent.

**Property History:** The *Register of Cultural Heritage Resources* identifies this property as having been constructed in 1856. The 1856 City Directory lists William Gordon as residing at the corner of Kent and Talbot Street, and it is believed that the house was constructed for him. In the 1856 Directory, Gordon is associated with the Insurance firm of Gunn & Gordon's. The 1875 Directory lists Gordon as an inspector of securities, and by 1881 he was an inspector with the Huron and Erie Mortgage Corporation, which would later become Canada Trust. Gordon occupied the house until 1893. The property is joined to the neighbouring property at 545 Talbot Street, which was completed in 1876.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a mid-19th century Italianate residence, notable for its projecting eaves, wood bracket details, brick quoins, front door with sidelights and transom, and decorative brick window surrounds.
<b>Historical/Associative Value</b>	✓	This property is associated with 19th century London businessman William Gordon.



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<b>Contextual Value</b>	✓	As a mid-19th-century Italianate residence situated prominently at a corner, the property helps define a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.
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**Sources:** City of London *Register of Cultural Heritage Resources*; Railton's City of London and County of Middlesex Directory, 1856; McAlpine's London City and Middlesex County Directory, 1875; White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897.





## 126-128 Kent Street

**Cultural Heritage Status:** Listed on the Register of Cultural Heritage Resources

**Date of Construction:** 1883

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a pair of two-and-a-half-storey, semi-detached, buff brick Victorian residences. It has with a double front porch with a flat roof and wood posts and trim, two central front doors with transom windows, a two-storey bay window on each side of the structure, double-hung windows with segmental arches and brick voussoirs, a cross-gabled roof, two front gables with a central gabled dormer between them, decorative brackets below the projecting eaves, finials on the gables, and pendants and arched windows in the gables. The property is located on the north side of Kent Street, east of Talbot Street.

**Property History:** This building originally functioned as semi-detached homes in 1883. The first resident of 126 Kent Street was Thomas H. Carling, superintendent of the Carling Brewery and John Carling & Co. (1886 City Directory). Carling is listed at this address until the 1888 City Directory. The residence is one of several surviving buildings in the North Talbot Study Area associated with the Carling Brewery, including other residences at 662, 694, 698, 724, and 736 Talbot Street, as well as the last remaining structure from the original Carling Brewery complex at 72 Ann Street. An early resident of 128 Kent Street was insurer Frederick Hammond of Hammond & Gillean. The Hammonds are listed here in City Directories between 1886 and at least 1909. According to John Lutman, the building was restored by John Kucharuk in the mid-20th century.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a Victorian-style residence, notable for its wood double porch, bay windows, segmentally arched windows with brick voussoirs, decorative brackets in the eaves, cross-gabled roof with two front gables and a gabled dormer on the main façade, finials on the gables, and pendants and arched windows in the gables.





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<b>Historical/Associative Value</b>	✓	This property is associated with Thomas Carling, superintendent of the Carling Brewery, who lived at 126 Kent Street.
<b>Contextual Value</b>	✓	As a late-19th-century residence, the property reflects early patterns of residential development on an evolved portion of Kent Street, within a late-19th- and early-20th-century, working-class and middle-class neighbourhood.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; Lutman, John H., *The Historic Heart of London*, 1977.



## 130 Kent Street

**Cultural Heritage Status:** Listed on the Register of Cultural Heritage Resources

**Date of Construction:** 1863

**Architect/Builder:** George F. Durand

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, buff brick, Georgian-style residence with a low hipped roof, projecting eaves, a five-bay façade including two recessed bays to the east, six-over-six windows with lug sills and exterior shutters, and a main entry with a large single-pane transom, and two sidelights. It is located on the north side of Kent Street, east of Talbot Street.

**Property History:** This property was constructed for George Gunn of the Gunn Insurance Company in 1863. John Lutman notes that the architect of this house was George F. Durand, who also designed the house at 136 Kent Street for the Gunn family as well. George Gunn lived here until around 1881 according to City Directories. Following his departure, the house was occupied from 1894 until at least 1910 by Jessie Hyman, a member of the Hyman family who operated the C.S. Hyman Tannery on Richmond Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative and rare local example of a mid-19th-century Georgian-style residence, notable for its low hipped roof, six-over-six windows with lug sills and exterior shutters, and main entry with a large single-pane transom and two sidelights.
<b>Historical/Associative Value</b>	✓	This property is associated with the Gunn and Hyman families, as well as architect George F Durand.

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<b>Contextual Value</b>	✓	As a mid-19th-century residence, the property reflects early patterns of residential development on an evolved portion of Kent Street, within a late-19th- and early-20th-century, working-class and middle-class neighbourhood.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; Lutman, John H., The Historic Heart of London, 1977; Biographical Dictionary of Architects in Canada 1800-1950, "Durand, George F.", <http://dictionaryofarchitectsincanada.org/node/1653>.



## 136 Kent Street

**Cultural Heritage Status:** Listed on the Register of Cultural Heritage Resources

**Date of Construction:** 1880

**Architect/Builder:** George F. Durand

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with Queen Anne-style influences. It has a hipped roof with a small shed-roof dormer, a front gable with carved wood bargeboards, millwork detail, a pendant, shingle imbrication, and a pair of windows, double-hung windows with splayed brick window heads and transom windows, stained glass in the transoms on the second storey, a double-leaf front entry with a transom window, a wood porch with a gable pediment, and a window with an arched, carved wood transom and brick voussoirs on the first storey. It is located on the north side of Kent Street between Talbot Street and Richmond Street.

**Property History:** Built in 1880 for barrister Charles Kingston. In 1887, this home began a long affiliation with the Gunn family of the Gunn Insurance company. William A. Gunn is listed in City Directories between 1887 and 1898, followed by Theresa Gunn until at least 1922. The property is mentioned in Lutman's *The Historic Heart of London*, where George F. Durand is noted as the architect. Durand (1850-1889) was prolific architect in south-western Ontario, noted for many residential, commercial, and ecclesiastical works. Lutman also note that the house was occupied by members of the Gunn family as recently as the 1970s.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a Queen Anne-style residence, notable for its front gable with carved wood bargeboards, millwork detail, pendant, and shingle imbrication, stained glass window transoms, arched window on the first storey, double-leaf front door with a transom, and wood porch with a gable pediment.
<b>Historical/Associative Value</b>	✓	This property is associated with both the Gunn family, and with architect George F. Durand.



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<b>Contextual Value</b>	✓	As a late-19th-century residence, the property reflects early patterns of residential development on an evolved portion of Kent Street, within a late-19th- and early-20th-century, working-class and middle-class neighbourhood.
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**Sources:** City of London *Register of Cultural Heritage Resources*; Lutman, John H., *The Historic Heart of London*, 1977; Biographical Dictionary of Architects in Canada 1800-1950, "Durand, George F.", <http://dictionaryofarchitectsincanada.org/node/1653>





## 142 Kent Street

**Cultural Heritage Status:** Designated under Part IV of the OHA, By-Law L.S.P.-2984-126

**Date of Construction:** 1892

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of two-and-a-half storey, Queen Anne-style residence, with a cut stone masonry foundation, a red brick and wood exterior, and a two-storey octagonal tower. It has a covered porch on the main façade, with an intersecting cross-gambrel roof. The second storey is faced with decorative wood shingles, along with framing detail below the central oriel window. There are two trefoil windows, and one oval (oeil-de-boeuf) window with eight radiating panes above the oriel window. The structure also has two brick chimneys.

**Architectural Reasons:** 124 Kent Street was erected in c. 1892 for Alfred M. Smart who, on his death in 1932 was president of Ontario Loan and Debenture. The house ranks among London's premier examples of Queen Anne architecture, exhibiting many of the characteristic elements of this style.

As a late Queen Anne house it was influenced by the new Richardsonian Romanesque, Shingle, and Norman Revival styles, this can be seen in the stone block foundation and verandah railing and support (Romanesque), the shingling (shingle), and turret (Norman).

Gambre-shaped, shingle-clad, gable ends of the front, rear, and side, elevations are indicative of the intersecting cross-gable roof. The Oriel window of the front gable end is balanced above by an oval window, and on either side by trefoil windows. Typical of the Queen Anne Style, the large pane of the top sash of the three oriel windows is bordered by smaller panes. A course of square, rusticated tin panels edges the bottom of the gable. A tall elaborate brick chimney projects from its roof.

The side (red brick) and gables reflect each other in mirror image; paired windows separated by a decorative panel, oval windows above and rusticated tin panel coursing. The east elevation however, differs in that the two tall brick chimneys extend through the shingled end gable to project above the roofline. The brick sidewall of the

west elevation is broken by a regular arrangement of windows. The regular arrangement of windows of the east elevation is altered by three ascending stained glass windows along the stairway and the two aforementioned projecting brick chimneys. Balancing the front end gable is a red brick (1st storey), and shingle-clad (2nd storey) octagonal turret with a conical roof topped by a finial. A swag and garland applique adds a classical touch to the cornice frieze. Again the large top panes of the turret windows are bordered by smaller panes. Entrance from the house is from the rusticated-stone block, round arched verandah is gained through a single six-panel door decorated by a geometrically patterned etched-glass window, and a similarly-patterned transom framing number 142 above. The verandah shades an extra-large window, the top pane of which again features a border of smaller panes.

A heritage feature of particular note in the interior is the staircase, located within an arched alcove off the central hallway. It is lighted by three ascending, round-arched, patterned, stained-glass windows, each of which is a remarkable example of period craftsmanship. The banister and turned posts of the stair rail are anchored by three fluted square newel posts. Mention should also be made of the wooden ceiling beams and cornice in the central hallway and dining rooms.

**Sources:** By-Law L.S.P.-2984-126.



## 150 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1967-1998

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a modern two-storey office building with a deep setback behind a surface parking lot. The building has a brick-clad, asymmetrical façade with a front gable peak, glazed panels, a shingled panel, and a hipped-roof overhang, all aligned above the entryway. It is located on the north side of Kent Street between Talbot Street and Richmond Street.

**Property History:** Formerly the site of a detached brick residence constructed in the late 19th century. This residence remained on the property until at least 1967. The current office building was constructed sometime after this, and appears on the 1998 aerial photo.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-20th-century office building that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a late-20th-century office building set back within a parking lot, within an evolved streetscape in a late 19th- and early-20th-century neighbourhood, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967, 1998.



## 152 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a surface parking lot located on the north side of Kent Street between Talbot Street and Richmond Street.

**Property History:** Formerly the site of a mid- to late-19th century detached house. This was demolished sometime after 1967.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967, 1998.

## 187 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1875-1888

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-storey, painted brick residential addition to the adjacent listed property of 529-531 Richmond Street. It has a gabled roof, double-hung windows with exterior shutter details, a side hall plan, and a front door with a Classically inspired door surround. There is a one-storey outbuilding with a low gable roof and two garage doors. The property is located on the south side of Kent Street, west of Richmond Street.

**Property History:** This structure is attached to the rear of 531 Richmond Street and as it is illustrated on the 1888 FIP may have been constructed at the same time. 187 Kent Street first appears as a distinct address from 529-31 Richmond in the 1898 City Directory. This suggests that the rear of the original commercial structure may have been converted into a residential unit. For a time in the late 19th and early 20th centuries, the single-storey section of the building was itself a separate address (179 Kent Street). It was primarily occupied by labourers and tradesmen through the late-19th and early-20th centuries.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-19th-century property that does not seem representative of a style or typology, it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



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<b>Contextual Value</b>	✓	This late-19th-century residential addition to the mixed-use property at 529-531 Richmond Street reflects the transition between a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences and the commercial corridor of Richmond Street.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 466 Ridout Street North

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. 1909-1910

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a hipped roof, a front gable with shingle imbrication and a pair of windows, double-hung windows with lug sills and exterior shutters on the second storey, a ground-floor window with a segmental arche and brick voussoirs, and a front porch at the entry with a second-storey balcony. It is located on the northeast corner of Ridout Street North and Fullarton Street.

**Property History:** 466 and 468 Ridout North were originally the site of John Plummer's residence (468 Ridout - 1881 City Directory). Plummer was the proprietor of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing Co.) which was originally located at 476 Ridout North (1881 City Directory). The Plummers had left the residence by 1884. The original 468 Ridout North outlived the factory which was demolished sometime between 1887 and 1889. The residence was replaced in 1909-10 by the current structures at 466 and 468 Ridout North (1909 City Directory).

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-20th-century residence that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 468 Ridout Street North

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. 1910

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a hipped roof, a front gable with shingle imbrication and a pair of windows, double-hung windows with lug sills on the second storey, ground-floor windows and a transom window over the door that have segmental arches and brick voussoirs, and a brick knee wall at the entry. It is located on the east side of Ridout Street North, north of Fullarton Street.

**Property History:** 466 and 468 Ridout North were originally the site of John Plummer's residence (468 Ridout - 1881 City Directory). Plummer was the proprietor of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing Co.) which was originally located at 476 Ridout North (1881 City Directory). The Plummers had left the residence by 1884. The original 468 Ridout North outlived the factory which was demolished sometime between 1887 and 1889. The residence was replaced in 1909-10 by the current structures at 466 and 468 Ridout North (1909 City Directory).

