Cultural Heritage Inventory

North Talbot, London, Ontario

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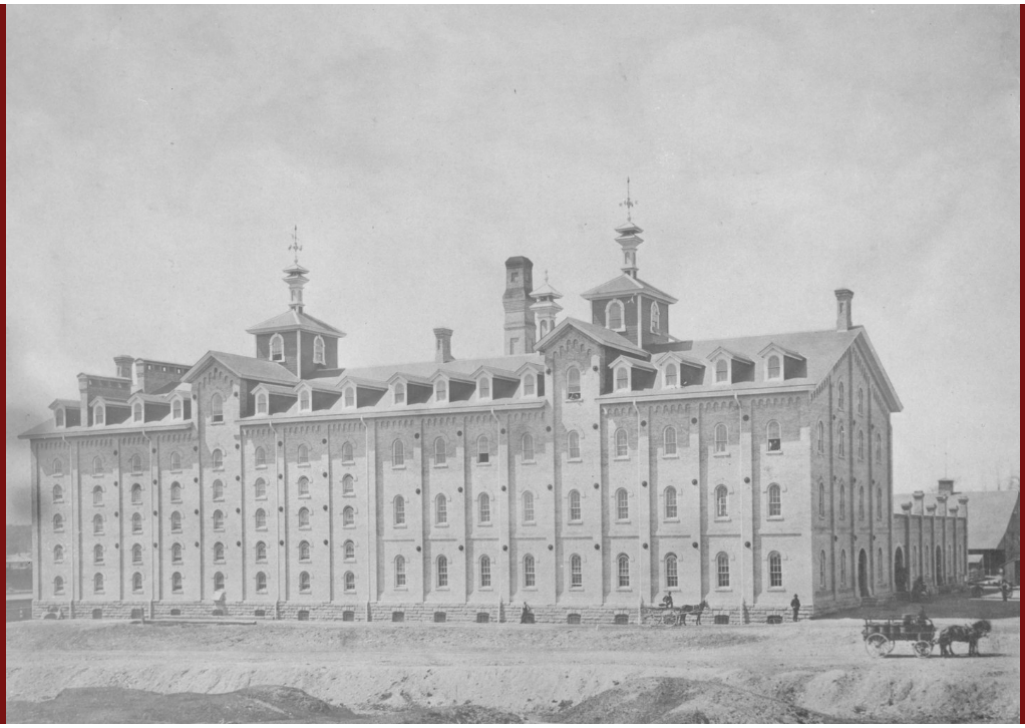

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Cover Image: Carling Brewery, about 1875-1880. (Ivey Family London Room, London Public Library, London, Ontario, Canada. Online: http://images.ourontario.ca/london/69518/data?n=1)

EXECUTIVE SUMMARY

Timmins Martelle Heritage Consultants Inc. (TMHC) was retained by the City of London to complete a Cultural Heritage Inventory for the North Talbot Study Area to identify Heritage Listed and Heritage Designated properties within the North Talbot Study Area. This Cultural Heritage Inventory was completed in advance of the initiation of a Heritage Conservation District (HCD) Study for the area.

The North Talbot Study Area is located within the City of London, to the north of the city's downtown core. The Study Area is bounded by Fullarton Street to the south, and Richmond Street to the east. Oxford Street East serves as the northern boundary of the Study Area, and the western boundary is the eastern bank of the northern branch of the Thames River.

North Talbot has been prioritized for a potential future HCD as a mid-Victorian neighbourhood that is now in a state of transition. The area has been noted for its history as London's first suburb, its connections to early community leaders, and its properties of cultural heritage value, such as the Talbot Street Baptist Church (now known as the Talbot Street Church) and a number of large residences along the Thames River. Particularly given an increase in properties that differ from its predominantly low-rise residential character, there is a need to facilitate the integration of old and new architecture as the area continues to evolve.

An Historic Context Statement was developed using primary and secondary research to serve as a basis for understanding historic themes, patterns of development, and key qualities of the North Talbot Study Area. The project team then developed a methodology for identification of potential cultural heritage resources based on their potential design/physical value, historical/associative value, and/or contextual value. This methodology reflects such considerations as key architectural styles and typologies in this area, historic themes and drivers of development that might be represented by individual properties, and the manner in which properties contribute to the area's character. Each property was considered individually within the context of the broader North Talbot Study Area.

The project team prepared a Cultural Heritage Inventory that included all properties within the Study Area. For each property, the inventory includes the municipal address, the current cultural heritage status, a photograph of the resource, and a brief rationale if the property was determined to be a potential cultural heritage resource – i.e. if it was found to have potential design/physical value, historical/associative value, and/or contextual value.

Of the properties that were evaluated for inclusion in the inventory, 16 properties were identified as having been previously designated under Part IV the Ontario Heritage Act, and 94 properties were identified as having been previously listed in the City of London's *Register of Cultural Heritage Resources*. Based on the research and analysis summarized in the Historic Context Statement for the North Talbot Study Area, all properties included in the inventory were evaluated on a preliminary basis for their potential design/physical value, historical/associative value, and/or contextual value. Following this evaluation, an additional 169 properties were identified as potential cultural heritage resources.

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1.0 INTRODUCTION

1.1 Report Scope and Purpose

Timmins Martelle Heritage Consultants Inc. (TMHC) was retained by the City of London to complete a Cultural Heritage Inventory for the North Talbot Study Area to identify Heritage Listed and Heritage Designated properties within the North Talbot Study Area. This Cultural Heritage Inventory was completed in advance of the initiation of a Heritage Conservation District (HCD)Study for the district.

The North Talbot Study Area is located within the City of London, to the north of the city's downtown core. The Study Area is bounded by Fullarton Street to the south, and Richmond Street to the east. Oxford Street East serves as the northern boundary of the Study Area, and the western boundary is the eastern bank of the northern branch of the Thames River.

North Talbot has been prioritized for a potential future HCD as a mid-Victorian neighbourhood that is now in a state of transition. The area has been noted for its history as London's first suburb, its connections to early community leaders, and its properties of cultural heritage value, such as the Talbot Street Baptist Church (now known as the Talbot Street Church) and a number of large residences along the Thames River. Particularly given an increase in properties that differ from its predominantly low-rise residential character, there is a need to facilitate the integration of old and new architecture as the area continues to evolve.

1.2 Methodology

To complete this Cultural Heritage Inventory, TMHC undertook the following tasks.

An Historic Context Statement was developed to serve as a basis for understanding historic themes, patterns of development, and key qualities of North Talbot. The Historic Context Statement consists of a concise overview of the area's history and development, informed by both primary and secondary research.

The project team identified properties in the Study Area with existing cultural heritage status – either designation under Part IV the Ontario Heritage Act, or listing on the City of London's *Register of Cultural Heritage Resources*.

The project team developed a methodology for identification of potential cultural heritage resources based on their design/physical value, historical/associative value, and/or contextual value. The project team then developed a methodology for identification of potential cultural heritage resources based on their potential design/physical value, historical/associative value, and/or contextual value. This methodology reflects such considerations as key architectural styles and typologies in this area, historic themes and drivers of development that might be represented by individual properties, and the manner in which properties contribute to the area's character. Each property was considered individually within the context of the broader North Talbot Study Area.

Using this methodology, the project team then prepared a Cultural Heritage Inventory that includes all properties within the Study Area. For each property, the inventory includes the municipal address, the current cultural heritage status, a photograph of the resource, and a brief rationale if the property was determined to be a potential cultural heritage resource – i.e. if it was found to have potential design/physical value, historical/associative value, and/or contextual value. Site visits for the purposes of this inventory were conducted by TMHC staff in late May 2020.

The results of this research and analysis have been compiled in this report, including a list of known and potential cultural heritage resources as Appendix A, with associated mapping in Appendix B, and the full inventory of properties as Appendix C.

1.3 Client Contact Information

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2.0 STUDY AREA OVERVIEW

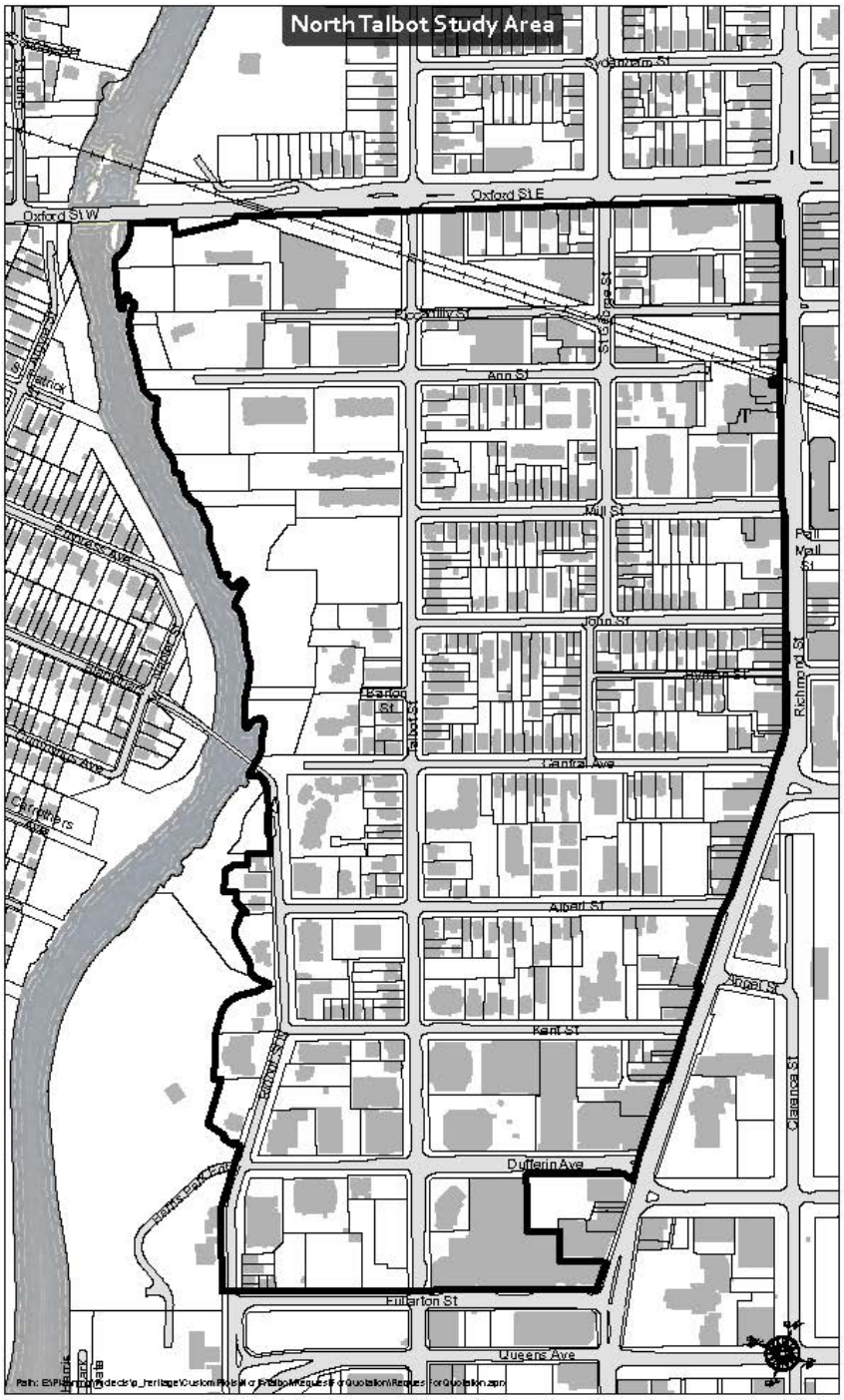
2.1 Location

The North Talbot Study Area (hereafter, the Study Area) is located within the City of London, to the north of the city's downtown core. The Study Area is bounded by Fullarton Street to the south, and Richmond Street to the east. Oxford Street East serves as the northern boundary of the Study Area, and the western boundary is the eastern bank of the northern branch of the Thames River. Talbot Street has been identified in the *London Plan* as a neighbourhood connector, which follows a north-south orientation along the western section of the Study Area. The Study Area abuts the northern boundary of the *Downtown London Heritage Conservation District* along Dufferin Avenue, and the east side of Harris Park, which is also included in the Downtown HCD.

2.2 Physical Description

The Study Area has been heavily developed over the course of its existence, and contains a mixture of primarily residential and commercial land uses, with some larger-scale industrial properties. The bulk of the commercial development within the Study Area is located along Richmond Street. These properties are typically low-rise structures ranging in height from one to five storeys, and contain shops, restaurants, and professional office space.

The remainder of the the Study Area is largely residential. Several tall residential apartment buildings are located near the Richmond Street/Mill Street/Pall Mall Street intersection; these appear to have mostly been constructed between the late-twentieth and early-twenty-first centuries. Other residential properties to the west of Richmond Street contain a mixture of detached, semi-detached, and row houses dating from the mid/late nineteenth century to the mid twentieth century, with some later infill houses. Several large industrial properties are located in the northwest section of the Study Area around the Talbot Street/Ann Street intersection. The east bank of the Thames River is occupied by parkland, including the Ann Street Park and the Thames Valley Parkway's multi-use pathway system.



Map 1: Map of the Study Area. (City of London)

Map 2: Location of the Study Area. (Annotated by TMHC)

3.0 HISTORIC CONTEXT STATEMENT

3.1 Indigenous History

The roots of the City of London lay at the traditional Indigenous meeting place at the forks of the "antlered river," known to the Anishinaabe as Deshkan Ziibiing (or Askunessippi/Escunnisepe). The river, renamed "The Thames" by the first Lieutenant Governor of Upper Canada, Sir John Graves Simcoe, has been essential to the lives of Indigenous peoples since time immemorial. As a habitat for fish, wildlife, edible and medicinal plants, a source of potable water, and a route through the thick and bountiful forests of southern Ontario, Deshkan Ziibiing and its environs were primary locales for hunting and fishing as well as short- and long-term settlement. Archaeological evidence demonstrates the ancient Indigenous use of these riverside locales dating back to at least 10,000 to 12,000 years ago, when the glaciers of the last ice age were loosening their hold on the land. Remnants of hunting and resource gathering camps have been preserved through the millennia in the City's waterside parks and other greenspaces, while major village sites and remnant corn fields offer glimpses of both permanent and sustainable use of the river flats for the region's earliest agriculture.

