

## 72 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1907-1915

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a one-storey industrial building with a four-bay primary (south) façade, defined by three pilasters, that rises above the roof line, and a low gable roof with no projecting eaves or verges. To the east is a surface parking lot, while the west side of the property includes a concrete and metal structure with a shed roof and a projecting conveyor belt, and is surrounded with large piles of gravel. Located at the west end of Piccadilly Street and Ann Street, it reflects the semi-industrial nature of the area. The property currently houses Co-Fo Concrete Forming Construction Ltd. and Mobile Mix Concrete.

**Property History:** The structure on the east half of the property appears to coincide on the 1915 FIP with a bottle storage structure identified for the former Carling Brewery, which was located slightly further east on Ann Street. The majority of the Carling Brewery complex was demolished circa 1941, and this property appears to be the sole remaining structure.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		A small-scale industrial building that lacks notable design features, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	Based on Fire Insurance Plans and historical aerial photography, this property is the sole remaining structure from the Carling Brewery complex and formerly served as a bottle storage facility. It is therefore considered to have historical associations with the Carling Brewery complex, and the industrial history of the North Talbot area.

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<b>Contextual Value</b>	✓	As an intact early-20th-century industrial structure, the property contributes to its context within the Carling's Creek and CPR Corridor.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 7 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1922, 1945, 1955, 1965, 1967.



## 80 Ann Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a two-storey, red brick and concrete building with a symmetrical primary elevation, a flat-roofed overhang at the main entrance, and a low gable roof with projecting eaves and verges. There is a one-storey addition on the northwest corner of the structure. The property is located on the north side of Ann Street, west of Talbot Street. There is a surface parking lot to the west, and the majority of the surrounding streetscape is dominated by large-scale residential buildings and the London-Talbot Hydro Transformer Station.

**Property History:** This property was originally part of the Carling Brewery complex. The Carling Brewery was demolished in 1941, and based on historical aerial photographs, the present structure was constructed sometime between 1955 and 1965. The structure is used as a banquet hall for the Polish Combatants Association.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		A small-scale institutional building that 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 small institutional building within a streetscape dominated by large-scale industrial and residential buildings, the property does not contribute to its context in a significant way.

**Sources:** London Aerial Photo Collection, 1945, 1955, 1965.



## 140 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1922-1945

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a large, one-storey painted brick commercial structure with a flat roof. Its horizontality is emphasized by a regular rhythm of single-pane windows along the south façade, and by a strip of three-pane windows on the north. Located between Talbot Street and St. George Street, south of the Canadian Pacific Railway tracks, it fronts onto both Piccadilly Street and Ann Street. It currently houses a community organization and businesses such as a hair salon and a yoga studio.

**Property History:** FIPs and aerial photographs indicate that the southern portion of the building fronting onto Ann Street is the earliest part of the structure, and was completed sometime between 1922 and 1945. The building was expanded several times between the 1940s and the 1960s. Prior to its construction, the 1915 Rev. 1922 FIP identifies a small pond at this location.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-to-mid-20th-century industrial/commercial building that has undergone multiple expansions, the property does not seem to be representative of a style or typology 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 an early-to-mid-20th-century industrial/commercial building that has undergone multiple expansions, the property is consistent with the scale and nature of its context in the Carling's Creek and CPR Corridor but does not contribute to this context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29); London Air Photo



## 180 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1892-1907

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a small one-storey, concrete block building with a metal shed roof, and a garage door beside the front door onto Ann Street. It is an addition to the brick industrial building at 100 Ann Street, located on a triangular lot at the northeast corner of Ann Street and St. George Street, south of the Canadian Pacific Railway line.

**Property History:** The 1881 Rev. 1888 FIP shows that the north of Ann Street was lined with several brick and wood-framed detached residences. When the Canadian Pacific Railway line was constructed through the area around 1890, all properties on the north side of Ann Street were demolished. The present structure appears to have been constructed shortly after the railway line, as it is shown on the 1897, Rev. 1907 FIP, where it is labelled as a “glass warehouse.” The FIP indicates that a railway siding was originally located at the rear of the property, connecting with the CPR line. The 1912, Rev. 1915 and 1922 FIPs provide further detail, indicating that the structure was a warehouse for the Ontario Crockery Company, a manufacturer of china and glassware. Between 1948 and 1954, the building was home to a record pressing plant belonging to Regal Records which became Capitol Records Canada in 1949.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a rare local example of a surviving industrial building from the late 19th or early 20th century.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	As an intact late-19th or early-20th-century industrial structure, the property contributes to its context within the Carling's Creek and CPR Corridor.