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-20th-century residence that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.





## 470 Ridout Street North

**Cultural Heritage Status:** Listed on the Register of Cultural Heritage Resources

**Date of Construction:** c.1900

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with Queen Anne-style influences. It has a hipped roof, a brick chimney, a front gable with carved wood bargeboards, millwork details, shingle imbrication, and a pair of windows in the gable, a side hall plan, a double-leaf front door, stained glass transoms over the windows and doors, and front verandah with a flat roof over the entry and a shed roof over the rest of the ground-floor façade. It is located on the east side of Ridout Street North, north of Fullarton Street.

**Property History:** This property, together with 472 Ridout and portions of 500 Ridout, was the former site of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing) which operated until 1887 before briefly being converted to produce pianos (Evans Bros. & Littler - 1887 City Directory). After a short vacancy in 1888, the factory was again producing wagons and agricultural implements as Patterson & Jolly. Patterson & Jolly are listed at this location in City Directories between 1890 and 1896. It was demolished shortly thereafter and by 1900, and the current residence on 470 Ridout North was the first to appear on the former footprint in City Directories.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century residence with Queen Anne-style influences, notable for its front gable with carved wood bargeboards, millwork details, shingle imbrication, and pair of windows in the gable, stained glass transoms over windows and doors, double-leaf front door, and front verandah.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



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<b>Contextual Value</b>	✓	As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 472 Ridout Street North

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c.1901-1907

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half storey, buff brick, Vernacular-style residential structure with a gabled roof, a Palladian window and faux half-timbering with unusual curving details in the front gable, projecting eaves with brackets, a two-storey bay window, a window on the ground storey with an arched stained-glass transom, a front door with a transom window, and a wood porch with wood posts, a balustrade, and a shed roof. It is located on the east side of Ridout Street North, north of Fullarton Street.

**Property History:** This property, together with 470 Ridout North and portions of 500 Ridout North, was the former site of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing) which operated until 1887 before briefly being converted to produce pianos (Evans Bros. & Littler - 1887 City Directory). After a short vacancy in 1888, the factory was again producing wagons and agricultural implements as Patterson & Jolly. Patterson & Jolly are listed at this location in City Directories between 1890 and 1896. It was demolished shortly thereafter and by 1900, the first residence (470 Ridout North) appears on the former footprint in City Directories. The estimated date of construction of 1884 on the *Register of Cultural Heritage Resources* is therefore incorrect as the building was built sometime between the 1901 City Directory, where the address is not present, and the 1907 FIP where it appears for the first time.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century, Vernacular-style residence, notable for its front gable with a Palladian window and faux half-timbering, projecting eaves with brackets, bay window, arched stained-glass transom over a ground-storey window, and a wood porch with a shed roof.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



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<b>Contextual Value</b>	✓	As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 500 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** c.2005-2006

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a 23-storey, concrete multi-unit residential structure with bays of projecting balconies. The two- and three-storey podium mimics historical styles through its use of red brick, quoins, and keystone lintel details. It is located at the southeast corner of Dufferin Avenue and Ridout Street North.

**Property History:** A portion of this property, together with 470 and 472 Ridout North, was the former site of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing) which operated until 1887 before being converted to produce pianos (Evans Bros. & Littler - 1887 City Directory). After a short vacancy in 1888, the factory was again producing wagons and agricultural implements as Patterson & Jolly. Patterson & Jolly are listed at this location in City Directories between 1890 and 1896. It was demolished shortly thereafter and by 1900, first residence (470 Ridout North) appears on the former footprint in City Directories. The remaining portion of the property, as well as the site of the former factory after 1888, was the location of a succession of mid-to-late 19th wood frame and late 19th to early 20th century detached and semi detached residences (474 and 492-500 Ridout) and an early 20th century apartment building (484-486 Ridout). This mix of original and second generation structures were demolished around 2005 to accommodate the current residential structure.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a 21st-century high-rise residential complex, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.





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<b>Contextual Value</b>	As a 21st-century high-rise residential complex located within an evolved streetscape near the western edge of the North Talbot area, the property does not contribute in a significant way to the context of the late-19th- and early-20th-century neighbourhood.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; London Air Photo Collection, 1967; Google Earth.



## 526 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a surface parking lot, located on the east side of Ridout Street North between Kent Street and Dufferin Avenue.

**Property History:** The former site of a portion John Green's original two storey wood frame residence which was demolished around 1900 to make room for two brick residences on the property at 526 and 530 Ridout North (1900 and 1901 City Directories). According to FIPs, the new residences maintained a large gap between them. The current 526 Ridout North parking lot appears to be largely attributable to that original gap as well as the portions of 526 Ridout North not encompassed by 80 Dufferin. According to Lutman, T.F. Kingsmill, Junior, vice president and manager of the Kingsmill's department store also lived at this address, sometime after 1922 according City Directories. In the mid-20th century, the house was used as a boarding house and as a Moose Lodge.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; Lutman, John H., The Historic Heart of London, 1977.



## 530 Ridout Street North

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1903

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, red brick, Queen Anne-style residence with a cross-hipped roof, three brick chimneys, a front gable with shingle imbrication, an oriel window with an oval window above in the gable, dentilled brackets below the gable, a turret with an octagonal roof, shingle imbrication, and three pairs of windows, a group of three arched windows on the first storey with rusticated stone hoods, a wide arched main entry with double-leaf doors and curved sidelights, and a shed-roofed front porch with a pediment over the entry. The property is located on the east side of Ridout Street North, south of Kent Street.

**Property History:** Originally part of John Green's larger property of 526 Ridout North, 530 Ridout North was built in 1903 after the demolition of Green's original home. Green was the named partner of John Green & Co., a dry goods store and millinery at 424 Ridout. After the demolition of his father's original residence, John C. Green, the new proprietor of John C. & Co. at 422-426 Ridout, is listed at 530 Ridout North and Mrs. Sarah J. Green, widow of the senior John Green, is listed at 526 Ridout North. John C. does not remain long at 530 Ridout North as by the 1908 City Directory he is no longer at the address and John Green & Co. is no longer in operation.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of an early-20th-century Queen Anne-style residence, notable for its cross-hipped roof, front gable with shingle imbrication, an oriel window, and an oval window, a turret with an octagonal roof and shingle imbrication, dentilled brackets, arched windows with rusticated stone hoods, wide arched double-leaf entry with curved sidelights, and shed-roofed front porch with a pediment.

<b>Historical/Associative Value</b>	✓	This property is associated with the Green family of the John C. Green dry goods store and millinery at 424 Ridout.
<b>Contextual Value</b>	✓	As an early-20th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 536 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** c.2003

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a six-storey, multi-unit residential structure with a concrete and stucco exterior, a flat roof, bays of recessed and projecting balconies, and a blank south façade with a surface parking lot to the south. It is located on the southwest corner of Ridout Street North and Kent Street, with the main entrance on Ridout Street North.

**Property History:** Formerly the site of the large Second Empire style c.1880 home of druggist, Cuthbert McCallum. It later belonged to barrister George S. Gibbons who was prominent in the Liberal Party (Lutman 1977:17). From the 1940's until its demolition, the residence had been sectioned into apartments. The original structures survived until at least 1967. The 1998 aerial photo shows that the property was occupied by a parking lot, and the current residential structure was constructed around 2003.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-21st-century multi-unit residential structure that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



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<b>Contextual Value</b>		As an early-21st-century multi-unit residential structure, located within an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to the context of its generally late-19th- and early-20th-century neighbourhood in a significant way.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London Air Photo Collection, 1967, 1998.



## 543 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** c.1955-1957

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey brick and concrete institutional/commercial structure with an asymmetrical façade, a flat roof, single-pane windows with a panel of glazing at the top storey, and a double-leaf front entry. It is located on the west side of Ridout Street North, north of the intersection with Dufferin Avenue.

**Property History:** This property was originally associated with the tail race of Blackfriars Mill (J.D. Saunby Flour Mill) and the slope to Ridout Street North. The Mill was demolished between 1912 and 1915; the mill race was filled in and significant alteration to the grade west of Ridout North between the 1920s and 1940s created new building sites including for 543 Ridout North which was built between 1955 and 1957, based on aerial photos and the 1957 Geodetic Survey. The property now houses Big Brothers Big Sisters of London.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th century institutional/commercial structure that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

## 549 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** 1987

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a 10-storey multi-unit residential property with a brick exterior, a symmetrical façade, and a U-shaped driveway. It is located on the west side of Ridout Street North, south of the intersection with Kent Street.

**Property History:** This property was originally associated with Blackfriars Mill (J.D. Saunby Flour Mill) and its driveway off Ridout Street North. After the mill was demolished between 1912 and 1915, the mill race was filled in between the 1920s and 1940s, and significant alteration to the grade west of Ridout North created new building sites, including for the current condominium complex of 549 Ridout North which was built in 1987.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As late-20th-century residential high-rise that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although the property was formerly part of the Blackfriars Mill property, the present residential structure is unlikely to hold historical or associative value.
<b>Contextual Value</b>		As a late-20th-century residential high-rise, located within an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to the context of its generally late-19th- and early-20th-century neighbourhood in a significant way.

**Sources:** MPAC; FIP (1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1945.



## 550 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** c.1950-1955

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, painted brick, multi-unit residential structure with an L-shaped plan, a partial above-ground basement, an unadorned asymmetrical façade, and a flat roof. It is located on the northeast corner of Ridout Street North and Kent Street, with surface parking to the north and east.

**Property History:** Formerly the location of two detached residences; a single-storey brick structure at 556 Talbot Street, and a wood-framed one-and-a-half storey structure at 78 Kent Street. These appear to have been demolished between 1950 and 1955 when the present residential structure was completed.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century, multi-unit residential complex of typical design and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a large mid-20th-century residential complex surrounded by surface parking, in an area of late-19th- and early-20th-century properties, many of which were upper-class estates, the property does not contribute to its context in a significant way.

**Sources:** FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection 1950, 1955.

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<b>Contextual Value</b>		As a mid-20th century institutional/commercial structure, located within an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to the context of its generally late-19th- and early-20th-century neighbourhood in a significant way.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1945; Geodetic Survey of London, 1957.





## 555-557 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** 1949-1950

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of two one-storey, red brick residences. The structure to the south at 555 Ridout Street North has a gabled roof with horizontal siding in the side gables, a projecting front gable with cross-hatched brickwork in the gable, and two picture windows with a double-hung window to each side on the main façade. The structure to the north at 557 Ridout Street North has a concrete foundation, a gabled roof with a brick chimney and horizontal siding in the side gables, a steep, asymmetrically gabled peak above the central enclosed entryway, soldier-course brickwork above the front door and above a small window beside the door, and two picture windows with a double-hung window to each side on the main façade. It is located on the west side of Ridout Street North, at the intersection with Kent Street.

**Property History:** This property was formerly part of the Blackfriars Mill (J.D. Saunby Flour Mill) property. Although the mill had been demolished by that point, the 1922 FIP shows that the mill race was still extant. The property's footprint underwent significant land alteration after the mill race was filled in and the slope to the Thames was pushed further west of Ridout North, between the 1920s and the 1940s. MPAC notes that the current houses at 555 and 557 Richmond were completed in 1949 and 1950.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As mid-20th-century residence that do not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although the property was formerly part of the Blackfriars Mill property, the present residences are unlikely to hold historical or associative value.

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<b>Contextual Value</b>	As two mid-20th-century residences, located within an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to the context of its generally late-19th- and early-20th-century neighbourhood in a significant way.
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**Sources:** MPAC; FIP (1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1945.



## 565 Ridout Street North

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. 1907-1910

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, red brick residential structure with a hipped roof, a stone foundation, a U-shaped footprint, a projecting covered entry at the centre of the U-shaped plan, and double-hung, six-over-six windows, which have segmental arches and brick voussoirs at the first storey. The property is surrounded by a stone wall, and is located on the west side of Ridout Street North, south of the intersection with Albert Street.

**Property History:** The footprint for 565 Ridout North first appears as an addition to the 1907 FIP and was likely still under construction at that time. By the 1908 City Directory, 565 Ridout North appears but is listed as vacant. The first recorded resident appears in the 1909 City Directory, Michael Barry, a labourer. Given the 1910 date of construction listed in the *Register of Cultural Heritage Resources*, earlier research likely presumed that Barry was occupying the building while it was still under construction. The next recorded resident is accountant William Simson in the 1915 City Directory.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-20th-century residence that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

<b>Contextual Value</b>	✓	As an early-20th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.
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**Sources:** *City of London Register of Cultural Heritage Resources*; FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8); *White's London City & Middlesex County Directory 1881*; *City of London and County of Middlesex Directory*, London Publishing Co. 1883; *London City and Middlesex County Directory*, R.H. Polk & Co., 1883-1890; *The London City and Middlesex County Directory*, J.H. Migh and Co., 1891-1897; *Foster's London City and Middlesex County Directory*, 1900-1901; *Vernon's London City and Middlesex County Directory*, 1908-1922.