Image 1: An 1842 Illustration of the North Branch of the Thames River by an unknown artist. Eldon House is visible at right. (Baldwin Collection, Toronto Reference Library, https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMDC-PICTURES-R-582&R=DC-PICTURES-R-582)

Urban development has undoubtedly eradicated much of the once buried remnants of Indigenous life within the North Talbot Study Area, The Blackfriars Bridge site, a several thousand year old burial overlooking the north branch of the Thames River and discovered in the late 19th century was one of the only locales to be documented. However, oral histories, historical records, and archaeological remnants suggest that various Alongquin- and Iroquoian-speaking populations lived throughout the Thames River drainage, including the Attawandaron, the Deshkan Ziibiing edbendaagzijig (Chippewas of the Thames), the Minisink (Lenni Lunape/Munsee-Delaware), and Onyota'a:ka (Oneida). It was with the Chippewa that the British would negotiate for the purchase of the Study Area's lands that are now part of the City of London.[1]

1 The North Talbot Study Area is within London Township Treaty No. 6. The McKee Purchase (Treaty No 2), includes portions of London south of the Thames. The western fringes of London are in close proximity to the Longwoods Treaty (Treaty No. 25), and the northern and eastern fringes run within or close to the boundaries of the Huron Tract Purchase (Treaty No. 29).

On September 7, 1796, the British Crown and the Chippewa Nation signed the London Township Treaty No. 6:

WHEREAS we the principal Chiefs, Warriors, and People of the Cheppewa Nation of Indians being desirous for a certain consideration hereinafter mentioned of selling and disposing of a certain parcel or tract of land situated and lying on the north side of the River Thames or River La Tranche and known in the Indian name by Escunnisepe unto His Britannic Majesty King George the Third our great Father.

This treaty encompassed lands on the north side of the Thames River in both Middlesex and Oxford counties and opened them up for municipal settlement. Although the language of the document might imply such, the Chippewa Nation asserts that Indigenous rights and title to the lands were never relinquished by the Chiefs who were signatories and that the lands were not surrendered, despite what Britain and Canada have presumed. Deshkan Ziibiing (Chippewas of the Thames First Nation), is the closest signatory Descendant community.

3.2 Early History of London

The North Talbot Study Area extends from the south side of Oxford Street East at the north boundary, Richmond Street at the east, Fullarton Street at the south, and Ridout Street North and the North Branch of the Thames River at the west. The area has seen a variety of land uses, including industrial, commercial, and residential.

The Study Area falls largely outside of the original survey for the future City of London as surveyed by Colonel Mahlon Burwell in 1826. This was due to the fact that Colonel Burwell had to "jog" the northern boundary of the survey at Queens Avenue to avoid John Kent's farm. Kent was an English immigrant who had arrived in Canada in 1823, and purchased a farm on the west side of what is now Richmond Street. Part of the earlier 1824 Wharncliffe Highway Survey, Lots 1 and 2 East of Wharncliffe were granted to John Kent, Lot 3 was originally granted to John Stiles. These lots spanned the Thames River and Kent chose to construct his residence on the western bank of the river. In July of 1826, George Jervis Goodhue purchased a portion of Kent's farm and in May of 1830, laid out building lots north along Richmond Street from Queen's Avenue to Maple Street (now Dufferin Avenue). Kent repeated the process two years later, subdividing the land from Maple Street to Kent Street.[2]

These newly surveyed ares were excluded from early expansions of the city and would not be annexed until the 1840s. One reason for this was the fact that a creek bisected the lands from north to south. The area east of a mill seat (Waters Mill) at the mouth of the creek on the Thames River was poorly drained and came to house a mill pond when the watercourse was dammed in the early nineteenth century. The eastern terminus of the mill pond was adjacent to the estate and brewery of John Carling, after whom the creek would later be named. In the late-1840s the mill pond was expanded through improvements made by Lieutenant Colonel Horn and the Twentieth Regiment who were stationed at the British Garrison (c. 1838-1868) just east of Richmond Street. Thereafter known as Lake Horn, the pond was used by troops for bathing, swimming, regattas, ice skating, and various other recreational activities and is reported to have been repeatedly drained and flooded as the need

2 Lutman 1977: 13

arose.[3] Until the 1840s annexation, it occupied a significant part of the northern portion of the Study Area and impeded development.

During the 1840s, London outgrew its original town plot and expanded outwards. Market Street first appears on the 1846 Plan of the Town of London (Map 3). According to the Land Register, in 1851, Samuel Peters acquired the northermost portion of the Study Area which had been part of John Stiles's land, the following year this property appears to have been acquired by Kent, presumably in preparation for subsequent events. That same year, 1852, a consortium of notable Londonders including John Carling, Elijah Leonard, Junior, and Judge John Wilson, purchased and subdivided 200 acres of the former Kent farm north of John Street and west of Richmond.[4] The Peters Map of 1855 (Map 6) shows the extent to which much of Kent's original farm had been subdivided land by that time. Kent left some riverside parcels open and retained a large estate south of John Street; both Kent Street and John Street are named for him.

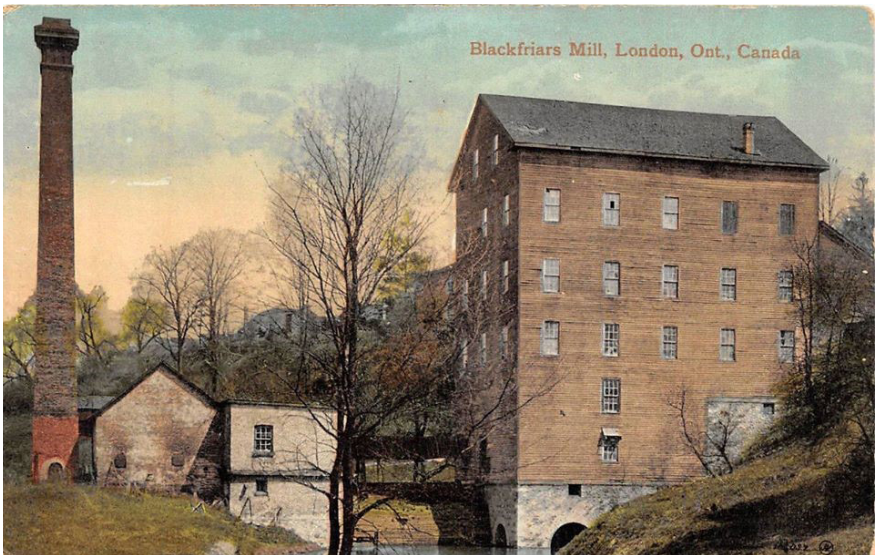


Image 2: Undated postcard view of Blackfriar's Mill. ("Vintage London, Ontario" Facebook group, source – Ebay. https://www.facebook.com/vintagelondon/photos/a.372647646194872/598273773632257/?type=1&theater)

The mill pond was drained west of Richmond Street. Water was diverted into a newly-created channel that ran a straight path east between Mill Street and Ann Street. Throughout the nineteenth century, the creek would serve multiple industries in the area, including the Carling Brewery, the Hyman Tannery, and the Kent Brewery. Although much of the Study Area had been developed by the 1870s, the 1872 Bird's Eye View and 1878 Rogers Map (Map 5) indicate that a significant portion of the area remained undeveloped, likely due to periodic flooding and the presence of early mill sites. Today, these sites are occupied by parkland (Ann Street Park) and the Thames Valley Parkway; they are still subject to flooding from the Thames River.

By the 1880s, the City of London had grown into a large commercial, financial, and industrial hub extending from the historic downtown core east of the Forks of the Thames into the surrounding areas. The 1890 Greenwood and Richards bird's-eye-view map shows multiple factories and other industrial structures bracketing the Study Area in the south at Ridout Street North and Fullarton Street, and in the north including the Carling Brewery complex on Ann Street, north of Carling Creek. An 1893 bird's-eye-view map produced by the Toronto Litho-

3 London and Middlesex Historical Society 1909
4 Lutman 1977:13

graphing Co. shows the mix of industrial, commercial, and residential properties, with several factories visible on Mt. Pleasant Street, Mill Street, and Fullarton Street, commercial structures along Richmond Street, and residential structures in between. The Study Area has historically been, and continues to be, a bustling hub just outside of the downtown core, and is directly adjacent to many heritage properties such as Eldon House, Victoria Park, St. Paul's Cathedral, St. Peter's Cathedral Basilica, and the Dominion Public Building.

3.3 North Talbot Study Area

The Study Area has been historically referred to as the Talbot (or North Talbot) area.[5] The area, as well as the street, derive their name from Colonel Thomas Talbot, a major facilitator of European settlement in the region. Having served as private secretary to Lieutenant-Governor John Graves Simcoe, Talbot developed a land settlement scheme along the northern shore of Lake Erie and the Thames River area. The former John Kent farm (c.1824) which was avoided in the 1826 plan of the original town site for London and portions of John Stiles's land to the north fell within the North Talbot Study Area.[6]

A significant entry point to the town site in its early years from points west such was via previous iterations of the Blackfriars Bridge that crossed the Thames River north of Blackfriar's Mill. East of the bridge, Ridout Street became a major thoroughfare to the town's emerging commercial area[7] Although the bridge offered access through the North Talbot Study Area in the 1830s, it was not until the Kent Farm was annexed by the City in 1840 that the area could be settled in earnest. By 1855, the majority of Kent's lands were surveyed and subdivided into residential, commercial, and industrial lots. Nonetheless, only a small number of buildings were scattered throughout the North Talbot Study Area by this time, with small concentrations along Richmond Street in the north end and Market, Kent, Hitchcock, and Fullarton in the south. Hitchcock Street was later renamed Maple Street, and is now part of Dufferin Avenue (east of Richmond Street, Dufferin Avenue was once known as Duke Street). The residential portions of the neighbourhood developed into an eclectic mix of large manors, affluent semi-detached homes, along side the more modest homes of the developing middle class and the worker's cottages of those that were employed by the area's various industries. The areas overlooking the North Branch of the Thames River in particular, housed a number of the City's wealthiest individuals and community leaders, it maintained an air of exclusivity for some time.

Along the west side of Ridout Street North (adjacent to but outside of the Study Area) was "Banker's Row" and the Harris Family estate, now known as Eldon House. Important cornerstones of the Downtown Heritage Conservation District, these important Ridout Street North properties share many characteristics with the former and current built fabric of the North Talbot Study Area.

5 Lutman 1977
6 Lutman 1977:12
7 Lutman 1977:12

While industrial and commercial centres within the North Talbot Study Area would not emerge until later in the nineteenth century, early enterprises visible on the 1855 Peters Map included Carling's Tannery on the west side of Richmond Street south of Ann Street, McPherson's Wagon Shop on Market Street, as well as McBride's Carriage Factory and McCann's Hotel in the northwest corner of Richmond Street and Fullarton Street. At this time, the City's commercial and industrial core was still south of Fullarton Street, fronting Dundas Street and North Street (now Queens Avenue).

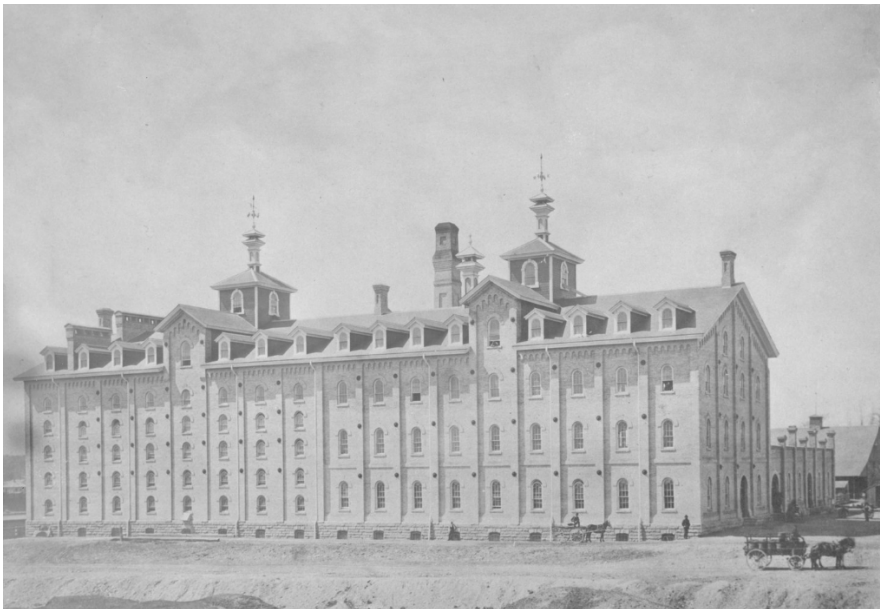


Image 3: Carling Brewery, about 1875-1880. (Ivey Family London Room, London Public Library, London, Ontario, Canada. Online: http://images.ourontario.ca/london/69518/data?n=1)

While the development of the North Talbot Study Area in the early 1800s was disjointed and sparse, it set the tone for the rest of the century and beyond. The area's current built fabric can be broken down into residential, business, and industrial areas: the historically affluent area between Talbot Street and the Thames (North Branch), the residential spectrum of in the middle of North Talbot streching from Fullarton Street in the south to Oxford Street East in the north, the mixed use Richmond Street frontage and commercial portions of Dufferin Avenue and Fullarton Street, and, finally, the Carling's Creek and CPR Corridor along the current CPR lines around Ann Street and Piccadilly Street. The development of these areas simultaneously contributed to the developing character of the North Talbot Study Area as it is today.

3.4 Historic and Contemporary Character of the North Talbot Study Area

The relationship between the contemporary built fabric and the historical built fabric of a neighbourhood is an important conisderation in any cultural heritage study of this scale. In the North Talbot Study Area, this importance is magnified by the significant changes the neighbourhood has undergone, particularly in the shift away from the large-scale industries once located there. The previous demolition (recent and historical) of several of these significant industrial buildings and complexes in northern and southern sections of the North Talbot Study Area has left a fairly substantial void in the area's historical narrative as represented by the current built fabric. The following section represents a summary of individual Sub-Areas of the North Talbot Study Area. These Sub-Areas were defined in consultation with a similar previous division undertaken by Lutman and according to the contemporary research of the historical integrity (remaining historical structures) and contemporary development

in the North Talbot Study Area.[8]

Each Sub-Area considers both its historical and contemporary trajectories within a single section with the exception of the aforementioned industrial character of the North Talbot Study Area. This industrial history is central to undertanding why certain people likely lived where they did, why certain types of residences can be found in certain areas, and speaks to the evolution of all of the Sub-Areas the (the Carling's Creek Corridor, Richmond Row and the Village Business District, Riverside Residences, and First Suburb), even those that no longer exhibit any built industrial legacies. Given this importance, Sections 3.4.1 and 3.4.2 separately address the historic and contemporary industrial character of the North Talbot Study Area.