**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Capitol6000.com.



## 199 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of paved area, London Hydro equipment, and a grass bank.

**Property History:** This property is a portion of the original Hyman Tannery Property. The Tannery was established on the west side of Talbot Street in 1835, by Ellis Hyman and David Marsh. After Marsh and Hyman dissolved their partnership in 1850, Hyman moved the tannery to this location in 1867 and expanded the business. Ellis' son Charles Smith Hyman took over the business in 1878 after his father's death. The tannery remained a family business until 1947, and operated until 1970. Upon its closure, the site was cleared for redevelopment. The present hydro equipment was likely installed when the adjacent residential complex was constructed; an electrical sub-station is present on the 1912 Rev. 1922 FIP.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although part of the former Hyman Tannery property, this property is not considered to hold significant historical or associative value.
<b>Contextual Value</b>		The property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29).

## 101 Oxford Street East

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This contemporary commercial property consists of a single-storey, painted brick building with a flat roof, surrounded by a large paved area for patron parking. It is located at the north edge of a semi-industrial area, immediately south of the overpass where the Canadian Pacific Railway line crosses Oxford Street East. The property currently houses an antiques store.

**Property History:** Based on a review of FIPs and historic aerial photography, no recorded structures appear on this property until the present structure was constructed between 1955 and 1965.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a modest 20th-century commercial 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 small commercial property at the northern edge of a semi-industrial area, relatively isolated in its siting on Oxford Street, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.

## 119 Oxford Street East

**Cultural Heritage Status:** None

**Date of Construction:** 1993

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a contemporary fast-food restaurant building that has one storey with a concrete foundation, a brick exterior, and a flat roof. The majority of the property is paved in order to provide parking space for patrons, as well as access to the drive-through. The exterior of the structure is synonymous with the branding and style of Tim Hortons. It is located on a triangular site at the southwest corner of Oxford Street East and Talbot Street that is also bound by the Canadian Pacific Railway line, at the northern edge of a semi-industrial area.

**Property History:** According to FIPs, this lot previously held a single mid-to-late-19th-century wood frame residence and a pair of early-20th-century structures related to auto repair. The present Tim Hortons restaurant was erected on the property in 1993.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a fast-food restaurant with a design common to Tim Hortons' corporate branding, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		As a late-20th-century Tim Horton's restaurant building, the property is not likely to hold historical/associative value.
<b>Contextual Value</b>		As a fast-food restaurant located near the confluence of a semi-industrial area with the residential and commercial fabric of Oxford Street East and Talbot Street, the property does not contribute to its context in a significant way.

**Sources:** MPAC, FIPs (1892 Rev. 1907, Sheet 29; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.





## 50 Piccadilly Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1945-1955

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This commercial property consists of a two-storey brick building with a flat roof, with a one-storey concrete block portion on the west side. It currently houses a nightclub. Located at the west end of Piccadilly Street on the north side, it is surrounded by surface parking to the east and an area to the west that appears to be used by the concrete construction company located across Piccadilly Street.

**Property History:** According to FIPs, this lot was part of the field landscape surrounding Carling Brewery until the 20th century. The current structure was constructed between 1945 and 1955, and has housed The Belfort nightclub since 2015.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a mid-20th-century commercial 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 small commercial property located at the west end of Piccadilly Street, in a semi-industrial area and a streetscape otherwise dominated by very large structures, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.



## 100 Piccadilly Street

**Cultural Heritage Status:** None

**Date of Construction:** c.1983

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This commercial property consists of a multi-storey structure with brick and sheet metal siding and a concrete foundation. At the southeast corner of the structure is a two-storey form with stucco siding. On the east and west sides are surface parking lots, and the property is bound to the north by the Canadian Pacific Railway line. The property is located on the north side of Piccadilly Street near the street's west end, and this area remains semi-industrial. The building is currently occupied by Access Information Management headquarters, formerly Command, which offers paper shredding and business archiving services.