## 569-571 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** 1897

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** These properties consist of a pair of two-and-a-half-storey, semi-detached, buff brick residences with a symmetrical façade, a hipped roof, a projecting front gable on each half with shingle imbrication and a window with a decorative wood surround, flat-head double-hung windows on the second storey with splayed brick window heads, single-pane windows on the first storey with segmentally arched, stained-glass transoms and brick voussoirs, and two central front doors with segmentally arched, stained-glass transoms and brick voussoirs. It is located on the west side of Ridout Street North, at the intersection with Albert Street.

**Property History:** These properties first appeared as “Unfinished Houses(2)” in the 1897 City Directory. The first resident of 571 Ridout North was longtime London barrister Richard A. Bayly of Bayly & Bayly. Richard A. had moved from his original family home at 182 Albert which was still occupied by Richard Q.C. Bayly.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a pair of late-19th-century residences, notable for their symmetrical façade, hipped roof, projecting front gables with shingle imbrication, double-hung windows with splayed brick window heads, and stained-glass transoms and brick voussoirs above openings at the ground floor.
<b>Historical/Associative Value</b>	✓	This property is associated with London barrister Richard A. Bayly.
<b>Contextual Value</b>	✓	As a pair of late-19th-century semi-detached residences, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood.



**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 575 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** c.1945-1957

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, multi-unit residential structure with an exterior of brick laid in common bond with a central panel of stacked bond, a partial above-ground basement, a symmetrical façade, and a flat roof. It is located on the west side of Ridout Street North, near the northern end of the street, just north of Albert Street and south of the Blackfriars Bridge.

**Property History:** 575 Ridout North was originally the site of one possibly two mid-to-late 19th century residences of unknown configuration according to listings in the City Directories for that period (575 and 581 Ridout North). This original residence appears to have been demolished sometime between the 1901 City Directory and the 1907 FIP. The parcel remained vacant until the current structure was built sometime between 1945 and 1957.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th century that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a mid-20th century apartment complex located near the end of an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1945; Geodetic Survey of London, 1957.

## 583 Ridout Street North

**Cultural Heritage Status:** None

**Date of Construction:** c. 1901-1907

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-storey residential property with a gabled roof, wood shingle siding, a front door with a transom window and a wide wood surround, a bay window and a double-hung, six-over-six window with exterior shutters on the main elevation, and a car port to the south. The property is partially obscured from the right-of-way by vegetation. It is located on the west side of Ridout Street North, at the northern end of the street, just north of Albert Street and south of the Blackfriars Bridge.

**Property History:** 583 Ridout North likely dates to between the 1901 City Directory where it does not appear and the 1907 FIP where it does. The first recorded resident is Arthur Fowler, a groom and later gardener.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-to-late-19th-century residence that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a mid-to-late-19th-century residence, located at the end of an evolved streetscape at the western edge of the North Talbot area, the property reflects early patterns of development in a late-19th- and early-20th-century neighbourhood.

**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8);

White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 475-493 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of an empty lot on the northwest corner of Talbot Street and Fullarton Street; the previous built structure in this location was demolished in c.2019.

**Property History:** Formerly the site of a series of mid-to-late 19th century semi-detached homes including the well known Camden Terrace (479-493 Talbot). The last of these structures was demolished in 2016.

**Sources:** FIP (1912 Rev. 1922, Sheet 8).



## 500 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c.1988

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a 16-storey residential tower constructed from concrete, with an irregular footprint, a flat roof, bay windows, and recessed balconies. It is located at the southeast corner of Talbot Street and Dufferin Avenue.

**Property History:** The original structures on this property included detached and semi-detached mid-to-late 19th century residences along Talbot and Maple, and possibly some early commercial buildings set behind detached residences along Dufferin. Among these was the former Maple Terrace series of rowhouses (109-119 Dufferin/Maple). Most of these structures survived through the 1960s. The present apartment complex was constructed in 1988.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-20th-century residential tower of typical design and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a late-20th-century residential tower, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1965.

## 501 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of an empty lot at the southwest corner of Talbot Street and Dufferin Avenue; the previous built structures in this location were demolished in c.2019.

**Property History:** Formerly the site of a cluster of semi-detached homes (495-501 Talbot). These were replaced in the 20th century by a commercial structure which was itself demolished in 2019/2020.

**Sources:** FIP (1912 Rev. 1922, Sheet 8).

## 503-509 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 2018

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a 29-storey condominium tower, the tallest residential tower in London, with 200 units. The podium is faced in light-coloured concrete with dark brick and window walls. The property is located on the northwest corner of Dufferin Avenue and Talbot Street.

**Property History:** Formerly the site of a cluster of semi-detached homes (495-501 Talbot). These were replaced in the 20th century by a commercial structure which was itself demolished in 2019/2020.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a recently constructed condominium tower, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a recently constructed condominium tower, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way.

**Sources:** FIP (1912 Rev. 1922, Sheet 8); <https://www.tricar.com/locations/azure/>

## 513-531 Talbot Street

**Cultural Heritage Status:** Designated, By-Law L.S.P.  
-3318-193

**Date of Construction:** 1881

**Architect/Builder:** Tracy and Durand



**Property Description:** This property consists of a three-storey, Gothic Revival-style church, constructed from local buff brick with dichromatic brickwork, polygonal stair towers, projecting double-leaf main doors, lancet windows above all windows and doors, trefoil and quatrefoil motifs, original stained glass, and grey stone sculpted drip moulds above the windows on the façade. There is a two-storey glass addition on the north side of the structure. The property also includes a two-and-a-half-storey, buff brick residence with a projecting enclosed entryway, and a low hip roof with a gable roof dormer on the main façade.

**Historical Reasons:** The Talbot Street Baptist Church was constructed in 1881-82 for the city's first Baptist congregation, founded in 1845, which by the 1880s was in need of more expansive quarters than their initial chapel, at the corner of York Street and Talbot Street, could provide. The new church building was designed by the architecture firm of Tracy and Durand, then headed by George Durand, who was arguably the best and most widely recognized architect to work in London during the nineteenth century. The church is one of the very few remaining urban churches designed by Durand for the London area. In 1953 the building was purchased by the First Christian Reformed Church, which has worshipped there since the dedication service held on March 27, 1954.

**Architectural Reasons:** The plan for the Talbot Street Church showed the innovative and imaginative approach to design for which Durand was acclaimed. Broad polygonal stair towers anchor each side of the façade and create a visual tension between their heavy solidity and the lighter, more strongly vertical centre section, which once terminated in a parapet wall with a bell-cote above the peak of the roof and conical spires at the tops of the octagonal pinnacles. Though the bellcote and tops of the pinnacles have been removed in the course of necessary repairs to the roof of the church, the exterior of the building still shows the fine detailing characteristic of Durand's work. In the several pointed-arch windows that adorn the façade (a three-light window over the main door, flanked by lancet windows on each side, with paired lancet windows on each side of the door

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below, an elaborate transom over the door; and high basement windows at the street level), the stair towers, and the sides of the building, elaborate window tracery explores variations on the quatrefoil and trefoil motifs, which are also echoed in the stone window panels. The main window of the façade contains a Star of David, a Judeo-Christian icon popularly used in nineteenth-century churches. Several of the windows, such as those above the front door, contain their original stained glass; the coloured glass borders of the sanctuary windows are also original. A freely-interpreted composite column separates the two double-leaf main doors, all with panelling of diagonal boarding. The drip moulds culminate in finely sculptured stops. Along the sides of the building, unusually large foundation windows that echo the double lights and tracery of the sanctuary windows above give generous light to the Sunday School room in the basement. An oversized oculus outlined in brick decorates the west gable.

The building is constructed of local buff-coloured brick, with decorative dichromatic brickwork used to emphasize various sill and lintel courses and to outline the oculus above the paired first-storey windows of the façade; the sides of the building are still covered with a red wash that has been removed from the façade. Grey stone is also used for one string course, for the hood moulds over the main windows of the façade, for decorative panels at the bottoms of some windows, and for topping the stepped portions of the buttresses. Red sandstone decorates sections of the pinnacles; the foundation is of fieldstone.

Several interior elements are also worthy of special recognition. The circular stair towers feature impressive newel posts and spindles in an Eastlake-inspired design. The horseshoe-shaped balcony in the sanctuary is supported by composite columns that echo the column of the façade, and it is protected by ornate metal railings. The folding plywood seats of the balcony, with their cast iron sides, have metal hatracks under the seats; these chairs were manufactured in Preston, Ontario. At the channel end of the sanctuary are pointed-arched wooden doors, with simple mouldings and panels that conform to the shape of the doors. The elaborate plaster ceiling of the original church has been replaced by a series of tie-beams for structural reasons.

At the west end of the church are wings added to create additional classroom and meeting space; these additions are not essential to the character of the building.

**Contextual Reasons:** The church is within the boundaries of the proposed “Talbot North” Heritage Conservation District.

**Sources:** By-Law L.S.P. -3318-193, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11220>





## 520 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c.2005

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a 15-storey, concrete and stucco residential tower on the southeast corner of Kent Street and Talbot Street, with bays of projecting and recessed balconies on each façade, and a three-storey, concrete parking garage on the south side of Kent Street.

**Property History:** This property formerly contained primarily semi-detached mid-late 19th century residences along Kent Street and Talbot Street. These original structures survived until at least the 1960s. The property was a parking lot during the late-20th and early-21st centuries, and the current commercial building was constructed around 2005.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-21st-century residential tower and parking garage of typical design and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As an early-21st-century residential tower and typical parking garage, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way.

**Sources:** FIP (1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967; Google Earth.



## 535-537 Talbot Street/ 105 Kent Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. 1860s

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a low hipped roof, a gabled dormer on the north, south, and west elevations, a gabled peak on the front (east) elevation with an arched double-hung window in the gable, a symmetrical main façade, double-hung windows with splayed brick window heads, brick quoins, and a central entry with two sidelights and a fabric awning. The rear of the structure has a two-storey addition with a gabled roof. The property is located on the southwest corner of Talbot Street and Kent Street, addressing Talbot.

**Property History:** Identified as the R.S. Murray House on the *Register of Cultural Heritage Resources*, 535-537 Talbot/105 Kent's oldest component is the structure at 537 Talbot Street. The *Register of Cultural Heritage Resources* reports that this structure was completed in 1872, however an evaluation of the house completed in 2019 suggests that it may have been constructed as early as 1862, when the previous house was destroyed by fire. 535 Talbot was built between the 1888 FIP and the 1907 FIP, however this address does not appear in the City Directories between 1888 and 1922 suggesting it was never realized as a separate unit. The building's namesake, Robert S. Murray resided on this property from at least 1856 until his death in 1892. Murray and his partners owned R.S. Murray & Co., a dry goods store at 124 Dundas Street. He was elected as an Alderman in 1881, and served on the board of the Huron & Middlesex Mutual Insurance Company.

Physician William E. Waugh bought the house from Murray's widow in 1894, and appears in City Directories as both living and operating his practice at this address. Waugh was still living and working here until after 1922. After his death, his widow willed the property to the University of Western Ontario.

Waugh was a notable figure in the history of medicine in London. He was the inaugural Chair of Anatomy when Western's Faculty of Medicine began at Huron College in 1882. By 1886, he was the Chair of the Principles and Practice of Surgery. His tenure in the Faculty lasted until 1913, though he remained a Professor Emeritus. (<https://>

[www.lib.uwo.ca/archives/virtual\\_exhibits/historyofmedicine/Faculty/waugh.html](http://www.lib.uwo.ca/archives/virtual_exhibits/historyofmedicine/Faculty/waugh.html)) Waugh was also one of the four original doctors at St. Joseph's Hospital when it opened in 1888. According to Shelley McKellar, Waugh was an early adopter and was one of the first to embrace microbiology and the use of microscope in London medical circles.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century residence, notable for its hipped roof with gabled dormers, central gabled peak with an arched window, double-hung windows with splayed brick window heads, brick quoins, and central entry with two sidelights.
<b>Historical/Associative Value</b>	✓	This property is associated with businessman and politician R.S. Murray for whom the house was built, and with physician William E. Waugh.
<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Schutt, Jared, Cultural Heritage Evaluation Form - 335-337 Talbot Street, 105 Kent Street; Barr, Murray Llewellyn, *A History of Medicine at Western: A Centennial History of the Faculty of Medicine at the University of Western Ontario*, 1977.



## 544 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 2008

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of an 11-storey, multi-unit residential structure with a stucco exterior and projecting balconies on each elevation. It is located on the northeast corner of Talbot Street and Kent Street, with a surface parking lot to the north.

**Property History:** This property was the original location of London postmaster Robert J. Dawson's substantial home at 546 Talbot as well as another large residence at 548 Talbot which for a period of time belonged to Alfred Smart, manager of the Bank of London (1887 City Directory). Dawson's house was demolished and replaced with two smaller residences sometime between 1881 and 1907 according to FIPs. Smart's residence appears to have remained intact until at least 1960s. It was later demolished, and the property remained a parking lot until the present residential building was constructed around 2008.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early 21st-century residential high-rise that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As an early 21st-century residential high-rise with a surface parking lot within a streetscape characterized by late-19th- and early-20th-century properties, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1965, 1967, 1998.