3.4.1 Historic Industrial Character

The north end of the Study Area has historically been associated with the mid- to late-nineteenth-century industrial development in London. South of Oxford Street East and centred on the east-west-running Piccadilly Street, Ann Street, and Mill Street, the industrial north was previously occupied by a portion of Lake Horn. Its origins stem from the establishment of a mill at the confluence of Carling Creek and the North Branch of the Thames River, a site identified as a prime mill seat in Grant's 1830 map of The Site of London. The grist mill was owned by Tom Waters and was the first ever built within the limits of London. It was later operated by James and Charles Grant.[9] Its location is marked on the 1839 Eyre map and a 1970 planning map of features from 1840 in north central London. No visual trace of the Waters/Evans Mill remains today. A watercolour painting dating to 1843 by James Hamilton shows the Waters/Evans Mill at the confluence of Carling Creek (also known as English Creek) and the North Branch of the Thames River. In the painting, a stack of logs is visible near the mill at the righthand side,

Image 4: Interior of Hyman's Tannery, 1895. Image in Grainger, J. 2017. Front the Vault: A Photo-History of London. Biblioasis: Windsor, Ontario. Pp. 157.http://images.ourontario.ca/london/69518/data?n=1)

8 Lutman 1977
9 Goodspeed 1889:368

ready to be processed in the sawmill. The mill was several stories tall with an overshot waterwheel with a flume bringing water from the creek, powering the mill, and an additional building to the east. The mill was closed in the mid 1840s.[10] The mill pond is mapped in association with the mill site as early as the 1826 Plan of London. The pond was expanded by the military in the late-1830s.

The Waters/Evans Mill was not the only early mill along this portion of the Thames. The Blackfriars Mill operated on the land known as Harris Park today, with the raceway for the operation of the mill located on the east side of the park. This stream has since been filled in. The original grist mill was established around 1835 and was housed in a two-storey frame building. The 1850 Steevens Sketch Map refers to the mill as "O'Brien's Mill," after its builder and operator, Dennis O'Brien. Upon O'Brien's death, George Phillips took over operations and built a more substantial mill in 1871, as reported in *The London Free Press* and *Daily Western Advertiser*.[11] When Joseph D. Saunby bought the mill in 1877, it was further enhanced. Saunby owned several mills in the London Area; his namesake mill was located at the end of Saunby Street in the Beaufort-Irwin-Gunn-Saunby neighbourhood. According to the 1881 Fire Insurance Plan of the City (FIP), the mill was comprised of a wood-frame structure, two-and-a-half storeys tall on the east side and five-and-a-half storeys on the west side. The mill was connected to two single-story brick structures with a shaft over the raceway, and there was an outbuilding to the north. The mill consisted of three runs of stones and 18 pairs of rollers inside. In 1884, the Dominion Mechanical and Milling News reported that the mill produced 300 barrels of flower per day and was provisioned with steam power to permit operation during winter months when the river was frozen over. With later technological innovations, the mill became obsolete in the early twentieth century and was demolished between 1912-1915.

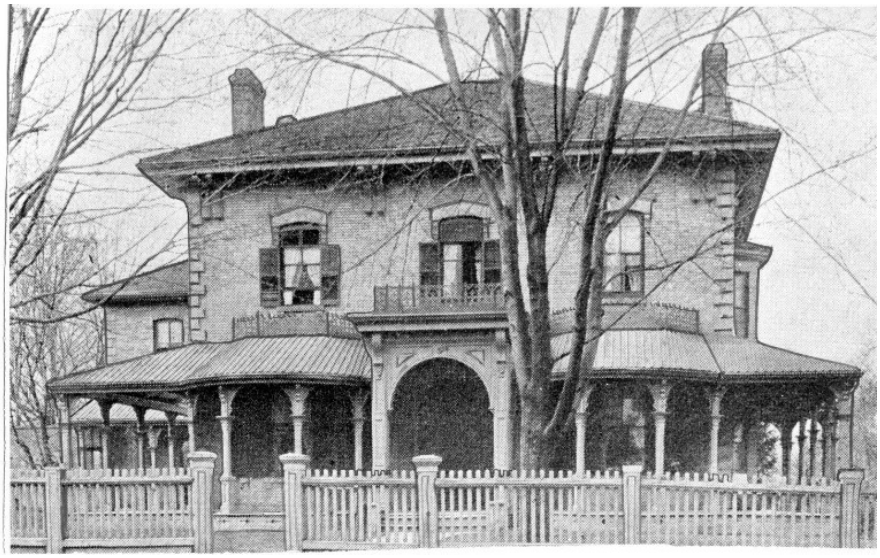


Image 5: T.H. Carling Residence, 667 Talbot Street. ca. 1895
http://images.ourontario.ca/london/2370822/data?n=7

Substantial growth of the industrial north did not occur until well after the annexation in 1840 and the draining of the western portion of the mill pond. This opened up the area east of the river for new land uses, with early industry focused on the remnant of Carling Creek and the Canadian Pacific Railway (CPR) line. Of note is the Carling Tannery on the west side of Richmond Street, south of Ann Street, which occupied the north side of Carling Creek in the 1855 Peters Map. The population increased significantly around this time, more than doubling to 10,000 people between 1849 and 1854, when the City was incorporated. It was during this period that Carling, Wilson,

,10 Baker & Neary 2003:70
11 October 7, 1871

and Leonard surveyed the 200 acres north of John and west of Richmond. The establishment of the substantial second-generation Carling Brewery on Ann Street in the 1870s would stimulate the development of further industry in the area and attract workers, many of whom built small cottages nearby, resulting in the emergence of residential neighbourhoods around Ann Street, Mill Street, St. George Street, and Piccadilly Street.[12] The north of the Study Area was not alone in its industrial development. In addition to Blackfriars Mill, successive factories and foundries were located along the north side of Fullarton Street at Ridout Street North including the R. MacPherson Fanning Mill and Machine Shops (later Vulcan Company Ltd. Stove and Furnace Foundary), and the North American Waggon Factory (later Plummer Waggon Manufacturing).

Canadian Pacific Railway

In 1890, a branch of the Western Ontario & Pacific Railway (WOPR) was constructed across the northern end of the Study Area. The WOPR was incorporated by Canadian Pacific Railway (CPR) management in 1885 to construct a rail line from the American border at Windsor, through London to Woodstock and Ingersoll. The first passenger train of the WOPR left London for Woodstock in 1887. The initial mandate of the CPR was to construct the transcontinental railway from British Columbia to Ottawa, but considertion was soon given to the construction of branch lines. The branch lines would open up economic opportunities for the CPR by providing connections to cities and towns throughout southern Ontario, and to the American railways. They would also allow the CPR to effectively compete with the ever-expanding Grand Trunk Railway. Although incorporated as the WOPR, the operation was leased to the CPR in 1887 on a 999-year lease.[13] The CPR opened a passenger railway station at 664 Richmond Street in 1893, with freight sheds and sidings along the east side of Richmond Street. The station structure remains today.

Fire Insurance Plans illustrate the relationship between the railway and the industrial operations of the North Talbot Study Area. Industrial properties backing onto the railway right-of-way, incuding the Carling Brewery, had sidings which allowed for the direct delivery of materials and shipment of finished products. Other properties with such connections included Yocum-Faust Ltd, a castor oil manufacturer located at Picadilly Street and St. George Street, and the Ontario Crockery Company at St. George Street and Ann Street.

The railway also brought about changes to the streetscape of the area. Fire Insurance Plans show that several structures formerly located along Ann Street, Piccadilly Street, and Oxford Street East were removed to accomodate the railway. Ann Street was truncated east of of St. George Street to allow for the level crossing at Richmond Street, which remains today.

Breweries

The Carling Brewery was originally established in 1843 by Thomas Carling on Waterloo Street, adjacent to the

12 Lutman 1977:15
13 R.L. Kennedy, 2005

British garrison, whose troops were its primary clientele. Between January 1860 and June 1867, Carling's annual production grew to 295,613 gallons of beer, dwarfing the majority of other breweries within Canada West.[14] By 1875, Thomas's sons John and William Carling constructed the new, more substantial brewery between Ann Street and Piccadilly Street, adjacent to Carling Creek and a spring-water pond. The building is a prominent part of several bird's-eye-view images and historic photos of the area. The brewery suffered a devastating fire on February 13, 1879, and lost much of its barley and ice stores for brewing. This loss was further compounded when co-owner William Carling died of pneumonia contracted while fighting the fire. [15] The business took two years to recover. The 1888 FIP shows the brick brewery as three-and-a-half storeys tall, in a complex that included a washhouse, the brewery, malt floors with kilns, and the attached "lager beer brewery," which was added to the new structure in 1877-1878.[16] The brewery was closed in 1936, after being taken over by the Kuntz Brewery of Waterloo, and the building was demolished in 1941,[17] reflecting a fairly rapid demise for one of the largest late-nineteenth-century beer producers in Canada. [18] A city plaque on Ann Street commemorates the brewery today.

The Kent Brewery, located at 197 Ann Street, was established in 1859 near the corner of Ann Street and Richmond Street. Originally owned by John Hammond and Henry Marshall, the brewery did not do well in the face of Carling and Labatt, and went out of business within two years. The next owners, Francis L. Dundas and John Phillips, also did not have much luck with the trade, and eventually dissolved their partnership, selling the brewery to John Hamilton, who later expanded the brewery.[19] The brewery turned a profit in 1870, producing porters and pale ales. Two different stories suggest the meaning behind the name of the brewery: that it was named after John Kent, who originally owned the farmland prior to subdivision, or that it was named after the hops used in brewing that were imported from Kent, England. [20] The brewery stopped production in 1917, but the structure still stands to this day with the primary building on the left and the washhouse on the right.[21]

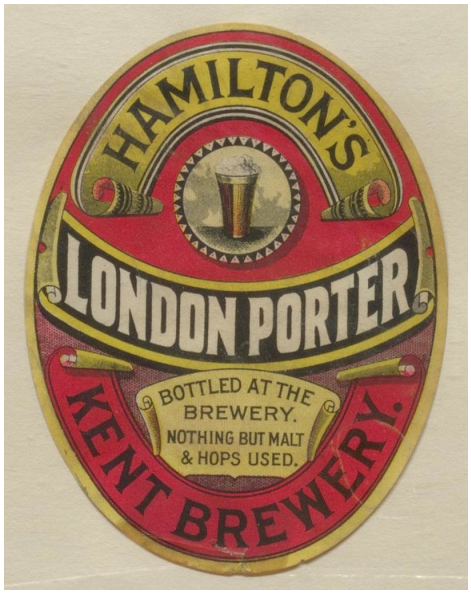


Image 6: Label for London Porter from the Kent Brewery
Phillips p.36

Tanneries

Two tanneries existed in the 1880s on Ann Street: the Arscott Tannery west of St. George Street, and the larger

14 Phillips 2000:68
15 Phillips 2000:106-107
16 Phillips 2000:105
17 London Public Library 2019
18 Grainger 2017:49
19 Tovey 2020
20 Phillips 2000: 76
21 Brock 2011:14

Hyman & Co. Tannery to the east, just north of the Kent Brewery. The area north of the tanneries was comprised of small, one- or one-and-a-half-storey wood residential structures, built as workers' residences associated with the industrial area. Although the tanneries have long since vanished, many workers' residences are still present in the Study Area today and comprise streetscapes that reflect the humble roots of the neighbourhood.

The Hyman & Co. Tannery was located between the CPR tracks and Mill Street. It was established in 1835 by Ellis Walton Hyman and David O. Marsh, and built on the west side of Talbot Street, directly north of what would later be the location of the Great Western Railway tracks. [22] The original structure was wood frame. It was the first tannery to obtain a contract from the British military, stationed nearby, to make boots for the soldiers. [23]

Marsh and Hyman dissolved their partnership in 1850, and Hyman continued the tannery as a family business, expanding the structure in the 1860s.[24] By 1867, Hyman constructed a new tannery for manufacturing leather for shoe soles on the west side of Richmond Street (Burlington Street) between Mill Street and Ann Street, in the form of a two-and-a-half-storey brick structure with an attached frame structure. In 1877, the Muirhead and Gray mill had moved into the tannery site on the west side of Talbot Street. By 1867 Hyman had built a second tannery that later expanded, as well as a shoe factory along with his son Charles Smith Hyman in 1867, and a pork-packing plant in 1877.[25] The tannery remained a family business until 1947, and ran until 1970. Ellis' son Charles went from being a partner, to taking over the business after his father's death in 1878. In 1884, he became mayor of London. Charles was also a celebrated athlete, and was responsible for the construction of Idlewyld Inn at 36 Grand Avenue.[26]

The Arscott Tannery was located at the southwest corner of St. George Street and Ann Street. It was founded by Rchard Arscott in 1886.[27] On July 9, 1869, the tannery burned to the ground but was quickly rebuilt with the help of Joseph H. Elliot and John F. Burnett, who joined Arscott as partners.[28] The tannery operated until the early 1890s, according to City Dirctories, and members of Arscott family lived in various residences across the North Talbot Study Area.

3.4.2 Sub-Area: Carling's Creek and CPR Corridor

The 1912 Revised 1922 Fire Insurance Plan provides an overview of local industry in the early-twentieth century. The former location of the Blackfriar's Mill is visible, but unmarked, with the head race and tail race still present near the Thames River. The former wagon factory at Fullarton Street and Ridout Street North had been demolished by 1900, according to City Dirctories. The foundry structures to the east along Fullarton Street remained until the mid-1960s when they were demolished according to aerial photographs. While Carling Brewery was still in operation in 1922, the Kent Brewery had since closed, and had been partially redeveloped as a garage. The

22 Brock 2011:18
23 Brock 2011:18
24 Brock 2011:18
25 Armstrong 1986
26 London Public Library
27 Brock 2011:73
28 Brock 2011:74

old brewery was surrounded on two sides by the expanded Hyman & Co. Tannery, which straddled the creek by the time the FIP was revised in 1922. It is clear that while the north portion of the Study Area was focused on industrial development and residences for the working and middle classes, the properties along Richmond Street showed increased commercial use from the late nineteenth century onwards, featuring a cobbler, warehouses, CPR Hotel, and a Bank of Toronto, among others.