**Property History:** This property originally consisted of five mid-to-late-19th-century detached and two semi-detached residences (72-90 Piccadilly Street - 1888 FIP) as well as a two-and-a-half storey ice house for the Carling Brewery. After the construction of the railway, in the 1890s, a rail spur was extended southwest to the brewery and the residences on the western half of this property (84-90 Piccadilly Street) were replaced with coal and barrel storage sheds (1907 FIP). The remaining residences and the Carling Brewery storage facilities were demolished in the later 20th century, and were replaced circa 1983 with the current structure: a records storage facility operated by Command Services.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a large, late-20th-century commercial 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.

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<b>Contextual Value</b>		Located near the west end of Piccadilly Street, this property has a monolithic presence within its streetscape and does not offer connections to neighbouring buildings. It is consistent with the semi-industrial nature of the surrounding area, but does not contribute to this context in a significant way.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 29; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.



## 140 Piccadilly Street

**Cultural Heritage Status:** None

**Date of Construction:** n/a

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a surface parking lot at the northwest corner of Piccadilly Street and Talbot Street, adjacent to the Canadian Pacific Railway corridor.

**Property History:** Prior to the construction of the railway this property contained at least three detached 19th century residences (1888 FIP). Since the railway's construction the property has been used a storage yard, and according to the 1922 FIP, was the site of the branch spur to the Carling Brewery from the main CPR line.

**Sources:** FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29).

## 186 Piccadilly Street

**Cultural Heritage Status:** None

**Date of Construction:** c.1945-1955

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a concrete, one-storey structure with a flat roof, set back significantly from the street behind a parking lot. It is located on the north side of Piccadilly Street, east of St. George Street, immediately north of a parking lot along the Canadian Pacific Railway tracks. It is currently occupied by an automotive service centre.

**Property History:** Currently a Kal Tire franchise, 186 Piccadilly Street originally included a c.1889 detached residence and the Dominion Transport Company stables. One of the longest-term early residents of the residence was Adam Flowers, stableman for the adjacent Dominion Transport Company stables. Also listed with Adam between the 1894 and 1896 City Directories was a Miss M. Flowers who operated as a dressmaker in the residence. Aerial photographs indicate that the present structure was completed sometime between 1945 and 1955.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		A typical automotive service building that 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 typical automotive service building that is set back from the street behind a parking lot, the property does not contribute to its context in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.



## 215 Piccadilly Street

**Cultural Heritage Status:** Listed on the *Register of Cultural Heritage Resources* with 715-717 Richmond Street

**Date of Construction:** c. 1909-1915

**Architect/Builder:** Moore and Munroe

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a three-storey former warehouse structure with a coursed rubble foundation, and a stucco exterior over buff brick, with a single brick chimney on the flat roof. It currently houses commercial offices. The property is located at the southwest corner of Piccadilly Street and Richmond Street, immediately north of the Canadian Pacific Railway line, and has entrances onto both streets. It is part of the same parcel as 715-717 Richmond Street.

**Property History:** This portion of 715-717 Richmond is referenced historically as 215 Piccadilly or 211-217 Piccadilly. The structure was originally built as the Fireproof Warehousing Company and replaced by 19th-century residences at 211 and 215 Piccadilly sometime between 1909 and 1915 (City Directories). The original structure represented the western third of current Piccadilly frontage. The remaining two thirds were constructed sometime between 1916 (City Directory) and 1922 (FIP), after the demolition of the last remaining 19th century residence on the property at 217 Piccadilly. This addition contained two commercial storefronts fronting on Richmond Street. The structure was later joined with a glass atrium to the neighbouring property at 719-721 Richmond Street, and the entire complex is now known by the address of 717 Richmond.

	Potential CHV	Rationale
Design/Physical Value	✓	The property is a representative example of an early warehouse structure that has been modified for commercial use.