## 545 Talbot Street

**Cultural Heritage Status:** Listed on the Register of Cultural Heritage Resources

**Date of Construction:** 1876

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a semi-detached, buff brick, Italianate-style residential structure with a low hipped roof, projecting eaves with paired wood brackets, pendant details in the brackets and brick corbelling between them, an asymmetrical façade, brick quoins, a gabled roof over the main entryway, a front door with multi-pane sidelights and a transom window, double-hung windows with lug sills, splayed brick window heads, and exterior shutters on the second storey. It is located on the west side of Talbot Street, north of Kent Street, and was a later addition to the Italianate house at 106 Kent Street.

**Property History:** Built in 1876, 545 Talbot was home to William H. Ferguson between 1881 and 1897 according to City Directories. Ferguson operated a grocer at 129 Dundas (1881 City Directory). After Ferguson, the semi-detached home saw a succession of short-term occupants, the first, and likely most notable, of which was Rev. J.W. Pettit Smith, canon of St. Paul's Cathedral, in 1900.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a semi-detached, Italianate-style residence, notable for its projecting eaves, wood bracket details, brick quoins, front door with sidelights and transom, and double-hung windows with lug sills, splayed brick window heads, and exterior shutters.
<b>Historical/Associative Value</b>	✓	This property is associated with Reverend J.W. Pettit Smith of St. Paul's Cathedral.



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<b>Contextual Value</b>	✓	As a pair of late-19th-century residences, the properties are consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 547-551 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1875

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** These properties consist of a pair of semi-detached, buff brick residential structures with Italianate style influences. The pair has a hipped roof with a central brick chimney, and each half has double-hung windows with soldier-course brick lintels and exterior shutters at the second storey, a group of four single-pane windows with a soldier-course brick lintel at the first storey, and a recessed entry with stone cladding. The structures' current brick façade and stone cladding at the entries appear to have resulted from alterations at an unknown date. The properties are located on the west side of Talbot Street between Albert Street and Kent Street.

**Property History:** Built in 1875, this semi-detached home was occupied by a series of residents during the late 19th and early 20th centuries. The most notable was likely Sarah Carfrae, widow of early London settler Robert Carfrae who is listed here between 1888 and 1890 according to City Directories. Sarah Carfrae likely lived with Robert at 39 Carfrae Crescent. She is also mentioned, although not by name, on page 32 of Campbell's Pioneer Days of London: "Another mechanic drawn to the new settlement by prospects of work was Robert Carfrae whose widow was well known in London only a few years ago by her active participation in charitable work."

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a pair of late-19th-century residences that appear to have been substantially altered through recladding, the properties do not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated notable 19th century community member Sarah Carfrae, the widow of Robert Carfrae.



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<b>Contextual Value</b>	✓	As a pair of late-19th-century residences, the properties are consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.
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**Sources:** FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Campbell, Cl. T., Pioneer Days in London, 1921.



## 555 and 557 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1876

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** These properties consist of a pair of semi-detached, buff brick residential structures with Italianate style influences. The pair has a hipped roof with a central brick chimney, and each half has pairs of ten-light casement windows at the second storey, pairs of twelve-light casement windows at the first storey, brick voussoirs, and a corner entry with wrap-around verandah, which has a hipped roof and unusual fretwork. The properties are located on the west side of Talbot Street between Albert Street and Kent Street.

**Property History:** This pair of semi-detached houses was constructed in 1876. Both houses saw a rapid turn-over of residents during the 1880s. James L. Johnstone was the longest early resident of 555. Johnstone operated a picture framing business on the premises according to the 1891 and 1892 City Directories. He later worked as a paper hanger for Otto B. Graves's picture studio at 222 Dundas (1896 City Directory). An early resident of 557 was bookkeeper Edwin Hanson. In 1908, Emily Waldock is listed here as a dressmaker along with Ida and Maria Waldock at 555. Another Waldock, Blanche, also resided here and worked as a book-keeper at the Woods' Fair department store. By the 1915 Directory, Emily Waldock had combined 555 and 557 Talbot and continued operating a dressmaker alongside her family until at least 1922 (1922 City Directory). The Waldocks seem to represent a notable early example of women entrepreneurs in the City of London and require further research.

	Potential CHV	Rationale
Design/Physical Value	✓	The properties are a unique example of a pair of late-19th-century, semi-detached properties with Italianate style influences. They are notable for their hipped roof with a central brick chimney, pairs of casement windows, and wrap-around verandahs with unusual fretwork.



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<b>Historical/Associative Value</b>	✓	This property is associated with the Waldock Family. The Waldocks seem to represent a notable early example of women entrepreneurs in the City of London and require further research.
<b>Contextual Value</b>	✓	As a pair of late-19th-century residences, the properties are consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.





## 558 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a surface parking lot located on the east side of Talbot Street between Albert Street and Kent Street.

**Property History:** This property originally contained a large mid-to-late 19th century residence of a scale consistent with other large detached dwelling along this portion of Talbot. This structure was demolished sometime after 1967 to make way for the current parking lot.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection 1967, 1998.

## 564 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c.1901-1907

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of two-and-a-half-storey, red brick residence with a gabled roof, a shed roof dormer on the north elevation, shingle imbrication and a pair of double-hung windows in the front gable, dentilled bracket detail below the front gable, double-hung windows on the second storey, a two-light slider window on the ground storey with a segmentally arched, stained-glass transom, a side hall plan, a front door with a transom window, and a wood porch with a second-storey balcony. It is located on the east side of Talbot Street, south of Albert Street, and is very similar in architectural design to the adjacent property at 566 Talbot Street.

**Property History:** 564 Talbot Street was constructed sometime between the 1901 City Directory and the 1907 FIP. It replaced the original house at 564 Talbot which was a large detached mid-to-late 19th century residence. The 1908 City Directory lists J.C. Woods as the occupant of the house, although his occupation is not listed in either the alphabetical or street section of the directory.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century residence, notable for its front gable with shingle imbrication and double-hung windows, dentilled bracket detail below the gable, transoms over doors and windows on the main façade, including stained glass on the first-storey window, and wood porch with a second-storey balcony.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. It is very similar in architectural design to the adjacent property at 566 Talbot Street.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 565 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1950-1957

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a seven-storey, multi-unit residential property with a red brick exterior; projecting balconies on every level, and a flat roof. It is located at the southwest corner of Albert Street and Talbot Street, and is set back significantly from the street behind a surface parking lot.

**Property History:** This property was previously occupied by the last residence of noted London resident John C. Meredith when he was clerk of Division Court (1881 City Directory). After his death in 1881, it was the home of Sarah Meredith. The original two-and-a-half storey large brick residence was demolished around 1950 and the present residential structure completed by 1957.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century, multi-unit residential complex of typical designs and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a large mid-20th-century residential complex with a significant setback behind a surface parking lot, within a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); White's London City & Middlesex County Directory 1881; London Air Photo Collection, 1950; Geodetic Survey of London, 1957.



## 566 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1901-1907

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of two-and-a-half-storey, red brick residence with a gabled roof, an addition to the south with horizontal siding and a gable, a shed roof dormer on the north elevation, shingle imbrication and a pair of double-hung windows in the front gable, dentilled bracket detail below the front gable, single-pane windows with transoms on the second storey, a two-light slider window on the ground storey with a segmentally arched, stained-glass transom, a side hall plan, a front door with a transom window, and a wood porch. It is located on the east side of Talbot Street, south of Albert Street, and is very similar in architectural design to the adjacent property at 564 Talbot Street.

**Property History:** 566 Talbot Street was constructed sometime between the 1901 City Directory and the 1907 FIP. It replaced the original house at 564 Talbot which was a large detached mid-to-late 19th century residence. The 1908 City Directory lists James Steele as the first occupant of the current house. Steele is identified as the proprietor of the Crystal Lake Ice Company, a firm which harvested and delivered ice for residential ice-boxes before electric refrigerators were commonplace.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century residence, notable for its front gable with shingle imbrication and double-hung windows, dentilled bracket detail below the gable, transoms over doors and windows on the main façade, including stained glass on the first-storey window, and wood porch.
<b>Historical/Associative Value</b>	✓	This property is associated with James Steele and the Crystal Lake Ice Company.





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<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. It is very similar in architectural design to the adjacent property at 564 Talbot Street.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 568-572 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1877

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, buff brick, terraced residence with three units. It has a low hipped roof with projecting eaves, dichromatic brick banding, two-over-two windows with segmental arches and dichromatic brick voussoirs, and three main entries, each with a three-pane transom windows and two two-pane sidelights. The property is located on the southeast corner of Talbot Street and Albert Street, addressing Talbot.

**Property History:** Although this series of semi-detached homes do not appear in the 1881 City Directory and the 1883 digital copy is illegible, it may still be possible that they date to 1877 year given in the *Register of Cultural Heritage Resources*. The three buildings have had a variety of occupants including physician Robert Hobbs (1884) and for a period between 1894 and 1896-97 lists exclusively women (Minnie Burch, Emma Arnold, Julia Strong, Elizabeth Dinsmore, and dressmaker Maud Armstrong). The property's contextual value could also be considered historical as it is one of the last set of semi-detached dwellings that were common along Talbot in the 19th century.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a rare local example of a Victorian terraced residence with three units, notable for its dichromatic brick banding and segmentally arched voussoirs, and three entries with transoms and sidelights.
<b>Historical/Associative Value</b>	✓	This property may have historical value as one of the few remaining semi-detached structures located along Talbot Street.



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<b>Contextual Value</b>	✓	As a late-19th-century terraced residence prominently situated at a corner, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 579 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1954

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-storey, orange brick, Mid-Century Modern-style residence with an asymmetrical façade, a low hipped roof, a recessed entry at the southeast corner, and glass block accents on the main façade. It is located on the northwest corner of Talbot Street and Albert Street, next door to another mid-century cottage at 581 Talbot Street but on a street otherwise defined by late-19th- and early-20th-century residences.

**Property History:** Built in 1954, this detached residence replaced a mid-to-late 19th century brick two-storey house that was once the residence of Rev. Andrew and Mary Kennedy. Rev. Andrew Kennedy was an agent with the Presbyterian Board of Publication (1881 City Directory). The original lot was subdivided in the mid-20th century to form the current 579 and 581 Talbot properties.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While the property represents the Mid-Century Modern style, it does not seem to be a representative example of that style, and does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a Mid-Century Modern residence, the property does not contribute in a significant way to its context of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.

**Sources:** MPAC; FIP (1912 Rev. 1922, Sheet 29).



## 580 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1884

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick former residence with Italianate influences. It has a hipped roof, projecting eaves with paired wood brackets, a brick double chimney, a central gable with millwork details, ornate window hoods at the second storey, single-pane windows, and an enclosed wrap-around verandah on the first storey with a hipped roof. Located on the northeast corner of Talbot Street and Albert Street, the property currently serves as a restaurant with a fenced patio facing the street.

**Property History:** First appearing in the 1884 City Directory, this property is associated with notable Londoner John Pearce of John Pearce & Co. This company was a significant agricultural supplier with an office and store at 119 Dundas, a warehouse at 135 King, and grounds near the city limits on Dundas (1890 City Directory). Pearce appears at 580 Talbot in City Directories between 1884 and 1908.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century Italianate residence, notable for its projecting eaves with paired wood brackets, central gable with millwork details, and window hoods at the second storey.
<b>Historical/Associative Value</b>	✓	This property is associated with John Pearce, owner of agricultural supplier John Pearce & Co.



<b>Contextual Value</b>	✓	As a late-19th-century former residence prominently situated at a corner, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 581 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1947

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey residence with a concrete foundation, red brick at the ground storey, horizontal siding at the second storey, an offset gabled front porch, and a gabled roof with metal shingles. Originally a one-storey mid-century cottage, the building had a second storey added between 2016 and 2019. It is located on the west side of Talbot Street, north of Albert Street, next door to another mid-century residence at 579 Talbot Street but on a street otherwise defined by late-19th- and early-20th-century residences.

**Property History:** Built in 1947, this detached residence replaced a mid-to-late-19th-century, brick, two-storey house that was once the residence of Rev. Andrew and Mary Kennedy. Rev. Andrew Kennedy was an agent with the Presbyterian Board of Publication. The original lot was subdivided in the mid-20th century to form the current 579 and 581 Talbot properties.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century residence that has been substantially modified and lacks notable design features, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a substantially altered mid-20th-century residence, the property does not contribute in a significant way to its context of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.

**Sources:** MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890.



## 584 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1867

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residence with a hipped roof with projecting eaves, a central front gable with millwork details, shingle imbrication, and a stained-glass window, a projecting central bay, a central porch with a flat roof and wood posts, a front door with a transom window and two sidelights, brick quoins, and double-hung windows with splayed brick window heads and exterior shutters. The property is located on the east side of Talbot Street, north of Albert Street.

**Property History:** Constructed in 1867, this property was continuously occupied by the McDonald family since 1881 and appears in its current configuration throughout the 1888-1922 FIPs. Donald, a clerk with McPherson & Co., and Helen McDonald were two long-term residents, occupying the property between 1884 and 1916, with Donald having apparently passed away in 1895.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a mid-to-late-19th-century residence, notable for its central front gable with millwork details and shingle imbrication, projecting central bay, central porch, front door with transom and sidelights, brick quoins, and windows with splayed brick window heads and exterior shutters.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a mid-to-late-19th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.