Beginning in the 1940s, industrial operations began to leave the area, and it once again underwent significant changes. Following the closure of the Carling Brewery in 1940, the majority of the complex was demolished in 1941. It would appear that the property was not immidately redeveloped; the foundations of the brewery are still visible on the 1945 aerial photo. For reasons unknown, a single-storey structure at 72 Ann Street was not demolished and the former barrel shed/cold storage is the sole remaining structure from the former complex. The building at 80 Ann Street, currently occupied by the Polish Combattants Association was constructed between 1955 and 1965. The majority of the former Carling property was later occupied by the Talbot Street Hydro Transformer Station.

Image 7 Hyman Tannery, 1948
https://www.historypin.org/en/explore/geo/42.99169,-81.251528,17/bounds/42.988284,-81.254789,42.995096,-81.248266/paging/1/pin/1017821

The Hyman Tannery was among the last major industrial operations in the area, surviving until 1970. Following its closure, the site was redeveloped into high-rise residential, with mid-rise commerial and professional office buildings fronting onto Richmond Street.

The remnant creek bed remains visible to the river from St. George Street between Ann Street and Mill Street, and the laneway that runs parallel between Ann Street and Mill Street follows the former creek course.

The current industrial character of the North Talbot Study Area is represented by a narrow corridor along the CPR raillines, a mix of more recent twentieth-century commercial/industrial buildings and remnant nineteenth-century and early twentieth-century buildings, including the former glass warehouse at 100 St. George Street, the former CPR cold storage attached to 123 St. George Street, the former barrel shed and cold storage of the Carling Brewery at 72 Ann Street, the former Kent Brewery at 197 Ann Street, and the adaptively reused Fireproof Warehousing Company building at 715-717 Richmond and 215 Piccadilly.

For the purposes of this study and reflecting on Lutman's original characterization of the Ann Street Industrial Area, this contemporary industrial area is referred to as the Carling's Creek and CPR Corridor.

3.4.3 Sub-Area: Richmond Row and the Village Business District

Richmond Street, bordering the east extent of the project area, has been a hub for business since the mid-nineteenth century, with many businesses erected on the west side of the street. At that time, most of the businesses within the North Talbot Study Area bordered Richmond Street, and while the FIPs show the occasional grocer or other business on Talbot, most were concentrated around Richmond Street. The 1888 FIP indicates some of the goods and services offered by these nineteenth-century businesses, including an upholsterer at 595 Richmond Street, a grocer at 567-565, a wagon shop at 563, a furrier at 521, carpet or carpentry shop at 509, the Huron Hotel at 497, the Marble Works at 493, and the Western Hotel at 463. While many of these structures are no longer present today, the west side of Richmond Street has upheld a tradition of business-oriented properties since the mid nineteenth century. The street takes its name from Charles Lennox, the 4th Duke of Richmond, and has many well-known businesses along its length, including the Labatt Brewery (outside of the Study Area). Properties constructed along much of Richmond Street are situated closer together than in the adjacent neighbourhoods, creating a cohesive streetscape typical of a commercial area both in the nineteenth century and today.

The street has been the site of several buildings of historical significance that no longer survive today but provide important pieces of the North Talbot historical and built heritage narrative. For example, the Western Hotel was constructed around 1853 at the corner of Richmond Street and Fullarton Street, and opened in 1854. It was owned by Peter McCann, who built his hotel on the site of an earlier hotel that had recently burned down. It was eventually considered one of the first-class hotels in London.[29] The Western Hotel was famously where the Donnelly stagecoach stopped, part of the London-Lucan stagecoach lines.[30] The hotel remained in operation until 1917, when it was purchased by James Washington Westervelt and was renamed "The Westervelt." The building subsequently housed Westervelt College for many years, until its demolition in 1989.[31] The structure was built from brick and stood three storeys high with a low hip roof, symmetrical fenestration, and modillions below the projecting eaves. The hotel was north of Fullarton Street at the south end of the Study Area, across the intersection from the Bank of Montreal and Merchants Bank.

Image 8 CPR Hotel, 1948
https://www.historypin.org/en/explore/geo/42.994532,-81.252857,17/bounds/42.991126,-81.256118,42.997938,-81.249596/paging/1/pin/1097299

Facets of similarly rich stories shine in the primary source documentation of the west side of Richmond Street hinting at further historical revelations. One such narrative is the largely untold story of early Chinese immigrants to London, partly accessible

29 London Public Library 2020
30 Baker and Neary 2003:81
31 Grainger 2016:146

through the series of early Chinese laundries on Richmond Street.

The relationship of the North Talbot Study Area to the opposite side of Richmond, the eastern side, is also important. The relative scarcity of historical institutions, churches specifically, in the North Talbot Study Area relative to other historical neighbourhoods is partially explained by the already established Roman Catholic and Anglican churches on the eastern side of Richmond Street by the time the North Talbot neighbourhood had been fully surveyed and developed.

Despite the development of large-scale, residential high-rise buildings beginning in the latter half of the twentieth-century, which corresponded with the removal of some of the last industrial structures along Richmond Street, the form and function of the western side of Richmond Street has remained largely consisent. The 1922 revised FIP reflects the same density, primarily consisting of commercial enterprises, as the nineteenth century FIPs, including the CPR Hotel at 663-661 Richmond Street, the Bank of Toronto at 637, a drug store at 603, H.W. Upholsterer of Furniture at 595-597, the Dunlop Tire & Rubber Goods Co. Ltd. Warehouse at 571, a plumber at 533, the Marble Works at 493 (which had expanded since the 1888 FIP), and numerous other commercial structures marked with 'S' for shop.

Throughout the twentieth and into the twenty-first centuries, Richmond Street has remained a business hub within the city of London. This consistency has been in place even as large portions of the Richmond streetscape have been altered as older structures were periodically demolished and replaced with contemporary concrete structures. The current ineraction between residential and commercial development is also not new. Many of the historic properties that border Richmond Street currently have apartments at the upper storeys, and likely have doubled as residences over the last 100 years.

3.4.4 Sub-Area: Riverside Residences

Consisting of properties between and including those fronting the east side of Talbot Street and the Thames River (North Branch) from the Study Area boundary in the south to Ann Street in the north (excepting several properties north of the former Carling Creek on the east side of Talbot), Riverside Residences was an early hub for affluent and influential Londoners as well as white-collar professioanls.

Many early Londoners of means chose to build their homes above the flood plains on the east banks of the Thames River. Eldon House, one of the earliest, was constructed in 1834. The property is currently designated under Part IV of the Ontario Heritage Act, is located within the Downtown Heritage Conservation District, and is subject to an Ontario Heritage Trust easement agreement.

Many more mansions and well-to-do homes were erected throughout the nineteenth century to boast attractive views of the Thames River, including the now-demolished Locust Mount and Carling Residence. The eastern side of Talbot Street also included signifcant manors and upscale semi-detached homes particularly in the south of

the North Talbot Study Area. This riverside area became London's first upscale suburban neighbourhood.[32] The stories of its former and current residences intersect with some of the most signicant of London's historical narratives.

The Carling Residence, previously located at 677 Talbot Street, was the residence of T.H. Carling, the son of Sir. John Carling. Carling was the president of the Carling Brewery and Malting Company. The house, constructed in 1895, was an Italianate, two-storey brick structure. The London City Directories show Carling at this address from construction until 1922. The house was demolished around 1924 and was replaced by the Monestary of the Precious Blood. The Monestary stood on the site until its demolition in the 1970s[33] Thomas Carling later purchased a property north of the project area at 36 Grosvenor Street, in the early 1900s.[34] This second home still stands today and is a designated heritage property. Today, nothing stands on the lot at 677 Talbot Street.

Locust Mount, located at 661 Talbot Street, was a late Regency residence that was constructed by Elijah Leonard, Junior, in 1853/54, during a particularly prosperous period of development in London. Leonard was the founder of E. Leonard and Sons Foundry, as well as the Huron and Erie Savings and Loan Society, which later became Canada Trust, and eventually served as Mayor of London in 1857. The city unveilled a heritage plaque on the property in September of 1971. Following a devastating fire in 2000, the house was later demolished in 2008. The heritage plaque for the property was moved to the Ivey Family London Room at the London Central Library.

Image 9 Talbot Street Baptist Church, n.d. https://www.historypin.org/en/explore/geo/42.98645,-81.253699,17/bounds/42.983044,-81.25696,42.989856,-81.250437/paging/1/pin/120690

The residence known as Blackfriars, located at 90 Central Avenue west of Talbot Street and overlooking the Thames, was once the home to the Bishop of London. Originally known as "Firbrae," the residence was constructed in 1875 by William Robinson for Thomas Kent, son of the Kent family on whose land much of the North Talbot Study Area has been constructed. This property is still present on the landscape today.[35]

These are just a few examples of the former residences and residents of Riverside Residences alongside other that are explored in the inventory for this study.

In addition to residences, Riverside Residences was also home to the few institutional properties in North Talbot including the extant Talbot Street Church (formerly Talbot Street

32 Lutman 1977:14
33 London Public Library
34 Canada's Historic Places 2009
35 Tauskey and DiStefano 1986:436

Baptist Church) and the now-demolished Talbot Street School.

The Talbot Street School was located at 600 Talbot Street, on land purchased from William Kent and his family.[36] The school, then a two-room frame schoolhouse, was constructed in 1858 to accommodate children from the overcrowded school on King Street. Through the mid to late nineteenth century, the North Talbot Study Area had a growing number of residential properties and families, and a school would have been an integral part of the community. The wood frame structure was replaced with a two-storey brick structure in 1882. Only a decade later, the school caught fire and was gutted; fortunately, all the students escaped the property. The school was built in a Gothic Revival style, with dichromatic brickwork in the pointed arches over the windows and doorways. This type of brickwork is a common occurrence along Talbot Street. It remained an important part of the community, housing London's first kindergarten class, but was demolished in 1981 to make room for a condominium development.[37]

Both the Talbot Street School and and the Talbot Street Church shared the dichromatic brickwork that can be seen in other remaining historical buildings in the North Talbot neighbourhood.

Ridout Street North became an established residential neighbourhood, first with the construction of the Eldon House in 1834 for John Harris and family, which was then followed by other large, stately homes. Having a home on the west side of Ridout Street could afford the owners views over the river, proximity to the City's wealthy and powerful, and a short distance from the heart of London and the Middlesex Courthouse. Ridout Street North at Fullarton was also the location of a series of nineteenth-century industries, most notably the Blacksfriars Mill.

Blackfriars Bridge was constructed in 1875, making it one of the oldest surviving bridge structures in Canada today, and is adjacent to the west extent of the Study Area. It replaced a wood bridge that had been constructed in 1831, and replaced twice before Blackfriars Bridge. It spans the North Branch of the Thames River, and has a distinctive iron bowstring-arch truss configuration. The property was designated by the City of London in 1992 under Part IV of the Ontario Heritage Act (by-law L.S.P. -3140-106) and is a contributing property in the Blackfriars/Petersville Heritage Conservation DIstrict. It was contracted under the supervision of a local contractor, Isaac Crouse, and replaced wood bridges that had repeatedly washed out at a similar location during spring floors. It is still used for pedestrian and vehicular transport today.[38]

The current fabric of Riverside Residences represents a mix of eras. Original homes of London notables such as Josiah Blackburn (76 Albert Street) and George B. Harris and James Cowan (639 Talbot) are in sight of mid-twentieth-century Post-War low-rises. At the northern and southern extents of Riverside Residences, late-twentieth-century and contemporary high-rise condiminiums and apartments rise to take advantage of the riverside vistas enjoyed by London's earliest entrepreneurs and industrialists.

36 Honey 1972
37 London Public Library 2019
38 Historic Places 1992

3.4.5 Sub-Area: First Suburb

East of the Riverside Residences Area and west of the Richmond Business area is a largely residential district, referred to in this report as First Suburb. Much of this area is as it appears in early FIPs, although many houses have seen rear or second level additions. The First Suburb Area brackets the Carling's Creek and CPR Corridor and the development of these two areas, particularly the First Suburb Area north of John Street, is historically intertwined. Throughout the area, both historically and now, both detached and semi-detached residences are common.

The streetscapes of Albert Street, Central Avenue, John Street, and to as lesser degree Kent Street are still largely made up of the same lot fabric, and what Lutman referred to as "comfortable" houses as they were when they were built between the 1860s and the 1920s.[39] The streetscapes of Fullarton Street and Dufferin Avenue (formerly Maple Street) are much different, even from when Lutman was writing in the 1970s. Although not as outwardly affluent as the manors in Riverside Residences, the residence in the southern portion of the First Suburb Area were still occupied by some of London's more influential citizens including George Mackenzie Gunn (130 Kent Street), Thomas F. Kingsmill (152 Albert), Dr. Oronhyatekha (172 Central Avenue), and Samuel Peters, junior (formerly Maple Street/Dufferin Avenue).[40]

Moving north from John Street, the historical fabric of Mill Street, Hyman Street and St. George Street assume a greater diversity with stately brick houses interspersed with worker's cottages. Here residents are as often associated with the Arscott and Hyman Tanneries or Carling Brewery as they might be with early medical pioneers such as Henry Hanson (191 Mill Street). Moving north to Ann Street and Piccadilly Street many of these small residences were made from wood, rather than brick. Large numbers of the original houses here were replaced with industries, such as the Arscott Tannery, or later by the CPR railway. The character of the houses straddling the raillines on St. George Street attests to the interuption in the original residential fabric of the area. A similar pattern occured on Oxford Street East with the removal of the original houses in the west of the Study Area to make way for the railway in the late nineteenth century.

The contemporary fabric of the First Suburb Area is largely consistent with its historical fabric, with a patchwork of more recent mid-twentieth-century low-rises and later-twentieth-century high-rises, particularly on Oxford Street East, Mill Street, and Kent Street. Fullarton Street and Dufferin Street would have, at various points in time,

39 Lutman 1977:32
40 Lutman 1977

been included in the First Suburb Area; however their current contemporary commercial fabric is more akin to the Richmond Business Area.