<b>Historical/Associative Value</b>	✓	This property has historical associations with the industrial and commercial development of the North Talbot area, and the commercial development of Richmond Street.
<b>Contextual Value</b>	✓	As a former warehouse, this property is a remnant of a historic industrial landscape along the Canadian Pacific Railway line.

**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, Might's Directory Co., 1891-1895; Vernon's City of London Directory, 1915-1922.



## 715-717 Richmond Street

**Cultural Heritage Status:** Listed on the Register of Cultural Heritage Resources with 215 Piccadilly Street

**Date of Construction:** c. 1909-1915

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a three-storey former warehouse structure and a two-storey former warehouse structure, both with painted brick exteriors. The two-storey structure has been modified at the top floor with a continuous row of angled windows. The structures are connected by a modern glass addition that serves as a recessed entry pavilion to the complex, which houses commercial offices and restaurants. The property is located at the southwest corner of Piccadilly Street and Richmond Street, immediately north of the Canadian Pacific Railway line. It is part of the same parcel as 215 Piccadilly Street.

**Property History:** This property at 715-717 Richmond is referenced historically as 215 Piccadilly or 211-217 Piccadilly. The structure was originally built as the Fireproof Warehousing Company and replaced by 19th-century residences at 211 and 215 Piccadilly sometime between 1909 and 1915 (City Directories). The original structure represented the western third of current Piccadilly frontage. The remaining two thirds were constructed sometime between 1916 (City Directory) and 1922 (FIP), after the demolition of the last remaining 19th century residence on the property at 217 Piccadilly. This addition contained two commercial storefronts fronting on Richmond Street. The structure was later joined with a glass atrium to the neighbouring property at 719-721 Richmond Street, and the entire complex is now known by the address of 717 Richmond.

	Potential CHV	Rationale
Design/Physical Value	✓	The property is a representative example of an early warehouse structure that has been modified for commercial use.



<b>Historical/Associative Value</b>	✓	This property has historical associations with the industrial and commercial development of the North Talbot area, and the commercial development of Richmond Street.
<b>Contextual Value</b>	✓	As a former warehouse, this property is a remnant of a historic industrial landscape along the Canadian Pacific Railway line.

**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, Might's Directory Co., 1891-1895; Vernon's City of London Directory, 1915-1922.



## 100 St. George Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1892-1907

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a one-storey, painted brick industrial building surrounded by a surface parking lot to the north and east. The primary (south) façade has an arched entry with double doors in a brick surround, a secondary door, and a pair of windows with transoms and brick voussoirs. The configuration of the building's original segmentally arched openings is still visible where they have been infilled and their brick voussoirs remain present. The property is located on a triangular lot at the northeast corner of Ann Street and St. George Street, south of the Canadian Pacific Railway line.

**Property History:** The 1881 Rev. 1888 FIP shows that the north of Ann Street was lined with several brick and wood-framed detached residences. When the Canadian Pacific Railway line was constructed through the area around 1890, all properties on the north side of Ann Street were demolished. The present structure appears to have been constructed shortly after the railway line, as it appears on the 1897, Rev. 1907 FIP where is labelled as a "glass warehouse". The FIP indicates that a railway siding was originally located at the rear of the property, connecting with the CPR line. The 1912, Rev. 1915 and 1922 FIP's provide further detail, indicating that the structure was a warehouse for the Ontario Crockery Company, a manufacturer of china and glassware.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a rare local example of a surviving industrial building from the mid 19th century, notable for its segmentally-arched entryway, door and window openings.

<b>Historical/Associative Value</b>	✓	This property has historical associations with the industrial and commercial development of the North Talbot area, as well as the construction of the CPR rail line and the impacts it had on the development of the area.
<b>Contextual Value</b>	✓	The property's location on the south side of the CPR line physically and historically links it to the railway.

**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29).



## 725 Talbot Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Carling's Creek & CPR Corridor



**Property Description:** This property consists of a three-storey, red brick industrial building that currently serves as the London-Talbot Hydro Transformer Station and was likely constructed for that purpose. It occupies the majority of a block at the west end of Piccadilly Street and Ann Street, west of Talbot Street. It has a flat roof, large areas of windows on the north elevation facing Piccadilly Street (partially obscured from view by a brick wall), and a horizontal window within a projecting concrete surround on the south elevation facing Ann Street. The elevations facing Ann Street and Talbot Street otherwise consist largely of solid brick walls.