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**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Mighit and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.





## 585 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1877

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick, Italianate residential structure. It has a hipped roof, a central gable peak with carved wood bargeboards and a pendant, an arched window in the gable, projecting eaves with paired wood brackets, brick pilasters defining three bays on the main façade, two-over-two arched windows that have ornate curved window hoods on the second storey, two-over-two segmentally arched windows that have exterior shutters and brick voussoirs on the first storey, and a central entry with a segmentally arched transom, two sidelights, and a segmentally arched central porch. The property is located on the west side of Talbot Street between Central Avenue and Albert Street.

**Property History:** This property was reportedly constructed by Laurence Gibson in 1877. Along with William Yates, Gibson was the proprietor of the London Machine Tool Company which manufactured engines and iron-making tools. Gibson eventually became an accountant and manager of the Huron & Erie Savings and Loan, which later became Canada Trust. Members of the Gibson family continued to reside here until the 1950s, at which point the house was sold and divided into apartments. It is now used as office space for a law firm.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century Italianate residence, notable for such features as its central gable with carved wood bargeboards, projecting eaves with paired wood brackets, brick pilasters, ornate curved window hoods, segmentally arched windows with exterior shutters and brick voussoirs, central entry with sidelights and transom, and central porch.
<b>Historical/Associative Value</b>	✓	This property is associated with the Gibson family, notably Laurence Gibson who constructed the property.

<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; Gaughell, Catherine, Cultural Heritage Resources Evaluation Form - 585 Talbot Street, 2009.



## 590-592 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a pair of buff brick, semi-detached former residential structures, now adaptively reused as commercial offices. It has a symmetrical façade, two central doors with blind transoms, a pair of double-hung, nine-over-nine windows on each side with an arched transom with radiating panes, brick voussoirs, a hipped roof with a central gable, carved wood bargeboards, and millwork detail and shingle imbrication in the gable. The property is located on the east side of Talbot Street, between Central Avenue and Albert Street.

**Property History:** This structure is likely consistent with a previous single detached residence on this property that was later converted to a set of two semi-detached homes. According to ACO's 2010 Elden Excursion pamphlet, the first owner was manufacturing chemist Ephraim Plummer, who manufactured baking powder, and later worked as secretary of the Plummer wagon factory on Ridout. Several other early residents include traveller Charles Empey (1884-1886, 1888 City Directories), clerk William Saunby (1887 City Directory), and William Brock (1890-1896 City Directories), who owned a sporting goods store on Dundas Street. The current structure was likely converted to semi-detached homes sometime between the 1901 City Directory and 1907 FIP when 592 Talbot appears as a distinct street address. The property is currently used as office space.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a pair of Victorian semi-detached residences, notable for its two central entries, double-hung, nine-over-nine windows, arched transoms with radiating panes and brick voussoirs on the ground storey, hipped roof with a central gable, and carved wood bargeboards, millwork detail, and shingle imbrication in the gable.

<b>Historical/Associative Value</b>	✓	This property is associated with Ephraim Plummer, a chemist and secretary of the nearby Plummer Wagon Factory on Ridout Street.
<b>Contextual Value</b>	✓	As a pair of late-19th-century residences, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.

**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; ACO's 37th Annual Geranium Heritage House Tour - Eldon Excursion, June 6th, 2010.



## 591 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1950-1955

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a three-storey, multi-unit residential complex with a large footprint compared with most of its neighbours, comprising three connected rectilinear masses. It has a concrete foundation, a partial above-ground basement, and a flat roof. It has a red brick exterior with three projecting front entryways embellished with glass blocks. Though its address is on Talbot Street, it is accessed from and addresses the south side of Central Avenue, east of Ridout Street North. The other buildings on this block of Central Avenue are late-19th- and early-20th-century residences. To the rear of the property is a large surface parking lot and the larger multi-unit properties of the Mary Campbell Co-op.

**Property History:** Prior to the construction of the current residential complex, the residence of Joseph Jeffrey was located on this property with the address of 86 Central Avenue. Jeffrey was a London businessman and politician who founded the London Life Insurance Company. Also situated on the property was Comfort Place, a complex of small wood-frame cabins located around a central court. London artist Albert Templar captured Comfort Place in his 1944 painting of the same name. Aerial photos show that the property was cleared around 1950 and the current residential complex completed by 1955.

	Potential CHV	Rationale
Design/Physical Value		As a mid-20th-century multi-unit residence that does not seem to be representative of a style or typology, the property does not appear to hold significant design/physical value.



<b>Historical/Associative Value</b>		Although the property was formerly associated with Joseph Jeffrey and artist Albert Templar, the current 20th century residential complex is unlikely to hold historical or associative value.
<b>Contextual Value</b>		As a mid-century, multi-unit residential property within a streetscape of late-19th- and early-20th-century properties

**Sources:** FIPs (1881 Rev. 1888, Sheet 7, 1892 Rev. 1907, Sheet 7, 1915 Rev. 1922, Sheet 29); London Air Photo Collection 1945-1955; Lutman, John H., The Historic Heart of London, 1977.



## 593 and 595 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1884

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** These properties consist of a pair of two-and-a-half-storey, buff brick, semi-detached residences with Italianate-style influences. They have a gabled roof with three fire wall parapets and wood brackets, a steep central gable peak on each half with carved wood bargeboards, a symmetrical façade, bay windows with hipped roofs on the first storey, two central entries with segmentally arched, single-pane transoms and two sidelights each, a Juliet balcony above each entry, double-hung, segmentally arched windows on the second storey, and brick voussoirs above all openings on the main façade. The properties are located on the west side of Talbot Street between Central Avenue and Albert Street.

**Property History:** Built in 1884, this semi-detached residence has been home to series of residents during the late 19th and early 20th centuries according to City Directories. Tax Rolls indicate that the original owner was W.W. Fitzgerald, a London lawyer and active community member, although it does not appear that he ever lived here. One early occupant (1887) was Reverend Robert Fowler, who was active in the Ingersoll area, and operated as pastor of Petersville’s first Methodist church. He moved to this address after retiring and died here 1887. Rev. Ira Smith is also listed here between the 1891 and 1897 City Directories. Smith was pastor of the Talbot St. Baptist Church at 513 Talbot Street.

	Potential CHV	Rationale
Design/Physical Value	✓	These properties are a representative example of a pair of semi-detached, late-19th-century residences with Italianate influences. They are notable for their gabled roof with parapets and wood brackets, central gable peaks with carved wood bargeboards on each half, bay windows with hipped roofs, central entries with segmentally arched transoms and sidelights, and brick voussoirs on all openings on the main façade.

<b>Historical/Associative Value</b>	✓	This property is associated with Reverend Robert Fowler, and Reverend Ira Smith, pastor of the Talbot Street Baptist Church.
<b>Contextual Value</b>	✓	As a pair of semi-detached late-19th-century residences, the properties contribute to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Lang, Tom, Evaluation of Cultural Heritage Value or Interest - 593-595 Talbot Street, 2019.



## 600 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1985

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a multi-unit, 10-storey residential structure with an L-shaped footprint, a central entrance, and a vertical rows of bay windows and projecting balconies. Previously brick, it was recently re clad in red stucco. It is located on the southeast corner of Central Avenue and Talbot Street.

**Property History:** This property was the former site of three mid-to-late 19th century detached residences (594-596 Talbot and 123 Central) and, most notably, the former location of the Talbot Street (Public) School. The original two-room frame school was built in 1858 and replaced with a two-storey brick structure in 1882. The second generation school was gutted by fire and replaced again in 1892. The third iteration exhibited several notable architectural features, the most relevant to the current Talbot street fabric likely being the dichromatic brickwork of a style similar to that at 567-572 Talbot. This second school was demolished in 1981.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-20th-century, multi-unit residential complex of typical design and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		This property is associated with the former Talbot Street School, however the current residential structure is unlikely to hold historical or associative value.
<b>Contextual Value</b>		As a large late-20th-century residential complex within a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); ACO's 37th Annual Geranium Heritage House Tour - Eldon Excursion, June 6th, 2010.





## 601 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1876

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-storey, buff brick, Ontario Cottage-style residence with a hipped roof, a central gable with a pendant and a round stained-glass window in the gable, two four-light windows on the main façade with segmental arches and brick voussoirs, and a double-leaf entryway with a transom window, beneath a central flat-roofed porch with two wood posts and low stone walls. The property is located on the west side of Talbot Street, south of Central Avenue.

**Property History:** Constructed in 1876, the first owner and occupant of this property was David Bruce, an engineer with the city's fire department. Bruce sold the house in 1882 to A.S.K. Barclay, an inspector for the Huron and Erie Savings and Loan Company, which would later become Canada Trust. Barclay resided here until at least 1901. A Geranium House Tour brochure published by the ACO speculates that the covered porch and fieldstone wall at the front of the house likely date from the 1920s, and probably replaced a similar porch.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an upper-class Ontario Cottage-style residence, notable for its hipped roof, central gable with a pendant and a round stained-glass window, and a double-leaf entryway with a transom window and a central wood porch.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; ACO's 37th Annual Geranium House Tour - Eldon Excursion, June 6th, 2010.



## 607 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1874

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-storey, buff brick, Ontario Cottage-style residence with a hipped roof, a central gable with a pendant and an arched window in the gable, two double-hung windows on the main façade with exterior shutters and splayed brick window heads, and a double-leaf entryway with a transom window, beneath a central rounded porch roof with six wood columns. The property is located on the west side of Talbot Street, south of Central Avenue.

**Property History:** This one-storey residence was built in 1874. It was home to several residents during the late 19th and early 20th centuries according to City Directories including: Hannah Nixon (1881-1887); traveling salesperson for the London Shoe Company, Joseph Pocock (1890-1895); and, Lauchlin Leitch (1896-1900), inspector with the London Mutual Fire Insurance Company. A Geranium House Tour Brochure published by the ACO suggests that the original owner of the house may have been John Siddons, co-owner of Siddons and Dawson Publishers. London artist Albert Templar also appears at this address in the 1922 City Directory, and reportedly constructed the garage addition at the rear of the property in 1923. Templar was a prolific painter of London area street scenes and landscapes.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an upper-class Ontario Cottage-style residence, notable for its hipped roof, central gable with a pendant and an arched window, brick quoins, and a double-leaf entryway with a transom window and a rounded porch with wood columns.
<b>Historical/Associative Value</b>	✓	This property is associated with Albert Templar, London-based artist who resided here during the 1920s.

<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; ACO's 37th Annual Geranium House Tour - Eldon Excursion, June 6th, 2010.



## 611 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1868

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, Italianate-style residence with a buff brick exterior, a side hall plan, a wrap-around porch with a flat roof at the entry, brick quoins, segmentally arched windows with lug sills and brick voussoirs, and a low hipped roof with projecting eaves and paired wood brackets. The property is noted as the earliest known example of a “London Doorway” with the iconic triple arch. The property is located at the southwest corner of Talbot Street and Central Avenue.

**Property History:** This property is referred to in the *Register of Cultural Heritage Resources* as the Gonczaruk Property. Built in 1868, according to the *Register of Cultural Heritage Resources*, the earliest recorded resident in the City Directories was John B. Laing (1881-1884). Laing operated a dry goods store, J.B. Laing & Co., at the corner of Talbot and Carling (1881 City Directory). He was followed at the property by William J. Hyman (1886-1888) who is simply listed as broker or agent in City Directories but may have worked for the C.S. Hyman Tannery. A later resident, Chauncey Jarvis, was a barrister and partner with Jarvis & Vining at 101 Dundas. Jarvis was one of the longest early residents of the property, living there between 1898 and at least 1922 according to City Directories.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an Italianate-style residence, notable for its low hipped roof with projecting eaves and paired wood brackets, brick quoins, segmentally arched windows with brick voussoirs, and wrap-around porch. It also has the earliest known example of a “London Doorway.”



<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a late-19th-century Italianate-style residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 615 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1863

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-storey, wood-framed residential structure with horizontal siding that appears to be vinyl, a low hip roof, a raised entry with a transom window and a single sidelight, and exterior shutters on windows on the south and east elevations. The property is located on the northwest corner of Talbot Street and Central Avenue, addressing Talbot Street.

**Property History:** Built in 1863, one of the longest of a series of short term residents recorded in City Directories was George McComb (listed 1895-1901). McComb was a salesperson for T.E. Mara Co. according to the 1896 City Directory.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-19th-century residence that lacks notable design features, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	The property has historical value as an early example of a working-class residence constructed in the Riverside Residences Residential Area.
<b>Contextual Value</b>	✓	Though it is smaller in scale than its neighbours in an area characterized by late-19th- and early-20th-century, predominantly upper-class residences, as a mid-19th-century property it contributes to its context by reflecting earlier patterns of residential development on Talbot Street.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 618 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1881

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey residence with horizontal siding, a gabled roof, with eave returns, shingle imbrication and an oval window with keystone-like details in the front gable, double-hung windows, and a side hall plan. It is located on the northeast corner of Central Avenue and Talbot Street, addressing Talbot.