3.4.6 Former Street Names

For reference, the following table provides a brief overview of streets within the Study Area whose names were changed during the ninteenth and twentieth centuries:

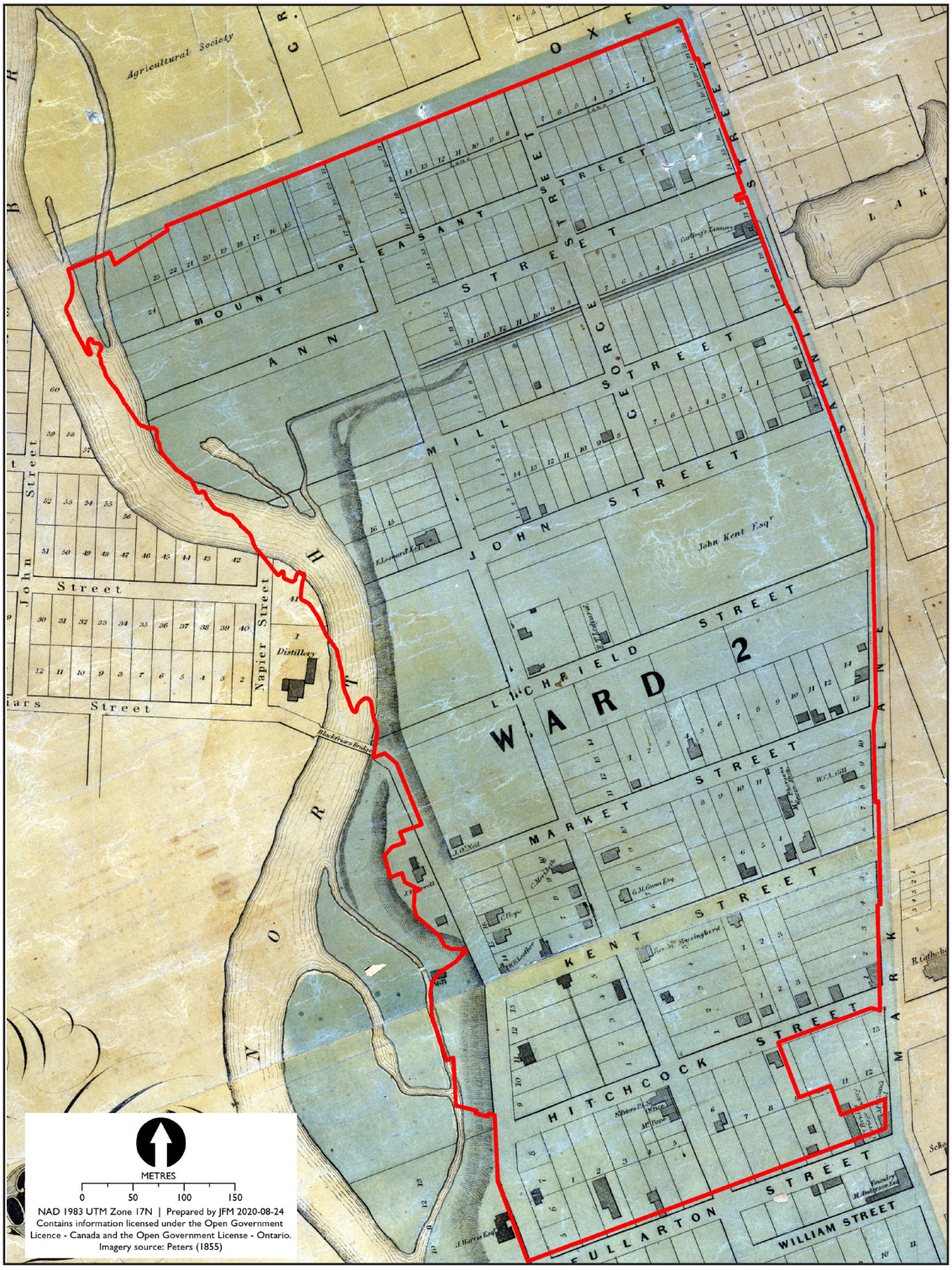
Now	Was
Dufferin Street	Hitchcock St. (1824- 1878); Maple St. (1878- late 20th century)
Albert Street	Market St. (1846- mid. 1870s)
Central Avenue	Lichfield St. (1855- 1898)
Piccadilly Street	Mount Pleasant St. (1846-1898)
St. George Street	George St. (1855- 1898); Raglan St. (block between Central Ave. and John St.) 1885/86- 1898
Richmond Street	Mark Lane (1855); Sarnia St. (1855)
587-591 Talbot Street Entrance	Comfort Place (1870s- mid-20th century)

Map 3: Study Area, showing the four identified subareas (Annotated by TMHC).

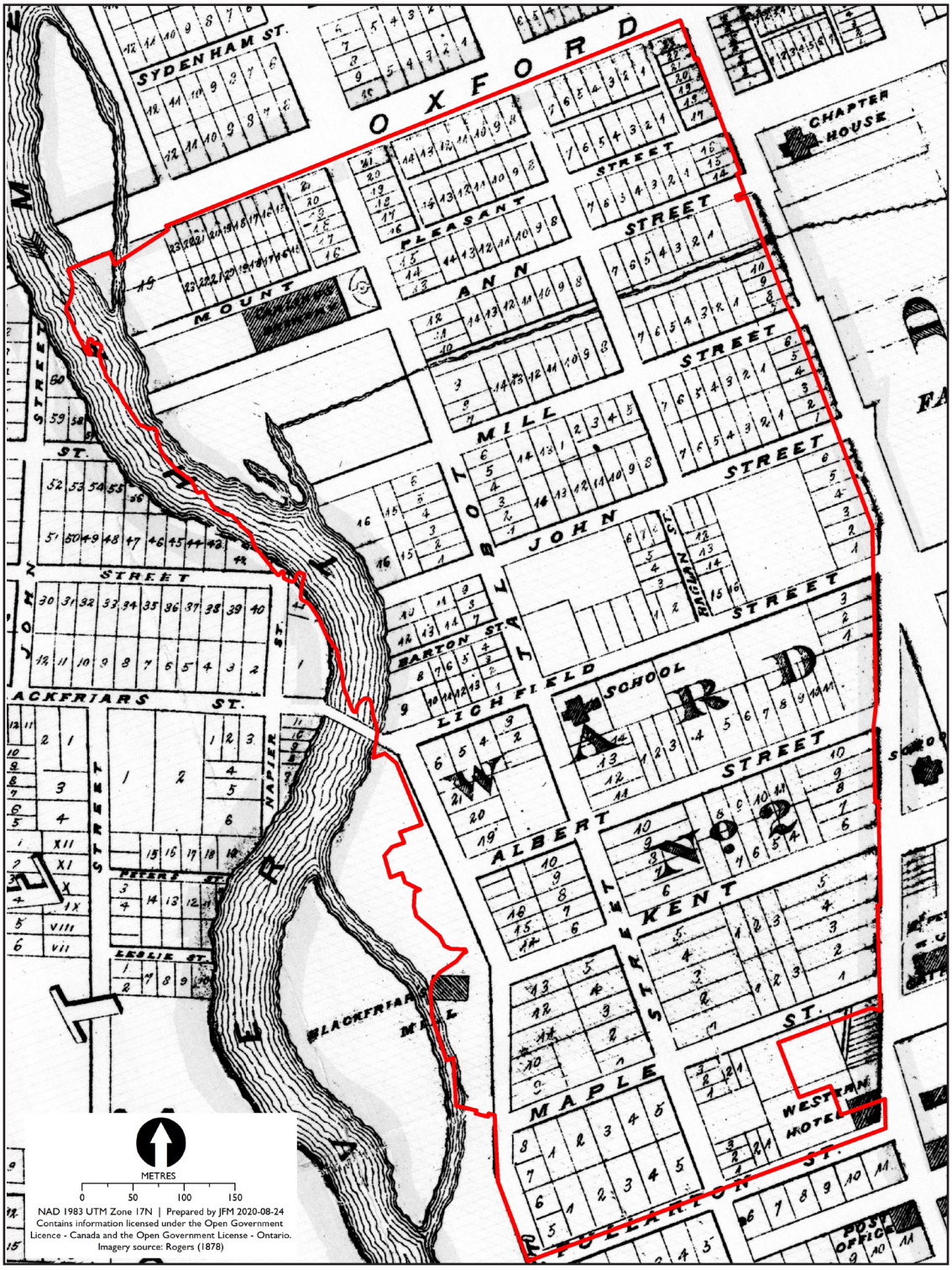
4.0 HISTORIC MAPPING

Map 4: Study Area, overlaid on the Sketch of the Position of London, U.C., prepared by William Eyer in November, 1839 (Annotated by TMHC).

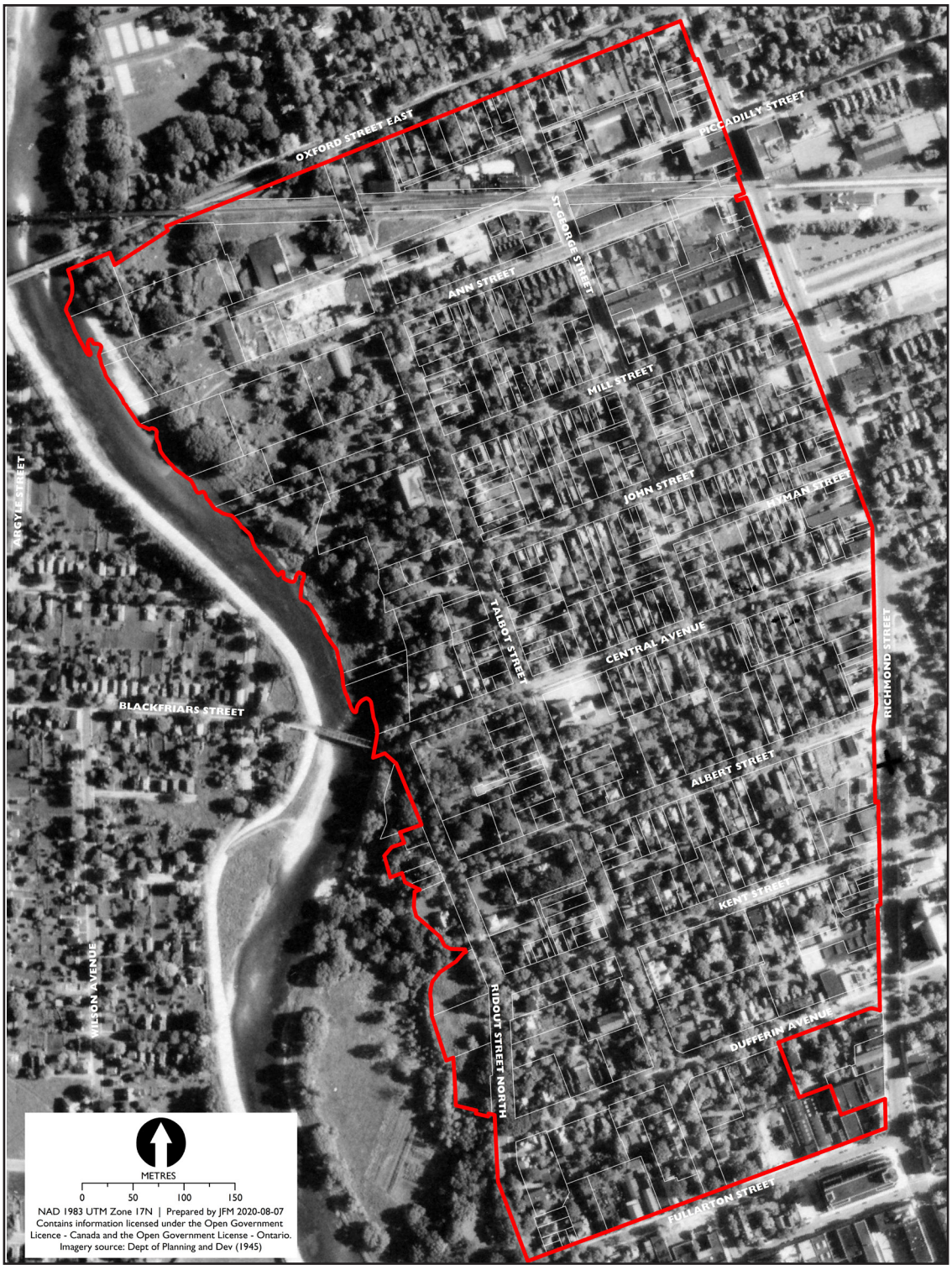
Map 5: Study Area overlaid on the 1850 Sketch of Part of the London Township, drawn by Nathaniel Steevens (Annotated by TMHC).



Map 6: Study Area, overlaid on the 1855 Map of the City of London, Canada West, Drawn by S. Peters, P.L.S. & C.E. (Annotated by TMHC).



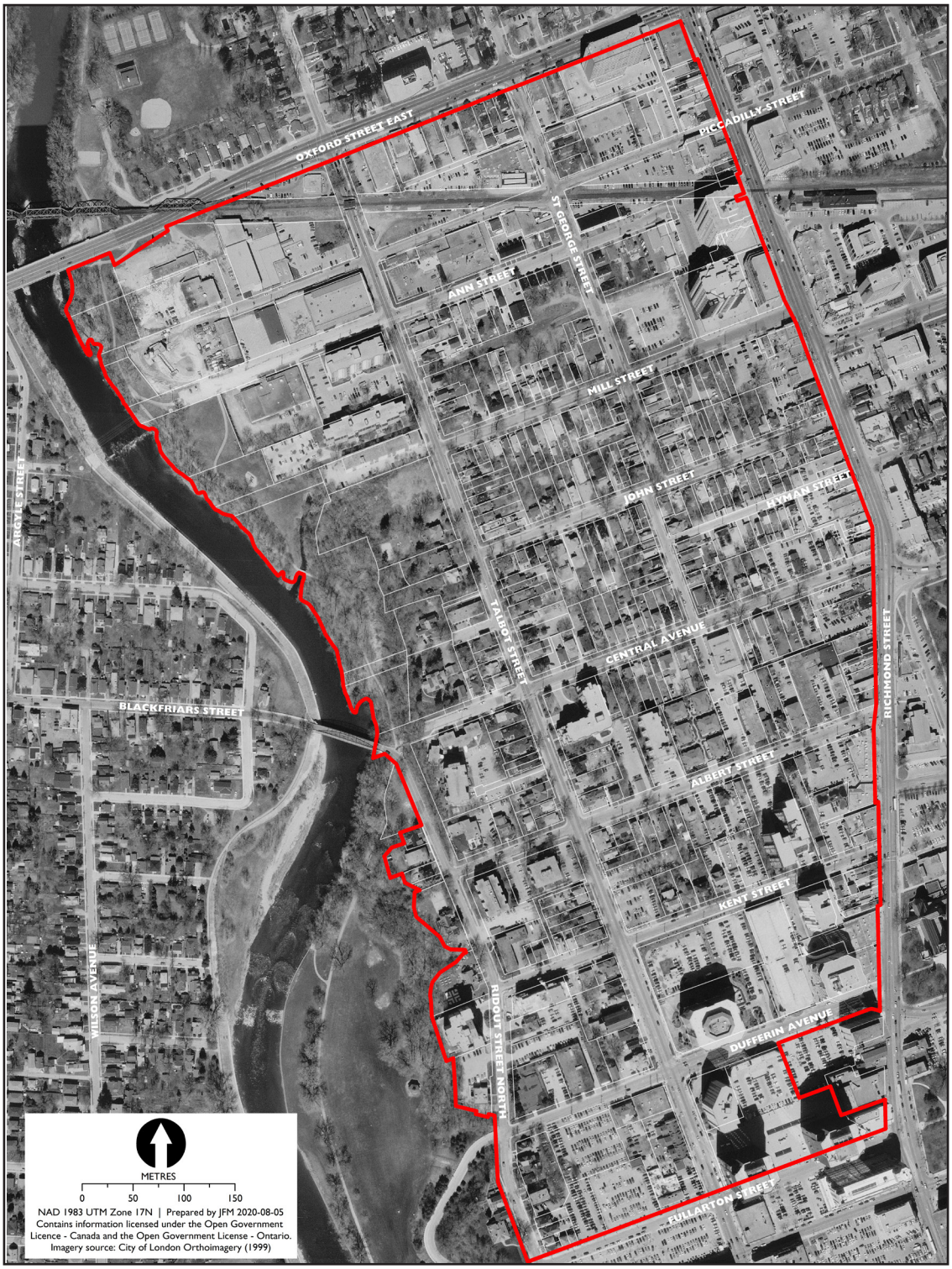
Map 7: Study Area, overlaid on the 1878 Map of the City of London and Suburbs, drawn by Jno. Rogers *(Annotated by TMHC).