**Property History:** This property is labelled as 616 Talbot in the 1888, 1915, and 1922 FIPs, however it is referred to in City Directories as 618. One of the longest recorded early residents of the property was Lucy A. Young. Although Young is recorded as having lived at the address in City Directories between 1886 and 1916, little information is known about her besides her being noted as the widow of one Joseph A. Young.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-19th-century residence that does not seem to be representative of a particular style or typology, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.

**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.





## 619 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1884

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-storey, wood-framed Ontario Cottage-style residential structure with a hipped roof, a central gable, and a full-width porch with a shed roof on the main façade. It is located on the west side of Talbot Street, between Barton Street and Central Avenue.

**Property History:** This property also appears as 625 Talbot in the 1881 City Directory and the 1888 FIP. In the 1884 City Directory, it appears as 619 Talbot suggesting that the street address in the 1888 FIP was not revised from the 1881 version. One of the longest of a series of short-term 19th century occupants was Jason Eastland, foreman of the London Electric Company (1895 City Directory). Eastland is listed in Directories at this address between 1895 and 1900. This property is referred to in the *Register of Cultural Heritage Resources* as the Evans/Hearn Property.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a wood frame Ontario Cottage-style residence, notable for its hipped roof, central gable, and front porch.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	Though it is somewhat smaller in scale than its neighbours, as a late-19th-century residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 620 and 622 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1889-1890

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** These properties consist of a pair of two-storey, buff brick, semi-detached residences with dichromatic brick belt courses and details above the windows, a symmetrical façade with two central entries, a transom window and a single-pane sidelight at each front door, and a hipped roof. The properties are located on the east side of Talbot Street, north of Central Avenue.

**Property History:** This structure first appears in the 1889 City Directory as an unfinished house. By the 1890 Directory, the building, at the 620 side, listed its first resident, James Crombie. Although James Crombie does not appear elsewhere in the 1900 and 1901 Directories, a Joseph Crombie does appear in the alphabetical section of the 1901 City Directory. Joseph is listed as a train dispatcher for the Grand Trunk Railway. Another notably resident, on the 622 side of the building was John Arscott from the family formerly overseeing the Arscott Tannery. Arscott appears in both the 1915 and 1916 City Directories.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The properties are a representative example of a pair of late-19th-century, semi-detached residences, notable for their hipped roof, symmetrical composition, and dichromatic brick belt courses and details above the windows.
<b>Historical/Associative Value</b>	✓	This property is associated with John Arscott, a member of the Arscott family who operated the Arscott Tannery.

<b>Contextual Value</b>	✓	As a pair of late-19th-century, semi-detached residences, the properties contribute to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 624 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1880

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, buff brick residence that has been converted to a multi-unit residence. It has a hipped roof with a gable on the front elevation and on each side, horizontal siding in the gables, double-hung windows, segmentally arched stained-glass transoms over the first-storey windows with brick voussoirs, a porch at the primary entry on the southwest corner, and an enclosed second-storey porch above. Further research is required to understand the extent and nature of the alterations, possibly associated with the building's conversion to multi-unit. The property is located on the east side of Talbot Street between Central Avenue and John Street.

**Property History:** This property also appears as 627 Talbot in the 1881 City Directory and the 1888 FIP. In the 1884 City Directory, it appears as 625 Talbot suggesting that the street address in the 1888 FIP was not revised from the 1881 version. The property was originally the site of a grocer operated by Elizabeth Porteous between the 1884 and 1898 City Directories. In the 1900 City Directory, the address is listed as “unfinished” suggesting the original grocer was replaced with the current structure. The first resident of the new building was A. Ernest Turner, a travelling salesperson for William Allen Young (1909 City Directory). Turner appears at the address in 1901 until at least 1922.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		Further research is required to understand the extent and nature of alterations to this late-19th-century residence and determine its potential design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.
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**Sources:** MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 625 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1900

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a one-and-a-half-storey, buff brick residential structure with a rusticated concrete foundation, a front porch with a wood balustrade, an entry with a transom window and one sidelight, exterior shutters on the windows, and an offset brick chimney. The structure has a cross-gable roof that has horizontal aluminium siding applied in the front and south gables, possibly obscuring decorative woodwork and producing an unusual rounded arch effect over the upper-storey windows. It is located on the west side of Talbot Street, south of Barton Street.

**Property History:** This property also appears as 627 Talbot in the 1881 City Directory and the 1888 FIP. In the 1884 City Directory, it appears as 625 Talbot suggesting that the street address in the 1888 FIP was not revised from the 1881 version. The property was originally the site of a grocer operated by Elizabeth Porteous between the 1884 and 1898 City Directories. In the 1900 City Directory, the address is listed as “unfinished” suggesting the original grocer was replaced with the current structure. The first resident of the new building was A. Ernest Turner, a travelling salesperson for William Allen Young. Turner appears at the address in 1901 until at least 1922.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		Though it has unusual features due to horizontal siding that has been applied to the gables, this early-twentieth-century residence otherwise lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

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<b>Contextual Value</b>	✓	As a turn-of-the-century upper-class residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 628 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** c. 1893

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences

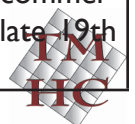


**Property Description:** This property consists of a one-and-a-half-storey, buff brick, Queen Anne-style residence with horizontal siding above the first storey, a gabled roof, a projecting side gable on the south elevation, a one-storey bay window beneath the side gable with wood brackets above, a side hall plan, a shed-roofed front porch with a projecting gable above the entry, and a wood balustrade on the porch with millwork details. The property is located on the east side of Talbot Street between John Street and Central Avenue.

**Property History:** This property is referred to in the *Register of Cultural Heritage Resources* as the Birrell Property, and was constructed in 1893, first appearing in the City Directory of that year. The first occupant of the house was George Birrell. Birrell is identified in the 1893 Directory as a policeman. He joined the police force in 1886, and eventually became London's chief of police from 1920 until his death in 1930. As chief of police, Birrell introduced electric traffic lights to the city, and was instrumental in the construction of a new police headquarters on King Street. His widow lived here until 1950, when the house was willed to one of his daughters, Margaret Birrell. She resided here until 1993.

The Birrell family figures prominently in London's history. George's father John Birrell was merchant who later served as the director of the London and Port Stanley Railway, and was president of the London, Huron, and Bruce Railway.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a Queen Anne-style residence, notable for its projecting side gable and front gable, bay window with wood brackets, and front porch with a gable over the entry and a wood balustrade with millwork details.
<b>Historical/Associative Value</b>	✓	This property is directly associated with former police chief George Birrell, and with the Birrell family, who were prominent contributors to London's commercial and transportation development in the late 19th century.



<b>Contextual Value</b>	✓	As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIP (1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901. Frederick H. Armstrong, "BIRRELL, JOHN," in *Dictionary of Canadian Biography*, vol. 10, University of Toronto/Université Laval, 2003–, accessed April 28, 2020, [http://www.biographi.ca/en/bio/birrell\\_john\\_10E.html](http://www.biographi.ca/en/bio/birrell_john_10E.html); Geranium Walk XV - Talbot Tour II, ACO, June 5th, 1988; O'Grady, Tim. Evaluation - 628 Talbot Street, 2009.





## 629 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1878

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a pair of two-storey, vernacular buff brick semi-detached residences with a one-storey addition at the rear. The property's primary façade addressing Talbot Street is symmetrically composed with two central doors, one of which has a transom window and two sidelights, and one-over-one windows with brick voussoirs and lug sills. Windows on the ground storey have exterior shutters. The property is located on the southwest corner of Talbot Street and Barton Street.

**Property History:** Originally a semi-detached set of residences, 629 Talbot appears as 629 and 631 Talbot in early FIPs and City Directories. Built in 1878, these two homes were occupied by a series of short-term residents. One of the longest was William A. Smith, a machinist at Stevens Manufacturing Co. According to City Directories, Smith first lived 629 Talbot between 1893 and 1895, before moving next door to 631 Talbot where he lived until at least 1901. One notable resident was Rev. Canon J.W.P. Smith bursar of Huron College who appears here in the 1908 and 1909 City Directories at 629 Talbot.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a pair of late-19th-century vernacular, semi-detached residences, notable for their symmetrical composition, central entrances, and windows with brick voussoirs.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

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<b>Contextual Value</b>	✓	As a pair of late-19th-century semi-detached homes, this property contributes to Talbot Street's streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900; Vernon's City of London and Middlesex County Directory, 1908-1910.



## 638 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1877

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, Italianate-style residence with a side hall plan, a front porch with a hipped roof and brick pillars, brick quoins, segmentally arched windows with stone lug sills, brick voussoirs, and exterior shutters, a front door with a transom window, brick corbelling at the roofline, and a hipped roof with projecting eaves. At the rear of the property, a multi-unit residence has been constructed, attached to the earlier structure. This addition is two-and-a-half storeys tall with a stucco exterior, a gabled roof, and six side gables. The property is located on the east side of Talbot Street between John Street and Central Avenue, and has visual connections with the two adjacent Italianate-style residences at 640 and 644-646 Talbot Street.

**Property History:** Built in 1877, one of the earliest recorded residents is listed as Thomas Caldwell (1881-1891). Although Caldwell does not have any recorded professions in directories where he is listed at this address he may be the same Thomas Caldwell who appears in the 1875 McAlpine City Directory operating a furniture dealership on King Street between Ridout and Talbot. More research is needed to determine if this is the case.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of an Italianate-style residence and as a unique example of adaptive re-use as a multi-unit residence.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

<b>Contextual Value</b>	✓	As a late-19th-century Italianate-style residence, the property contributes to a streetscape of late-19th and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. It has visual connections with the two adjacent Italianate-style residences at 640 and 644-646 Talbot Street.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); McAlpine's London City and Middlesex County Directory, 1875; White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 640 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1874

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, Italianate-style residence with a side hall plan, a front porch with a hipped roof and posts of wood and stone or concrete block, brick quoins, segmentally arched windows with stone lug sills, brick voussoirs, and exterior shutters, a front door with two sidelights and a decorative transom window, brick corbelling at the roofline, and a low hipped roof with projecting eaves and paired wood brackets. The property is located on the east side of Talbot Street, south of John Street and has visual connections with the two adjacent Italianate-style residences at 638 and 644-646 Talbot Street.

**Property History:** This property was built in 1874. One of the earliest recorded occupants of 640 Talbot was William Magee, an accountant in the business department of the *London Advertiser*. Magee is listed as both living and working out of the property between 1884 and 1922.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of an Italianate-style residence, notable for its hipped roof with projecting eaves and paired wood brackets, brick corbelling at the roofline, brick quoins, front door with sidelights and transom window, and segmentally arched windows with lug sills, brick voussoirs, and exterior shutters.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



<b>Contextual Value</b>	✓	As a late-19th-century Italianate-style residence, the property contributes to a streetscape of late-19th and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. It has visual connections with the two adjacent Italianate-style residences at 638 and 644-646 Talbot Street.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 644 and 646 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1874

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** These properties consist of a two-storey pair of Italianate-style, buff brick, semi-detached residences with a hipped roof with projecting eaves, a symmetrical façade, two bay windows on the first storey, one-over-one segmentally arched windows with brick voussoirs at the second storey, central main entries with sidelights and transom windows, a central porch with a gabled roof, and brick quoins. They are located on the east side of Talbot Street between John Street and Central Avenue, and have visual connections with the two adjacent Italianate-style residences at 638 and 640 Talbot Street.

**Property History:** Listed in the *Register of Cultural Heritage Resources* with a date of construction of 1874, the semi-detached homes of this property experienced a succession of different residents on both sides of building throughout the late 19th and early 20th centuries according to City Directories. One particular resident of note, and one of the only longer-term residents, was journalist Henry Gahan who lived at 644 Talbot between 1900 and sometime after 1916 according to City Directories. More research is needed on the journalism career of Henry Gahan. Adam Beck, future proprietor of his box manufacturing company and veneer mills, and also lived here briefly in 1890. Beck later entered into politics and was the first chairman of the Ontario Hydro Electric Power Commission. An evaluation of the house completed in 2019 note that politician Henry Becher may also have resided in this property during the 1870s, however the lack of address numbers in early directories makes this difficult to confirm.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a pair of Italianate-style, semi-detached residences, notable for their hipped roof, symmetrical façade, bay windows, and brick quoins.

<b>Historical/Associative Value</b>	✓	This property has historical associations with Adam Beck, politician and first chairman of the Ontario Hydro Electric Power Commission, and possibly also with politician Henry Becher and journalist Henry Gahan.
<b>Contextual Value</b>	✓	As a late-19th-century pair of semi-detached, Italianate-style residences, the properties contribute to a streetscape of late-19th and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. They have visual connections with the two adjacent Italianate-style residences at 638 and 640 Talbot Street.

**Sources:** City of London *Register of Cultural Heritage Resources*; MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; 644 Talbot Street Evaluation, Margaret Dingwall, 2019.



## 651 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1905

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This Queen Anne style-influenced residential structure is two-and-a-half storeys tall with a side gable roof, a stone foundation, and a red brick exterior with stone window and door surrounds. There are a covered porch and second-storey balcony with an ornate wood balustrade on the main façade of the house, a round turret dormer on the roof, and a Palladian window and imbrication in the front gable. There is a carriage house at the south end of the property accessed by a driveway. The property has a generous landscaped front yard enclosed by shrubbery. It is located on the west side of Talbot Street, south of John Street.

**Property History:** This property is referred to in the *Register of Cultural Heritage Resources* as the Kotowicz Property. Built in 1905, the current residence replaced a 19th century laundry operated by George Vinall (Finall). Between the 1909 and 1916 City Directories, the property was home to Thomas P. McCormick, vice president and manager of famous confectioners, the McCormick Manufacturing Company. It was Thomas P. who oversaw the construction of the well-known McCormick's factory in 1912/1913 that still stands on Dundas Street today. The house remained in possession of Thomas's widow until 1970.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a Queen Anne-style residence with such features as tall brick chimneys, a turret dormer, and three semi-circular arch windows on the main façade.
<b>Historical/Associative Value</b>	✓	This property has historical associations with the McCormick Family, and was home to Thomas P. McCormick, vice-president and manager of the McCormick Manufacturing Company, who constructed the McCormick factory on Dundas Street East.

<b>Contextual Value</b>	✓	On the west side of Talbot Street, the property is near the north end of Talbot's streetscape of late-19th- and early-20th-century, predominantly upper-class residences, and helps to define that streetscape. Its prominence on the street is enhanced by its setback and landscaped front yard.
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**Sources:** City of London *Register of Cultural Heritage Resources*; Lutman, John H., *The Historic Heart of London*, 1977; ACO Geranium Walk IV: *The Talbot Tour*, 1977; Goldstein, Jordan, *651 Talbot Street Evaluation*, 2011.





## 652 Talbot Street

**Cultural Heritage Status:** Designated, By-Law  
L.S.P.-2761-140

**Date of Construction:** 1868

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This two-and-a-half-storey residence includes Victorian and Classical Revival elements, such as an enclosed entryway with pediment, an open verandah with an iron railing, recessed paneling and cornice surrounding the first floor. The second storey of the structure was added at a later date, between 1907 and 1922.

**Architectural Reasons:** This property is a classical 2 1/2 storey stuccoed building with an elaborate enclosed entranceway, an open verandah bordered by an iron railing, recessed panels and cornice surrounding the first floor, the second floor was added later.

**Historical Reasons:** William C. Furness, Manager of the Montreal Telegraph Company, owned the property from 1868 until about 1912, when it was purchased by the daughters of Josiah Blackburn of the London Free Press. V. Grace and Susan M. Blackburn, both writers of note, were well known in London's cultural circles.

**Sources:** By-Law L.S.P.-2761-140

## 653 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1907

**Architect/Builder:** F.S. Baker

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, Georgian Revival-style, red brick residential structure with a one-and-a-half-storey attached garage. Both the main structure and the garage have gabled dormer windows. The ground-level openings are asymmetrically arranged, while the second storey has three identical pairs of windows with exterior shutters. The property has a generous landscaped front yard enclosed by a low red brick wall. It is located on the west side of Talbot Street where it meets John Street to the east.

**Property History:** This property was constructed in 1907 for Thomas W. Baker, a lumber merchant, president of the London Box Company, and director of multiple insurance companies. Photographs and floorplans of the house appear in the January 1910 issue of *Construction* magazine, where the house is attributed to architect F.S. Baker, possibly a relative of Thomas.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a Georgian Revival-style residence, notable for its gabled form, dormers, and window configuration with exterior shutters.
<b>Historical/Associative Value</b>	✓	This property is the former residence of Thomas W. Baker, a prominent London businessman of the early 20th century.
<b>Contextual Value</b>	✓	On the west side of Talbot Street, the property defines the north end of Talbot's streetscape of late-19th- and early-20th-century, predominantly upper-class residences. Its prominence on the street is enhanced by its setback and landscaped front yard and low brick wall.



**Sources:** City of London *Register of Cultural Heritage Resources*; Construction Magazine Vol. 3 No. 3, January 1910.



## 661-667 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1853/54 (661 Talbot Street);  
1893/1924 (667 Talbot Street); Demolished (2008)

**Architect/Builder:** Elijah Leonard

**Sub-Area:** Riverside Residences



**Property Description:** This property was the location of two significant 19th-century residences, one of which was replaced by a monastery in 1924; all of these structures have been demolished. See Property History below.

**Property History:** 661 Talbot Street is the former location of Locust Mount, the Late Regency style residence of Elijah Leonard, and one of the early riverside residences constructed by wealthy Londoners. Elijah Leonard was a prominent London businessman who owned a foundry and the Huron and Erie Savings and Loan Society, which became Canada Trust. Leonard served as mayor of London in 1857 and as a Senator in federal parliament from 1867 until his death in 1891. After Leonard's death, the house was converted to a boarding house and girl's school.

667 Talbot Street is the former location of the T.H. Carling residence, constructed for Thomas Harry Carling, president of the Carling Brewery in 1893. The house was occupied by Carling until 1922. It was demolished in 1924 and replaced with the Monastery of the Precious Blood. This structure was demolished in 1977.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The site's design/physical value as a pair of mid-19th-century residences, and as a subsequent early-20th-century monastery, is no longer intact or legible due to the structures' being razed.
<b>Historical/Associative Value</b>		The site's historic associations are no longer intact or legible due to the original structure's being razed. A commemorative plaque formerly located on this property is now located in the Ivey Family Room of the London Public Library.

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<b>Contextual Value</b>		The site's contextual value is no longer intact or legible due to the original structures' being razed.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967; Lutman, John H., The Historic Heart of London, 1977; ACO Geranium Walk IV: The Talbot Tour, 1977





## 662 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1895

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** The property consists of a two-and-a-half-storey, buff brick residential structure with a hipped roof, a projecting front gable with shingle imbrication and wood brackets, a front verandah with a shed roof, and a front door with a transom window. At the second storey are three one-over-one windows with brick voussiors. The property is located on the northeast corner of Talbot Street and John Street, addressing Talbot, and mirrors the adjacent dwelling at 664 Talbot Street.

**Property History:** Constructed in 1895, the first resident of 662 Talbot Street was Joseph Fitzgerald, manager of Singer Manufacturing Co. at 122 Dundas. Fitzgerald is last listed at the property in the 1901 City Directory. Another later resident of note was John Innes Carling, advertising manager of the Carling Brewery (1915-1916 City Directories). John I. Carling was one of several Carlings who lived along Talbot Street. The residence is one of several surviving buildings in the North Talbot Study Area associated with the Carling Brewery, including other residences at 126-128 Kent Street and 694, 698, 724, and 736 Talbot Street, as well as the last remaining structure from the original Carling Brewery complex at 72 Ann Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century residence with Queen Anne-style influences, notable for its projecting front gable with shingle imbrication and wood brackets and its front verandah with a shed roof.

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<b>Historical/Associative Value</b>	✓	This property has historical associations with the Carling Family who operated the Carling brewery, as well as connections with the Singer Manufacturing Company and it's manager Joseph Fitzgerald.
<b>Contextual Value</b>	✓	As a late-19th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. It mirrors the adjacent dwelling at 664 Talbot Street.

**Sources:** MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 664 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1895

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** The property consists of a two-and-a-half-storey, buff brick residential structure with a hipped roof, a projecting front gable with shingle imbrication and wood brackets, a front verandah with a shed roof, and a front door with a transom window. At the second storey, brick voussoirs remain where a pair of windows was replaced and a round-arched window was infilled with brick. The property is located on the east side of Talbot Street, north of John Street, and mirrors the adjacent dwelling at 662 Talbot Street.

**Property History:** Constructed in 1895 alongside 662 Talbot. The first resident is listed as John O'Neil in the 1896 City Directory. His residency was short-lived and a clerk named Lewis Graves occupied the building the following year until at least 1901 (1901 City Directory).

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century residence with Queen Anne-style influences, notable for its projecting front gable with shingle imbrication and wood brackets and its front verandah with a shed roof.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.

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<b>Contextual Value</b>	✓	As late-19th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. It mirrors the adjacent dwelling at 662 Talbot Street.
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**Sources:** MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901.



## 666 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c.1915-1922

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, Edwardian-style, four-square red brick residence with a hipped roof with a central dormer window, stucco at the second storey, a side hall plan, double-hung windows at the first and second storeys, and a front verandah with wooden posts. It is located on the east side of Talbot Street between Mill Street and Ann Street, and is situated at an elevation above the street.

**Property History:** 666 Talbot was the original address for what are now the properties at 666-670 Talbot Street. The original structure was a one-and-a-half storey wood and later brick residence originally built sometime before 1881, based on information in City Directories. Somewhat confusingly, the 1907 FIP shows three frame structures at 666, 668, and 670 Talbot Street; the 1915 FIP shows a one-and-a-half storey brick structure at 666 Talbot Street and a penciled-in footprint of a brick house at 668. These structures are either an error on the FIP, or were very short lived. The present structure appears on the 1922 FIP. George Hargitt is identified as occupant in the 1922 City Directory, although his occupation is not provided.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late Edwardian-style residence, notable for its hipped roof with a central dormer and verandah with wooden posts.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As an early-20th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.

**Sources:** FIPs (1892 Rev. 1907, Sheet 29; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing





Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 668 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1918

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, Edwardian-style, four-square red brick residence with a hipped roof with a central dormer window, a side hall plan, twelve-over-one windows at the first and second storeys, a similar panel of inset panes in the door, and a front verandah with wooden posts. It is located on the east side of Talbot Street between Mill Street and Ann Street, and is situated at an elevation above the street.

**Property History:** 666 Talbot was the original address for what is now 666-670 Talbot. The original structure was a one-and-a-half storey wood and later brick residence originally built sometime before 1881 (1881 City Directory). This original structure was demolished between the 1916 City Directory and the 1922 FIP. The current structure has been dated to 1918 (MPAC), and appears on the 1922 FIP. The 1922 City Directory identifies James Forbes, an optician as the occupant.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late Edwardian-style residence, notable for its hipped roof with a central dormer, twelve-over-twelve windows, and verandah with wooden posts.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



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<b>Contextual Value</b>	✓	As an early-20th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.
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**Sources:** MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 670 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1920

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** The property consists of a two-and-a-half-storey, red brick residential structure with stucco at the second storey, a hipped roof with a projecting front gable that is fully glazed, a front door with a stained glass panel, and a front verandah with brick and wood posts. It is located on the east side of Talbot Street between Mill Street and Ann Street, and is situated at an elevation above the street.

**Property History:** 666 Talbot was the original address for what is now 666-670 Talbot. The original structure was a one-and-a-half storey wood and later brick residence originally built sometime before 1881 (1881 City Directory). This original structure was demolished between the 1916 City Directory and the 1922 FIP. The current structure has been dated to 1920 (MPAC), and appears on the 1922 FIP. The 1922 City Directory identifies William Rogers, a dispatcher for the Grand Trunk Railway as the occupant.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		This modified early-20th-century property does not seem representative of a particular style or typology, and it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As an early-20th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.

**Sources:** MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.





## 672 and 674 Talbot Street

**Cultural Heritage Status:** Designated, By-Law L.S.P.-3365-196

**Date of Construction:** 1875

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** The property consists of a pair of semi-detached two-storey, Italianate-influenced residential structures with a buff brick exterior. The building has a low-pitched hip roof with overhanging eaves, paired front entrance doors with sidelights and stained-glass transom lights, decorative quoining, and a bracket course below the eaves.

**Historical and Contextual Reasons:** This Italianate style semi-detached building reflects the importance of Talbot Street as an address for the emerging industrial entrepreneurs in London in the latter half of the nineteenth century. The structure is well set back from the street giving it a “presence” in the streetscape of substantial homes.

**Architectural Reasons:** 672/674 Talbot is a two-storey white brick Italianate semi-detached building, one of four semidetached structures on the east side of Talbot Street. Its facade features brick quoins framing the building, a wide first floor window that has a stained glass transom and a variation on the triple-arch “London” door for each unit. The doorstep for each unit is original. (The original doors are no longer present). There are large decorative brackets under the front and side eaves with double bracketing at the corners and in the centre of the front facade. A single string course of brick below the brackets appears to support the brackets. Four original brick chimneys are visible above the roof, two at each end of the building. These chimneys are contained within the walls below the eaves level .

**Sources:** By-Law L.S.P.-3365-196



## 678 Talbot Street

**Cultural Heritage Status:** Designated, By-Law L.S.P.  
-3423-236

**Date of Construction:** 1875

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** The property consists of a two-and-a-half-storey Queen Anne-style residence with a buff brick exterior with decorative rough face brick courses, an offset main entryway, a covered porch with a second-storey balcony, an irregular gable roof with decorative gable ends, and large sheet glass windows.

**Statement of Cultural Significance:** The single family, two-and-one-half story residence located at 678 Talbot Street is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural heritage value. 678 Talbot Street is one of a dwindling number of surviving houses constructed along Ridout Street North and Talbot Street that once comprised one of London's elite residential neighbourhood. The initial stimulus for the residential development of the area was initiated in 1852 by a group of London's leading citizens led by industrialist Elijah Leonard, Jr. who in collaboration with Dr. Alexander Anderson, brewer John Carling, Judge John Wilson and others formed a company for the purpose of purchasing and selling 200 acres of land west of Richmond and north of John Street.