Map 8: Study Area overlaid on 1945 Aerial Photograph of London (Annotated by TMHC).

Map 9: Study Area overlaid on 1955 Aerial Photograph of London (Annotated by TMHC).

Map 10: Study Area overlaid on 1965 Aerial Photograph of London (Annotated by TMHC).



Map 11: Study Area overlaid on 1999 Aerial Photograph of London (Annotated by TMHC).

Map 12: Study Area overlaid on 2005 Aerial Photograph of London (Annotated by TMHC).

Map 13: Study Area overlaid on 2013 Aerial Photograph of London (Annotated by TMHC).

5.0 POLICY CONTEXT

5.1 Provincial Policy Statement (2020)

The Provincial Policy Statement under the Planning Act provides policy direction on matters related to land use planning and development. The following policies, in particular, address the heritage evaluation process.

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

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Significant: means

> *in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

5.2 Ontario Heritage Act (OHA)

The OHA provides a framework for municipalities in Ontario to ensure the conservation of properties with cultural heritage value or interest, including through the capacity to designate heritage properties:

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if,

> *(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and*
> *(b) the designation is made in accordance with the process set out in this section.*

A Heritage Conservation Districts (HCD) is an area created under a by-law passed by a municipality under Part V of the Ontario Heritage Act. This tool protects and conserves heritage resources by creating policies and guidelines to manage change and new development within the district.

There are more than 130 HCDs across the province of Ontario with seven located in the City of London. In addition, the study for an eighth HCD (St. George-Grosvenors) in the city has also been completed.

Typically, the development of an HCD is a two-step process:

1. An HCD Study identifies elements of the community that define the historical and architectural character of the study area. The HCD Study recommends whether the study area, or parts of it, should be designated;

2. An HCD Plan and guidelines manage change in the area, and a municipal by-law is adopted, associated with district designation under the Ontario Heritage Act.

The development of a Cultural Heritage Inventory is a newer tool in the study of a potential HCDs and can serve as a pre-cursor to a full HCD Study.

5.3 The London Plan (2019)

The City of London has produced a new Official Plan, known as The London Plan, which was adopted by Council and approved with modifications by the Province in 2016. As of 2020, portions of The London Plan are under LPAT Appeal. The following policies address the identification of cultural heritage properties.

557_ In accordance with the Ontario Heritage Act, City Council, in consultation with the London Advisory Committee on Heritage (LACH), will prepare and maintain a Register listing properties of cultural heritage value or interest. The Register may also be known as The City of London Inventory of Heritage Resources. In addition to identifying properties designated under the Ontario Heritage Act, the Register may include properties that are not designated but that Council believes to be of cultural heritage value or interest.

572_ In accordance with the Ontario Heritage Act, City Council may designate individual properties of cultural heritage value or interest under Part IV of the Act.

573_ City Council will consider one or more of the following criteria in the identification and designation of individual properties of cultural heritage value or interest:

1. The property has design or physical value because it:
- *a. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method.*
- *b. Displays a high degree of craftsmanship or artistic merit.*
- *c. Demonstrates a high degree of technical or scientific achievement.*

2. The property has historic value or associative value because it:
- *a. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
- *b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
- *c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*

3.The property has contextual value because it:

a. Is important in defining, maintaining, or supporting the character of an area.
b. Is physically, functionally, visually, or historically linked to its surroundings.
c. Is a landmark

575_ In accordance with the Ontario Heritage Act, City Council may designate areas of the city as heritage conservation districts. Such districts may comprise a block or blocks, a streetscape or any other contiguous area.

576_ City Council will consider the following criteria in the evaluation of an area for designation as a heritage conservation district:

1.The association of the area with a particular historical event or era that is unique to the community.

2.The presence of properties which are considered significant to the community as a result of their location or setting.

3.The presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation.

4.The presence of properties which collectively represent a certain aspect of the development of the city that is worthy of maintaining.

5.The presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for designation as a heritage conservation district, but which collectively are significant to the community.

6.0 FINDINGS

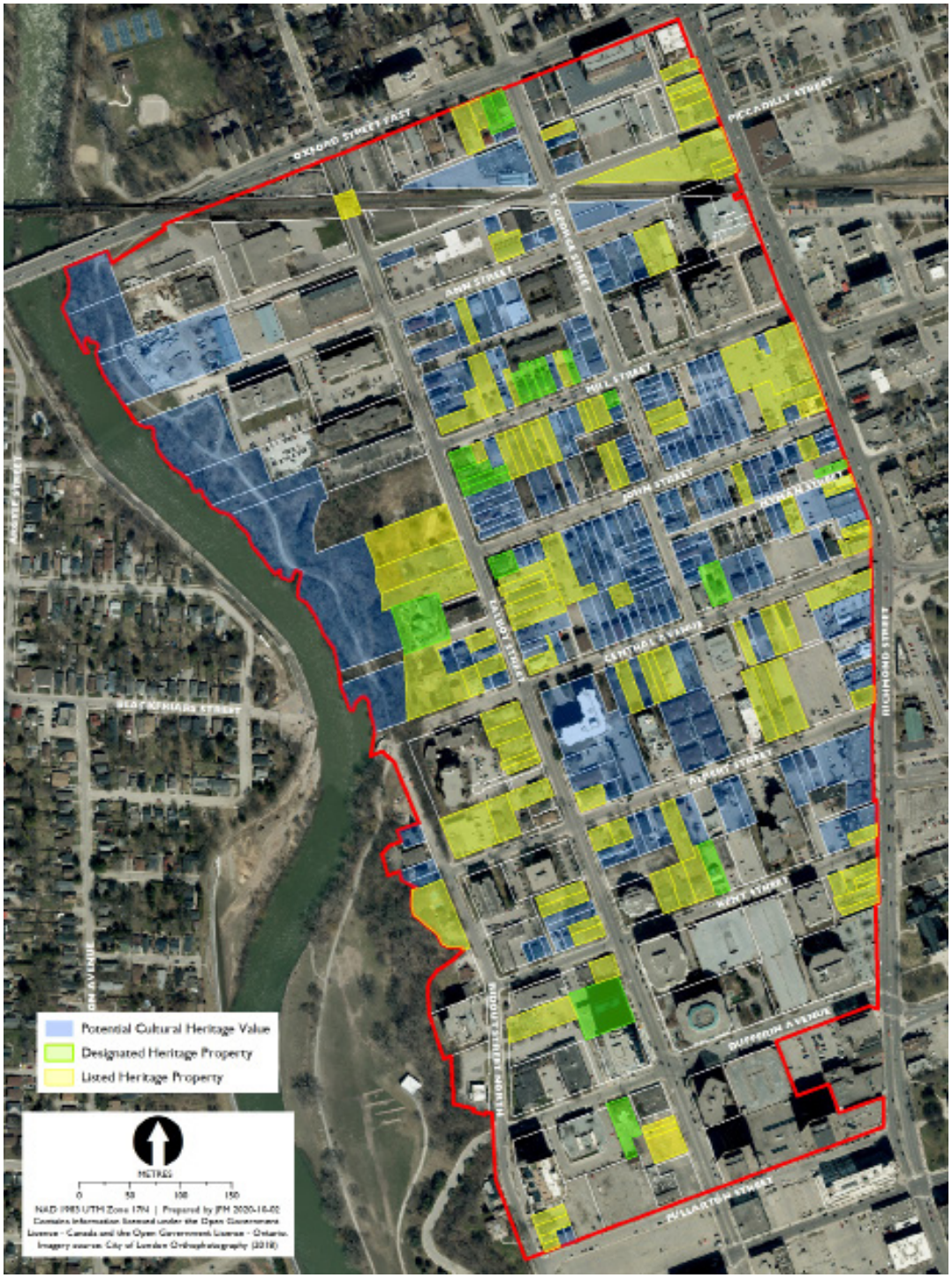
This Cultural Heritage Inventory for the North Talbot Study Area is intended to inform a subsequent HCD study for the area, and serves as a preliminary study of known and potential cultural heritage resources within the area. Of the properties that were evaluated for inclusion in the inventory, 16 properties were identified as having been previously designated under Part IV the Ontario Heritage Act, and 94 properties were identified as having been previously listed in the City of London's *Register of Cultural Heritage Resources*.

Based on the research and analysis summarized in the Historic Context Statement for the North Talbot Study Area, all properties included in the inventory were evaluated on a preliminary basis for their potential design/physical value, historical/associative value, and/or contextual value (potential cultural heritage value, or "CHV"). Properties that have been previously designated under Part IV of the OHA were not re-evaluated; the text of the designating by-law was included instead for each of these properties. Empty lots were included in the inventory but not evaluated. Where the level of research completed for the purposes of this report was considered insufficient to definitively confirm whether a property held potential historical/associative value, further research was recommended. In addition to this future research, it is recommended that future studies of the area incorporate a community engagement process to further inform the identification and confirmation of potential cultural heritage value.

Following this assessment, an additional 169 properties were identified as potential cultural heritage resources.

A list of known (designated under Part IV or listed on the City of London *Register of Cultural Heritage Resources*) and potential cultural heritage resources is included as Appendix A to this report. Map 14 and additional mapping in Appendix B illustrate the locations of known and potential cultural heritage resources in the Study Area.

The full inventory of properties within the North Talbot Study Area is found in Appendix C.



Map 14: Study Area, showing Listed and Designated heritage properties, as well as those with potential Cultural Heritage Value.

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APPENDIX A: LIST OF KNOWN AND POTENTIAL HERITAGE RESOURCES

Heritage Designated Properties:

80 Barton Street
172 Central Avenue
93-95 Dufferin Avenue
142 Kent Street
144 Mill Street
146 Mill Street
140 Mill Street
142 Mill Street
154 Mill Street
163 Mill Street
163 Oxford Street East
165 Oxford Street East
623 Richmond Street
513-531 Talbot Street
652 Talbot Street
672 Talbot Street
674 Talbot Street
678 Talbot Street
680 Talbot Street

Heritage Listed Properties:

76 Albert Street
90 Albert Street
119-121 Albert Street
135 Albert Street
176 Albert Street
180 Albert Street
186 Albert Street
127 Ann Street
146-154 Ann Street
197 Ann Street
90-94 Central Avenue

98 Central Avenue
135 Central Avenue
143 Central Avenue
145 Central Avenue
146 Central Avenue
149, 155-157 Central Avenue
175 Central Avenue
185 Central Avenue
191 Central Avenue
205 Central Avenue, 599-601 Richmond Street
208 Central Avenue, 605-607 Richmond Street
199 Hyman Street
129 John Street
154 John Street
156 John Street
179 John Street
200 John Street, 649 Richmond Street
106 Kent Street
126-128 Kent Street
130 Kent Street
136 Kent Street
177 Kent Street
116 MIll Street
123 Mill Street
127 Mill Street
128-130 Mill Street
129 Mill Street
131 Mill Street
135 MIll Street
136 Mill Street
139 Mill Street
141 Mill Street
150 Mill Street
153 Mill Street
155 Mill Street
157 Mill Street
149 Oxford Street East
155 Oxford Street East
519 Richmond Street
521-523 Richmond Street

525 Richmond Street
527-531 Richmond Street
533 Richmond Street
565-569 Richmond Street, 202 Albert Street
611 Richmond Street
613-615, 619 Richmond Street
621 Richmond Street
645 Richmond Street
651-671 Richmond Street
711 Richmond Street
715-717 Richmond Street
723-727 Richmond Street
731 Richmond Street
733 Richmond Street
735 Richmond Street
739 Richmond Street
466 Ridout Street North
468 Ridout Street North
470 Ridout Street North
472 Ridout Street North
530 Ridout Street North
565 Ridout Street North
54 St. George Street
58 St. George Street
134 St. George Street
535-537 Talbot Street, 105 Kent Street
545 Talbot Street
555 Talbot Street
557 Talbot Street
568-572 Talbot Street
580 Talbot Street
585 Talbot Street
593 Talbot Street
595 Talbot Street
601 Talbot Street
607 Talbot Street
611 Talbot Street
618 Talbot Street
619 Talbot Street
628 Talbot Street

629 Talbot Street
638 Talbot Street
640 Talbot Street
644 Talbot Street
646 Talbot Street
651 Talbot Street
653 Talbot Street
765 Talbot Street/Talbot Street Rail Underpass

Potential Cultural Heritage Resources:

124 Albert Street
125 Albert Street
127 Albert Street
129 Albert Street
137 Albert Street
153-155 Albert Street
159 Albert Street
175-177 Albert Street
179-181 Albert Street
65 Ann Street
72 Ann Street
123 Ann Street
125 Ann Street
131-133 Ann Street
137 Ann Street
139 Ann Street
145 Ann Street
156 Ann Street
164 Ann Street
175 Ann Street
179 Ann Street
180 Ann Street
183 Ann Street
97 Barton Street
100 Central Avenue
122 Central Avenue
132 Central Avenue
133 Central Avenue