Built c. 1896-97, 678 Talbot Street was located across the street from the now demolished residences of Elijah Leonard, Jr. and T.H. Carling, son of John Carling. The first occupant of 678 Talbot Street was John P. Ashworth, an accountant with the Bank of Montreal. The dwelling remained a single family house until divided into lower and upper apartments in the late 1970s. In recent years, the house reverted to a single family house.

### Description of Heritage Attributes:

#### Exterior:

- a high pitched gable, irregular roof with prominent decorated gable ends on the front elevation and projecting wing of the south side elevation; the front elevation gable end features an intricate combination of paired windows, shingling, ornate rounded brackets and sunburst designs; the south side elevation gable end is less

spectacular in its decorative elements limiting its design features to rounded brackets and shingling; note also the rounded eaves brackets which anchor both extremes of the gable ends.

- buff brick accented by rough faced buff bricks in the form of coursing and as decorative elements in the radiating voussoirs over the windows on both stories of the front and side elevations and most prominently around the voussoirs of the first story stained glass hall porthole window on the south elevation.
- rough faced bricks also accent the voussoirs over the front door and the south side elevation door.
- the large plate glass windows on the first story of the front elevation is crowned with a floral patterned stained glass transom.

### **Interior:**

#### First Floor

- the vestibule entrance features the original high baseboards, paneled hallway door and window trim with corner blocks; the inner door also retains the original frosted glass panel and clear glass transom above.
- The hallway is dominated by an extraordinary, Eastlake influenced, staircase with an elaborate newel post, base and cap, turned spindles, stringer decorations and a fan-like triangular sunburst design in the space between the spindles and the banister above; also of note in the hallway are the floral patterned stained glass porthole window and the original floor grate.
- The front parlour retains its original wooden trim and corner blocks, stained glassed transom over the large plate glass front window (note the rope molding framing the transom) and bottom panel as well as the fireplace and grate; the doorway to the hallway from the parlour also retains its original trim and corner blocks.
- The rear parlour features a pair of double hung sash windows with the original wood trim and corner blocks still in place.
- The dining room preserves the original baseboards, door and window trim with corner blocks.

#### Second Floor (Hallway)

- Continuation of the ornate Eastlake influenced staircase banister which turns at a 90 degree angle at the landing and ascends to meet the upstairs hallway where it again turns at a 90 degree angle to continue a distance along the hallway terminating at the outer wall of the front bedroom.



- A semi-circular headed window set within a rectangular frame, which lights the staircase landing, features decorative corner blocks and two fan-like rounded corner pieces.
- Original doorframes with glass transoms above.
- The original floor and baseboard registers.

**Sources:** By-Law L.S.P. -3423-236



## 680 Talbot Street

**Cultural Heritage Status:** Designated, By-Law  
L.S.P.-3068-60

**Date of Construction:** 1889

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with Gothic Revival and Italianate features, a central gable on the main façade with ornate bargeboards, a bay window, wood shutters, and a medium hip roof with projecting eaves, featuring wood brackets. A modern garage addition is located at the rear of the rear, clad in buff brick similar to that of the original house.

### Architectural Reasons:

680 Talbot Street was built in 1889 for William L. Taylor, a conductor for the Grand Trunk Railway. The house is a particularly interesting vernacular example of a traditional farmhouse plan adapted to an urban setting, combining Italianate and high Victorian Gothic elements.

Two-and-one-half storeys in height, 680 Talbot Street is constructed of white brick. The shingled, moderately-pitched hip roof is broken by a single centre gable, decorated by an ornate bargeboard and pendant; the bargeboard shades a semi-circular window, which provides light to the attic storey. The plain boxed cornice is interrupted by a series of single eaves brackets.

The exterior plan of the house conforms to a shallow “L”, readily apparent on observing the front elevation (a recessed wing extends from the projected main block of the house). The second storey is divided into five bays (three in the projected half and two in the recessed wing). The centre “window” of the projected half is blind and is covered permanently by closed shutters. Louvred shutters, radiating brick voussoirs and cut stone sills frame all the other windows.

**Sources:** By-Law L.S.P.-3068-60





## 693 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** Mid-to-late 20th century

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a four-storey, multi-unit residential property with textured concrete and stone cladding. The primary entry is on the south elevation, which also includes projecting balconies on the upper floors. It is located on the west side of Talbot Street where it meets Mill Street to the east, and runs perpendicular to Talbot. There is a surface parking area to the south.

**Property History:** According to FIPs, this property was originally the site of an early 20th century two-a-half storey brick residence. The current structure appears to have been constructed between 1955 and 1965 based on aerial photography.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical mid-to-late-20th-century multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As a typical mid-to-late-20th-century multi-unit residential structure, located where the historic residential fabric of Talbot Street meets the semi-industrial area to the north, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967.



## 694 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a hipped roof, gables on each elevation, unusual painted wood detailing in the gables, one-over-one windows with brick voussoirs, and a raised entry accessed by a curving stair. It is located on the east side of Talbot Street, north of Mill Street.

**Property History:** According to the 1888 and 1907 FIPs, the current 694 Talbot likely dates to before the original FIP and according to City Directories, could be dated even earlier. The earliest resident recorded in the City Directories is the Rev. E. Newman (1881 City Directory). By 1884, the Rev. Canon Newman, the incumbent at St. George's Church, is listed and remains so until 1892. Another notable resident was John A. Carling of the Carling Brewery who is listed at the address between the 1900 and 1916 City Directories. Carling's residency is another example of the Carling family's and their employees prevalence along Talbot Street when the brewery was operating, including 662, 698, 724, and 736 Talbot Street. The residence at 126-128 Kent Street as well as the last remaining structure from the original Carling Brewery complex at 72 Ann Street are also part of the Carling's legacy in the North Talbot Study Area.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a unique example of a Queen Anne-influenced turn-of-the-century residence, notable for the unusual wood detailing in its gables.
<b>Historical/Associative Value</b>	✓	This property has historical associations with Rev. Cannon Newman, and with the Carling family.

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<b>Contextual Value</b>	✓	As an early-20th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 07; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 695 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** Mid-to-late 20th century

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** Identified as Barclay Towers, this property consists of a multi-unit, seven-storey residential structure with red brick at the lower five floors and metal cladding at the upper storeys. A series of bumpouts on all elevations include both inset and projecting balconies at their corners. It is located on the west side of Talbot Street, north of Mill Street, and runs perpendicular to Talbot. There is a surface parking area to the west.

**Property History:** According to FIPs, this property was originally the site of a mid-to-late 19th century two-and-a-half storey brick residence. This original structure appears to have been demolished by the 1960s.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical mid-to-late-20th-century multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a typical mid-to-late-20th-century multi-unit residential structure, located where the historic residential fabric of Talbot Street meets the semi-industrial area to the north, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967.

## 698 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1896-97

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a gabled roof, a side hall plan, a porch with a second-storey verandah on one side of the asymmetrical main façade, shingle imbrication in the gable, a front door with a leaded-glass transom, and a leaded-glass window beside the door. It is located on the east side of Talbot Street between Mill Street and Ann Street.

**Property History:** This street address first appears in the 1897 City Directory as “unfinished house”. The first listed occupant of the property is Ernest Schaefer, a brewer with the Carling Brewery. Schaefer appears in the 1897-1901 City Directories. Further research on Schaefer’s background and role at the Carling Brewery could provide further historical significance to the property. The residence is one of several surviving buildings in the North Talbot Study Area associated with the Carling Brewery, including other residences at 126-128 Kent Street and 662, 694, 724, and 736 Talbot Street, as well as the last remaining structure from the original Carling Brewery complex at 72 Ann Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of an early-20th-century, Queen Anne-influenced vernacular residence, notable for its two-storey verandah, gabled roof with shingle imbrication, and leaded glass transom and window at the entry.
<b>Historical/Associative Value</b>	✓	The original occupant of this house was Ernest Schaefer, a brewer at the Carling Brewery and as such may have historical associations with the brewery.

<b>Contextual Value</b>	✓	As an early-20th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. It has a similar form and massing to the adjacent buff brick house at 700 Talbot Street.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 07; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 699 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1985

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a multi-unit, ten-storey concrete residential structure with a flat roof. Units on the north and south elevations have inset balconies; the east and west elevations lack openings. It is located on the southwest corner of Talbot Street and Ann Street, fronting onto Ann, across the street from the London-Talbot Hydro Transformer Station at 725 Talbot Street. There is a surface parking area to the south.

**Property History:** No 19th or 20 century buildings appear on this property in the FIPs. The area is simply labelled as fields, separating Carling Brewery to the north from Carling Creek which was once flowed along the southern edge of this lot. Aerial photos show a large L-shaped structure on the property constructed between 1945 and 1955. The current apartment complex was built in 1985.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical late-20th-century multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a typical late-20th-century multi-unit residential structure, located where the historic residential fabric of Talbot Street meets the semi-industrial area to the north, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7); London Air Photo Collection 1922-1967.



## 700 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1909

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with a gabled roof, shingle imbrication in the gable, an offset brick chimney, a two-storey wood verandah on the main façade, an asymmetrical main façade, a front door with a leaded glass transom, and leaded glass panels above single-pane windows. It is located on the east side of Talbot Street between Mill Street and Ann Street.

**Property History:** This property first appears in the 1909 City Directory with W.H. Huyck listed as occupant. Huyck's occupation is not listed in either the alphabetical or street section of the directory. This was one of the last properties to be developed on this side of Talbot between Mill Street and Ann Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of an early-20th-century, Queen Anne-influenced vernacular residence, notable for its two-storey verandah, gabled roof with shingle imbrication, and leaded glass panels above windows and the front door.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As an early-20th-century residence, the property is consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. It has a similar form and massing to the adjacent buff brick house at 698 Talbot Street.

**Sources:** FIPs (1881 Rev. 1888, Sheet 07; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County



Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 736 Talbot Street

**Cultural Heritage Status:** None

**Date of Construction:** 1876

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of a two-storey, buff brick residential property with a front gable roof, a shed roof verandah on the primary (west) façade, an asymmetrically placed front door, segmentally arched windows at the upper storey with brick voussoirs, and a single-storey wood addition to the rear of the structure. The property is located on the southeast corner of Talbot Street and Piccadilly Street, and addresses Talbot.

**Property History:** Built in 1876, 736 Talbot was regularly used by employees of Carling Brewery through the 19th and into the 20th century. Richard McNeil is listed here between 1888 and 1891 and appears in the 1890 City Directory as an engineer at the Carling Brewery. The following resident, John Bennett worked as a maltster at the Brewery and was the longest early recorded resident of this property (1893-1916 City Directories). The residence is one of several surviving buildings in the North Talbot Study Area associated with the Carling Brewery, including other residences at 126-128 Kent Street and 662, 694, 698, and 724 Talbot Street, as well as the last remaining structure from the original Carling Brewery complex at 72 Ann Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a 19th-century residence of typical design and construction, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	The property has historical associations with the Carling Brewery, having been occupied by employees of the Carling Brewery almost continuously during the late-19th and early-20th centuries.

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<b>Contextual Value</b>	✓	This 19th-century residence contributes to a transitional area between a late-19th- and early-20th-century industrial and working-class neighbourhood, and the upper-class residential streetscape of Talbot Street to the south.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1915 Rev. 1922, Sheet 29); City of London and County of Middlesex Directory, J. Harrison White, 1881; The London and Middlesex County Directory, R.L. Polk & Co., 188-1890; London City & Middlesex County Directory, Migh's Directory Co., 1891-1895; Vernon's City of London Directory, 1915.



## 765 Talbot Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources*

**Date of Construction:** 1889

**Architect/Builder:** Unknown

**Sub-Area:** Riverside Residences



**Property Description:** This property consists of an iron through-girder railway bridge with wood railway ties, rails overhead, and a foundation of coursed ashlar masonry blocks. It is located south of the intersection of Oxford Street East and Talbot Street, and Talbot Street passes underneath the bridge.

**Property History:** Built in 1889, the Talbot Street Bridge carried the original Western Ontario and Pacific Railway (currently the CPR Railway) over Talbot Street between Oxford Street East and Ann Street. It first appears as an “iron & wood bridge” on the 1907 FIP. With a clearance of 3.3 m, the bridge is a notorious obstruction for taller vehicles, having multiple iterations of safety measures introduced to try and limit damage to the bridge structure. In 2015, the bridge received its own satirical twitter account (maintained by London artist Ed Jackman), which as of mid-2020, boasts over 3,000 followers.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property an early surviving example of an iron through-girder railway bridge, and a rare example of this typology in London.
<b>Historical/Associative Value</b>	✓	This property is directly associated with the development of the Canadian Pacific Railway in the city of London.
<b>Contextual Value</b>	✓	As a Canadian Pacific Railway bridge, the property is historically linked to its context along the Carling’s Creek and CPR Corridor of the North Talbot area. Prominently situated over Talbot Street, the property is likely considered a landmark.

**Sources:** FIPs (1881 Rev. 1888, 1892 Rev. 1907); [http://www.trainweb.org/oldtimetrains/CPR\\_London/history\\_Main.htm](http://www.trainweb.org/oldtimetrains/CPR_London/history_Main.htm)