138 Central Avenue
140 Central Avenue
141 Central Avenue
144 Central Avenue
148 Central Avenue
150 Central Avenue
152 Central Avenue
154 Central Avenue
156 Central Avenue
177 Central Avenue
182 Central Avenue
183 Central Avenue
188 Central Avenue
190 Central Avenue
204 Central Avenue
64 Fullarton Street
66 Fullarton Street
156-158 Hyman Street
195 Hyman Street
197 Hyman Street
119 John Street
121 John Street
125 John Street
132 John Street
133 John Street
137 John Street
141 John Street
142 John Street
145 John Street
149 John Street
151 John Street
153 John Street
157 John Street
158 John Street
163 John Street
165 John Street
166 John Street
168 John Street
169 John Street
170 John Street

171 John Street
172 John Street
173 John Street
174 John Street
176 John Street
178 John Street
185 John Street
188 John Street
189 John Street
190-192 John Street
197 John Street
201 John Street
204-206 John Street
205 John Street
82-84 Kent Street
86-88 Kent Street
90 Kent Street
92 Kent Street
96 Kent Street
125 Mill Street
134 Mill Street
134 1/2 Mill Street
136 1/2 Mill Street
143 Mill Street
147 Mill Street
148 Mill Street
149 Mill Street
160 Mill Street
162-164 Mill Street
175 Mill Street
181 Mill Street
185-187 Mill Street
191-193 Mill Street
207 Mill Street
147 Piccadilly Street
176 Piccadilly Street
214 Piccadilly Street
539 Richmond Street
571-575 Richmond Street
579 Richmond Street

595 Richmond Street
609 Richmond Street
633-635 Richmond Street
637 Richmond Street, 209 John Street
711 Richmond Street
569-571 Ridout Street North
583 Ridout Street North
1 St. George Street
3 St. George Street
4 St. George Street
5 St. George Street
6 St. George Street
7 St. George Street
8 St. George Street
9 St. George Street
10 St. George Street
11 St. George Street
14 St. George Street
49 St. George Street
51 St. George Street
52 St. George Street
53 St. George Street
60 St. George Street
61 St. George Street
62 St. George Street
64 St. George Street
66 St. George Street
75 St. George Street
77 St. George Street
84 St. George Street
86 St. George Street
100 St. George Street
123 St. George Street
132 St. George Street
135 St. George Street
547-551 Talbot Street
564 Talbot Street
566 Talbot Street
581-583 Talbot Street
584 Talbot Street

590-592 Talbot Street
615 Talbot Street
620 Talbot Street
622 Talbot Street
624 Talbot Street
625 Talbot Street
662 Talbot Street
664 Talbot Street
666 Talbot Street
668 Talbot Street
670 Talbot Street
694 Talbot Street
698 Talbot Street
700 Talbot Street
718 Talbot Street
724 Talbot Street

APPENDIX B: MAPS OF KNOWN AND POTENTIAL HERITAGE RESOURCES

TALBOT STREET
PICCADILLY STREET
ANN STREET
OXFORD STREET EAST
Ann Street Park
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property
METRES
0
25
50
75

ST GEORGE STREET
OXFORD STREET EAST
PICCADILLY STREET
165 Oxford St E
163 Oxford St E
155 Oxford St E
149 Oxford St E
131 Oxford St E
125 Oxford St E
121 Oxford St E
143 Piccadilly St
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

OXFORD STREET EAST
ST GEORGE STREET
RICHMOND STREET
PICCADILLY STREET
741 Richmond St
739 Richmond St
735 Richmond St
733 Richmond St
731 Richmond St
723-727 Richmond St
134 St George St
130 St George St
126 St George St
122 St George St
118 St George St
116 Piccadilly St
120 Piccadilly St
122 Piccadilly St
124 Piccadilly St
126 Piccadilly St
128 Piccadilly St
130 Piccadilly St
132 Piccadilly St
134 Piccadilly St
136 Piccadilly St
138 Piccadilly St
140 Piccadilly St
142 Piccadilly St
144 Piccadilly St
146 Piccadilly St
148 Piccadilly St
150 Piccadilly St
152 Piccadilly St
154 Piccadilly St
156 Piccadilly St
158 Piccadilly St
160 Piccadilly St
162 Piccadilly St
164 Piccadilly St
166 Piccadilly St
168 Piccadilly St
170 Piccadilly St
172 Piccadilly St
174 Piccadilly St
176 Piccadilly St
178 Piccadilly St
180 Piccadilly St
182 Piccadilly St
184 Piccadilly St
186 Piccadilly St
188 Piccadilly St
190 Piccadilly St
192 Piccadilly St
194 Piccadilly St
196 Piccadilly St
198 Piccadilly St
200 Piccadilly St
202 Piccadilly St
204 Piccadilly St
206 Piccadilly St
208 Piccadilly St
210-212 Piccadilly St
214 Piccadilly St
216 Piccadilly St
218 Piccadilly St
220 Piccadilly St
222 Piccadilly St
224 Piccadilly St
226 Piccadilly St
228 Piccadilly St
230 Piccadilly St
232 Piccadilly St
234 Piccadilly St
236 Piccadilly St
238 Piccadilly St

ST GEORGE STREET
PICCADILLY STREET
ANN STREET
TALBOT STREET
140 Ann St
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

PICCADILLY STREET
215 Piccadilly St
715-717 Richmond St
180 Ann St
100 St George St
713 Richmond St
711 Richmond St
ANN STREET
175 Ann St
17 St George St
179 Ann St
183 Ann St
197 Ann St
185 Ann St
54 St George St
699 Richmond St
695 Richmond St
691 Richmond St
ST GEORGE STREET
RICHMOND STREET
100 Mill St
673-677 Richmond St
685 Richmond St
192 Mill St
MILL STREET
METRES
0
20
40
60
NAD 1983 UTM Zone 17N | Prepared by JPM 2020-10-02
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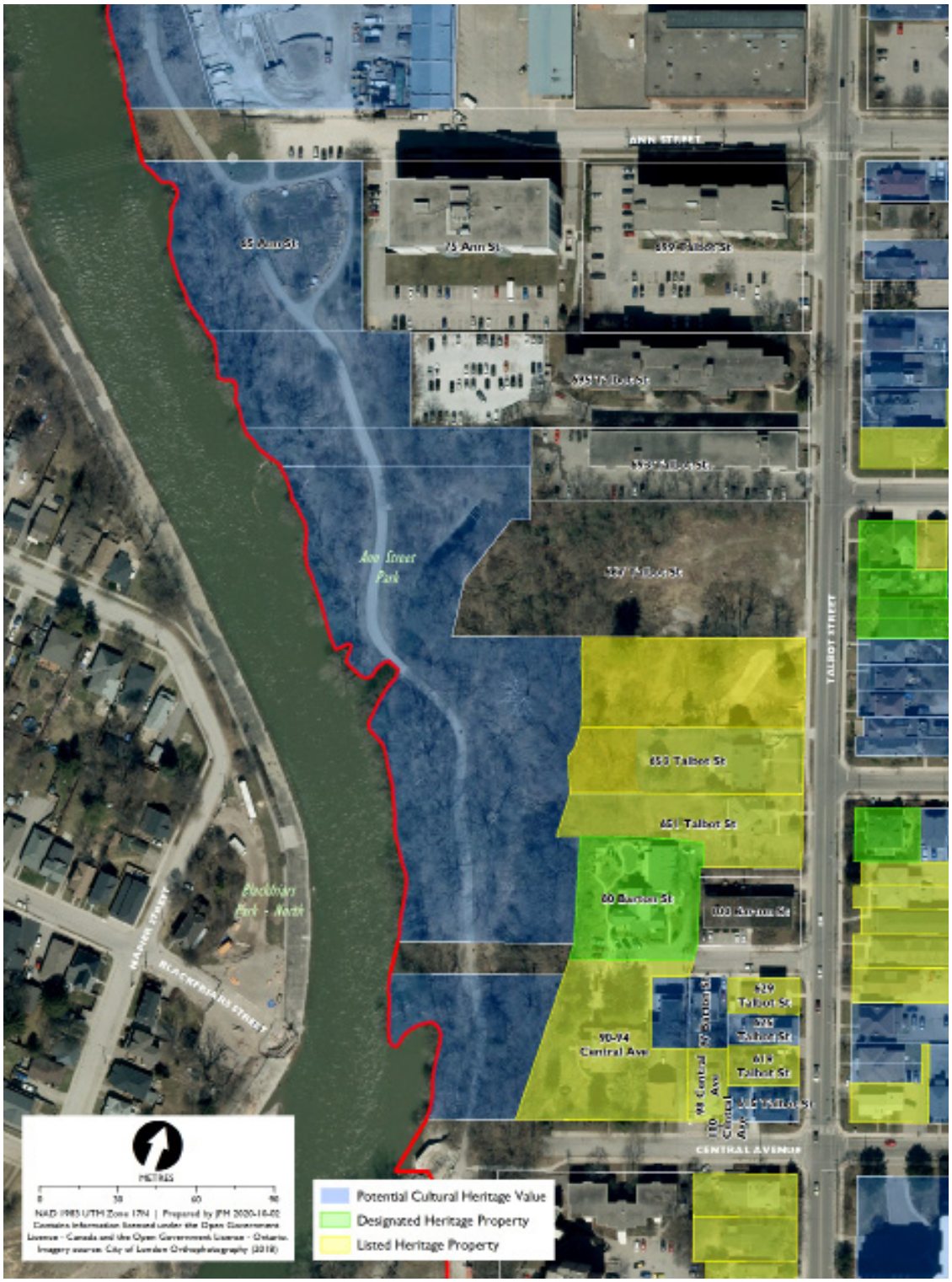
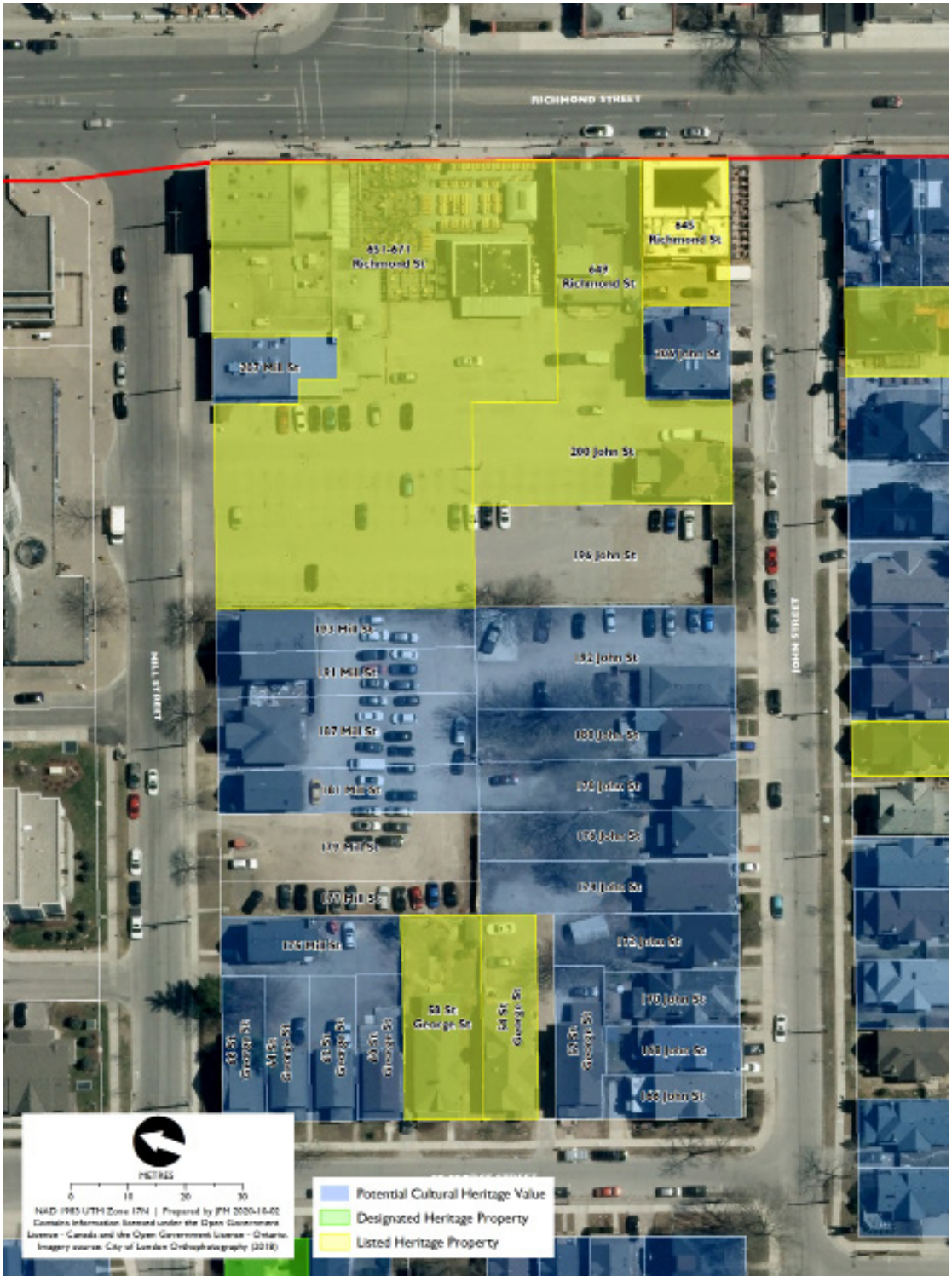
Imagery source: City of London Orthophotography (2018)
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property


ANN STREET
75 Ann St
Ann Street Park
TALBOT STREET
653 Talbot St
651 Talbot St
80 Barker St
629 Talbot St
90-94 Central Ave
CENTRAL AVENUE
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

ST GEORGE STREET
ANN STREET
MILL STREET
TALBOT STREET
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

ST GEORGE STREET
MILL STREET
JOHN STREET
TALHOT STREET
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property


RICHMOND STREET
651-671 Richmond St
649 Richmond St
645 Richmond St
200 John St
196 John St
192 John St
MILL STREET
JOHN STREET
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

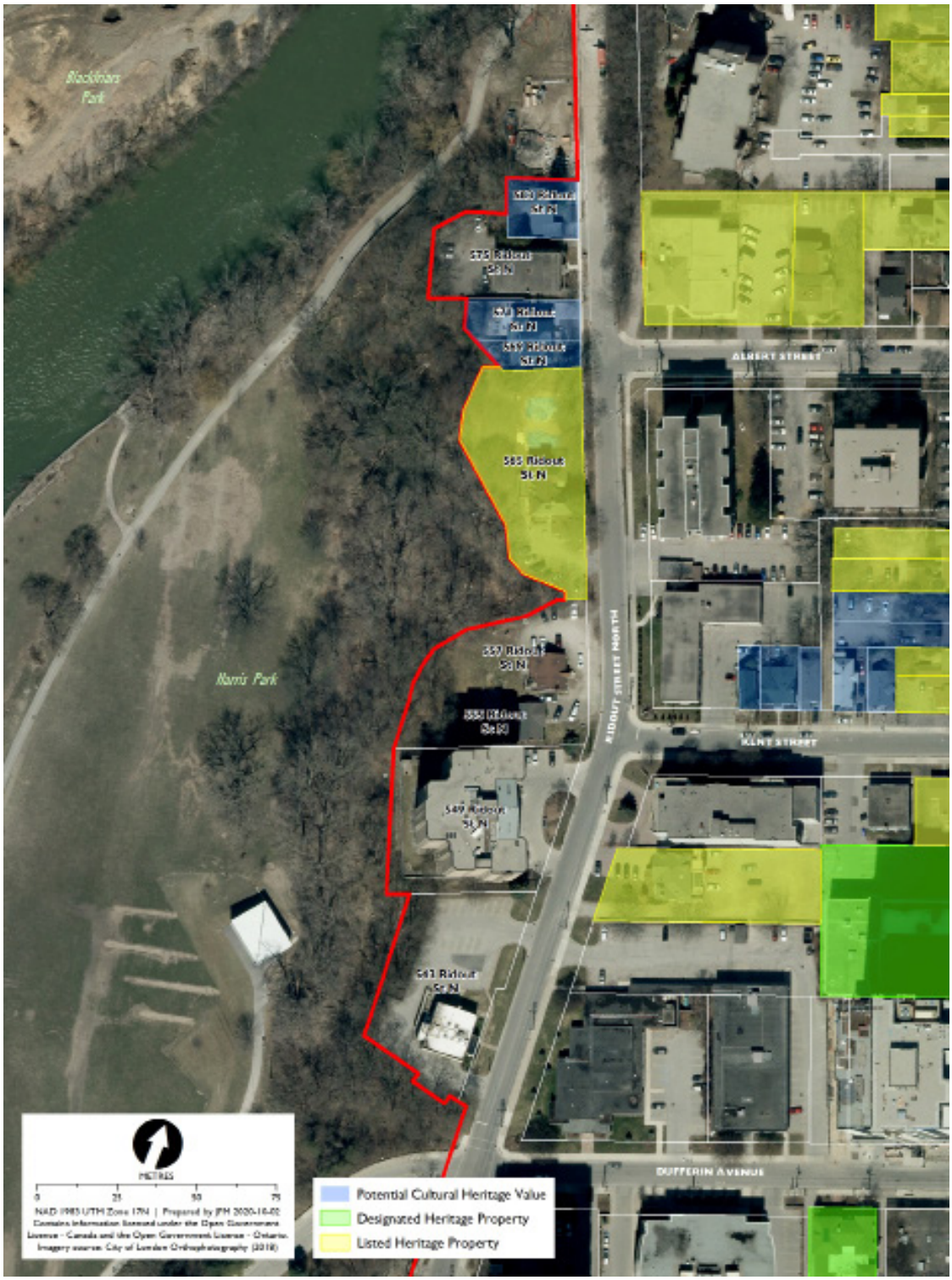
ST GEORGE STREET
JOHN STREET
CENTRAL AVENUE
TALBOT STREET
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

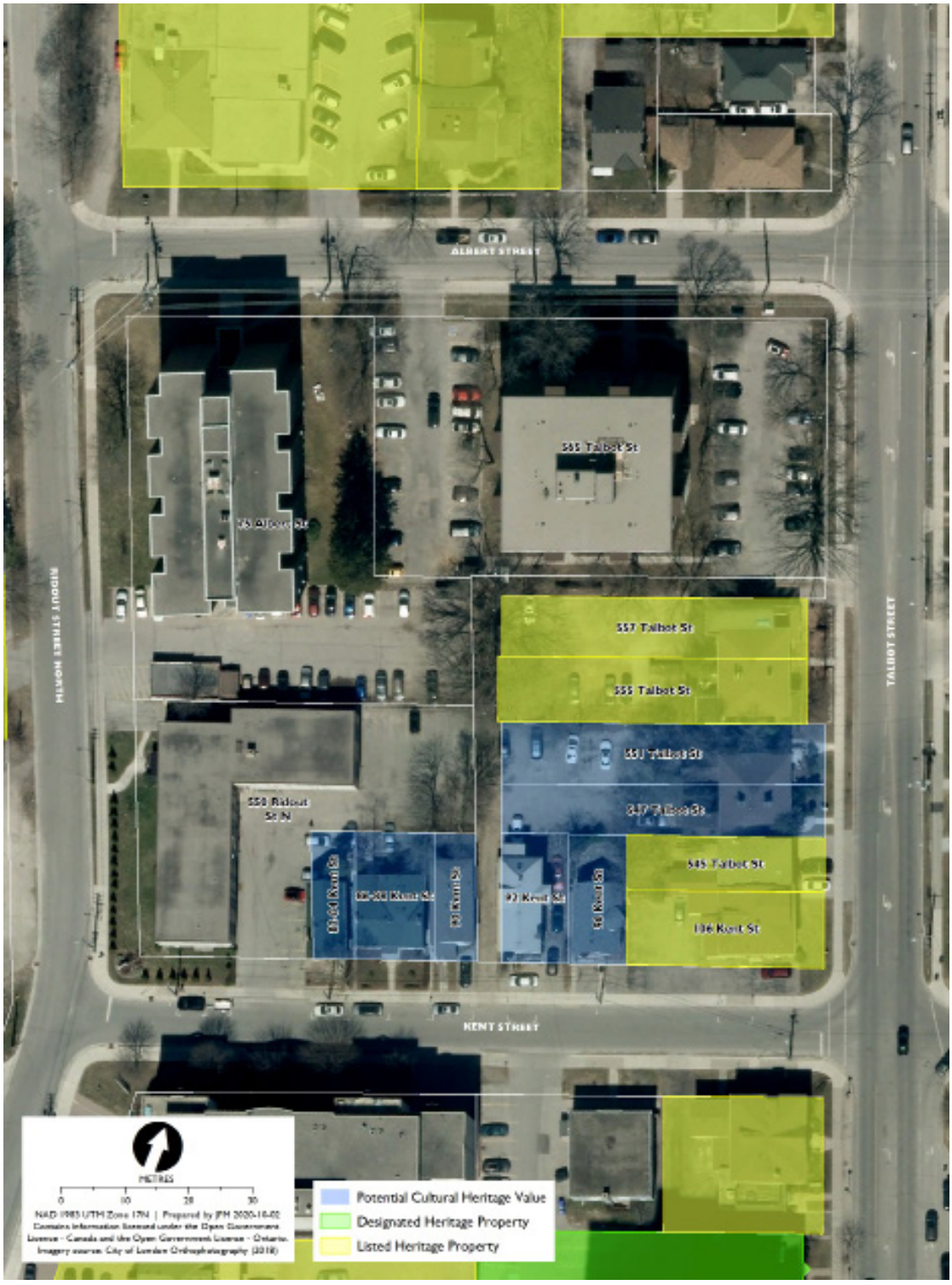
RICHMOND STREET
JOHN STREET
HYMAN STREET
ST GEORGE STREET
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

RICHMOND STREET
JOHN STREET
HYMAN STREET
CENTRAL AVENUE
ST GEORGE STREET
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

Ann Street Park
CENTRAL AVENUE
611 Talbot St
607 Talbot St
601 Talbot St
595 Talbot St
593 Talbot St
TALBOT STREET
76 Albert St
90 Albert St
ALBERT STREET
METRES
0
10
20
30
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

Victoria Park
CLARENCE STREET
RICHMOND STREET
HYMAN STREET
CENTRAL AVENUE
ALBERT STREET
TALBOT STREET
595 Richmond St
193 Central Ave
191 Central Ave
185 Central Ave
183 Central Ave
177 Central
175 Central
167 Central Ave
157 Central Ave
149 Central Ave
145 Central Ave
143 Central Ave
141 Central Ave
135 Central Ave
133 Central Ave
100 Albert St
186 Albert St
180 Albert St
176 Albert St
164 Albert St
156 Albert St
106 Albert St
600 Talbot St
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property
METRES
0
30
60
90


Blackfriars Park
Harris Park
ALBERT STREET
RIDOUT STREET NORTH
KENT STREET
DUFFERIN AVENUE
METRES
0
25
50
75
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

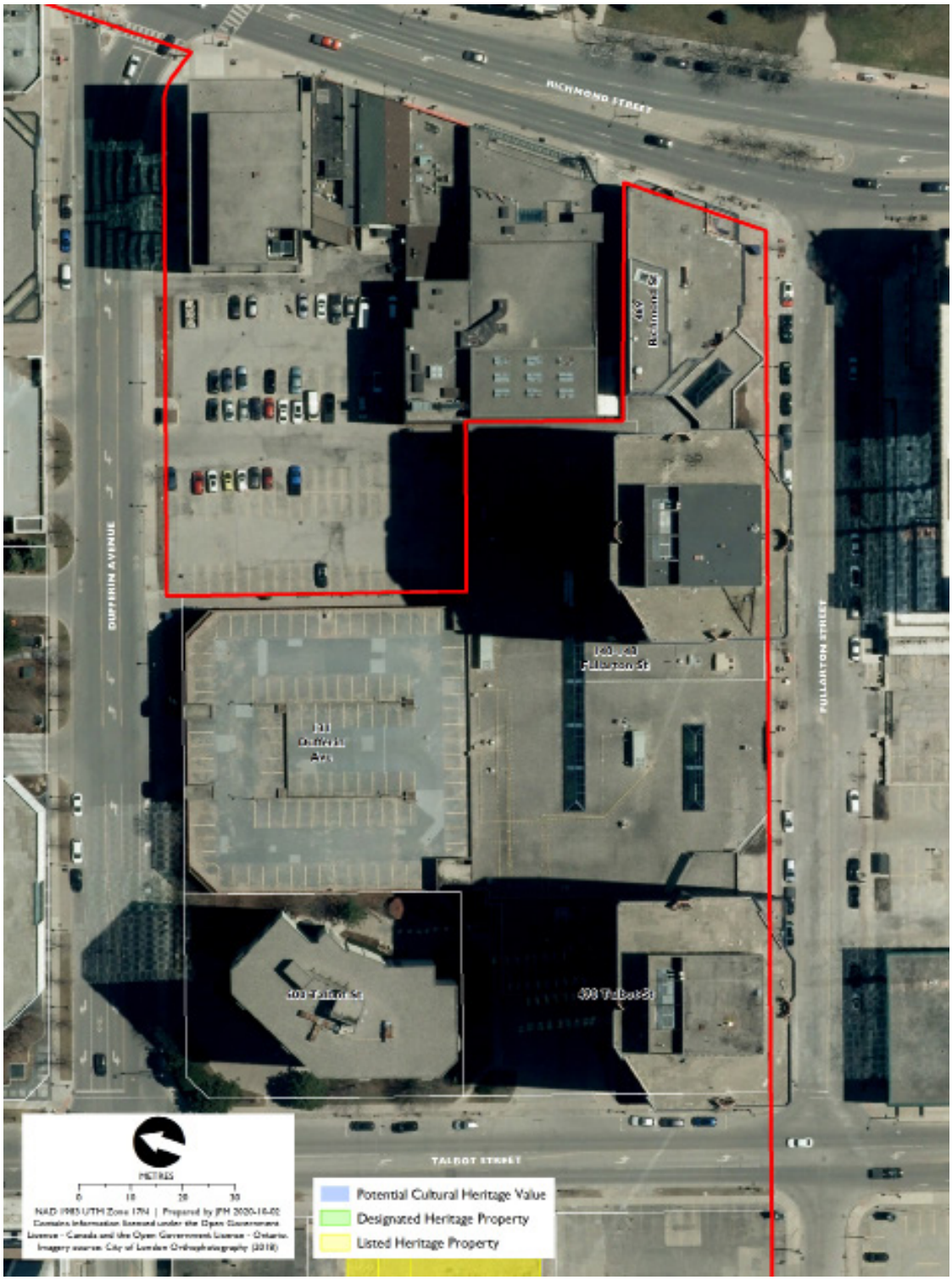

ALBERT STREET
555 Talbot St
557 Talbot St
555 Talbot St
545 Talbot St
106 Kent St
550 Ridout St N
RIDOUT STREET NORTH
TALBOT STREET
KENT STREET
METRES
0
10
20
30
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

RICHMOND STREET
ALBERT STREET
KENT STREET
TALBOT STREET
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

TALBOT STREET
535-537 Talbot St
105 Kent St
KENT STREET
DUFFERIN AVENUE
530 Ridout St N
RIDOUT STREET NORTH
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property
Harris Park
Elden House

RICHMOND STREET
531 Richmond
529 Richmond
527 Richmond
525 Richmond
523 Richmond
521 Richmond
519 Richmond
187 Kent St
177 Kent St
517 Richmond St
515 Richmond St
155 Kent St
130 Dufferin Ave
140 Dufferin Ave
KENT STREET
DUFFERIN AVENUE
520 Talbot St
130 Dufferin Ave
TALBOT STREET
METRES
0
20
40
60
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

TALBOT STREET
201 Talbot St
493 Talbot St
485 Talbot St
483 Talbot St
479-485 Talbot St
475 Talbot St
150 Fullarton St
93-95 Dufferin Ave
DUFFERIN AVENUE
74 Fullarton St
85 Dufferin Ave
FULLARTON STREET
20 Fullarton St
472 Ridout St N
470 Ridout St N
468 Ridout St N
466 Ridout St N
METRES
0 10 20 30
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property


RICHMOND STREET
DUFFERIN AVENUE
FULLARTON STREET
TALBOT STREET
Potential Cultural Heritage Value
Designated Heritage Property
Listed Heritage Property

APPENDIX C: INVENTORY OF PROPERTIES
Sub-Area: Carling's Creek & CPR Corridor

Properties:

- 72 Ann Street
- 80 Ann Street
- 140 Ann Street
- 180 Ann Street
- 199 Ann Street
- 101 Oxford Street East
- 119 Oxford Street East
- 50 Piccadilly Street
- 100 Piccadilly Street
- 140 Piccadilly Street
- 186 Piccadilly Street
- 215 Piccadilly Street
- 715-717 Richmond Street
- 100 St. George Street
- 725 Talbot Street