**Property History:** This property serves as the London-Talbot Hydro Transformer Station. It was constructed between 1967 and 1998 based on aerial photographs. The property was previously part of the Carling Brewery complex, which was demolished in 1941.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		This property is a typical mid-to-late-20th-century hydro transformer station, of which a large number exist across the province, and does not appear to be a representative example of this typology. It does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although the property was previously associated with the Carling Brewery, the present transformer station is unlikely to hold historical or associative value.

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<b>Contextual Value</b>		Occupying much of a block, this property has a monolithic presence within its streetscape and does not offer connections to neighbouring buildings. It is consistent with the semi-industrial nature of the surrounding area, but does not contribute to this context in a significant way.
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**Sources:** FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965, 1998.



## Richmond Row/The Village Business District

### Properties:

- 200 Albert Street
- 205 Central Avenue,  
599-601 Richmond Street
- 208 Central Avenue /  
605-607 Richmond Street
- 148 Dufferin Avenue
- 150 Dufferin Avenue /  
515 Richmond Street
- 196-198 John Street
- 174 Kent Street
- 207 Mill Street
- 214 Piccadilly Street
- 517 Richmond Street
- 519 Richmond Street
- 521-523 Richmond Street
- 525 Richmond Street
- 527-531 Richmond Street
- 533 Richmond Street
- 539 Richmond Street
- 545 Richmond Street
- 565-569 Richmond Street /  
202 Albert Street
- 571-575 Richmond Street
- 577 Richmond Street
- 579 Richmond Street
- 581-583 Richmond Street
- 585 Richmond Street
- 595 Richmond Street
- 609 Richmond Street
- 611 Richmond Street
- 613-615, 619 Richmond Street
- 621 Richmond Street



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- 623 Richmond Street
  - 629 Richmond Street
  - 633-635 Richmond Street
  - 637 Richmond Street /  
209 John Street
  - 645 Richmond Street
  - 651-671 Richmond Street
  - 675 Richmond Street
  - 685 Richmond Street
  - 691 Richmond Street
  - 695-699 Richmond Street
  - 709 Richmond Street
  - 711 Richmond Street
  - 713 Richmond Street
  - 723-727 Richmond Street
  - 731 Richmond Street
  - 733 Richmond Street
  - 735 Richmond Street
  - 737 Richmond Street
  - 739 Richmond Street
  - 743 Richmond Street



## 200 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a surface parking lot, where the former structure was demolished in c.2005. It is located on the north side of Albert Street, west of Richmond Street.

**Property History:** This property originally contained a single-detached wood-frame house. Google Earth imagery indicated that this structure was demolished around 2005.

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



## 205 Central Avenue, 599-601 Richmond Street

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

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of two structures at the southwest corner of Richmond Street and Central Avenue. On the north end is a two-storey, painted brick, mixed-use structure with a storefront at the ground level and residential use above. The storefront has a chamfered corner entry supported by a wood post, with two angled sidelights. Double-hung, six-over-six windows at the second storey on both the east and north façades have lug sills and red brick surrounds. A secondary entryway to the residential portion of the structure is located on the east elevation in a one-storey projecting vestibule with a Classically inspired door surround. To the south is a two-storey, buff brick commercial structure reflecting the Italianate style, with a wood cornice and brackets, twin three-bay wood storefronts, and one-over-two windows at the second storey with lug sills, segmental arches, and brick voussoirs. The storefront to the south has a recessed entry with two angled sidelights.

**Property History:** This property dates to before 1881, and was historically numbered as 599 and 599 1/2 Richmond Street. For much of the late 19th century, 599 was used as a grocery store by Albert Gibbling (or Gibling). 599 1/2 was occupied by a variety of tenants including a barbershop and fruit market.

	Potential CHV	Rationale
Design/Physical Value	✓	This property includes a representative example of a late-19th-century mixed-use building with a chamfered corner storefront, residential use on the upper storey with a separate access via an enclosed entry with a Classically inspired door surround, and double-hung six-over-six windows with lug sills and red brick surrounds. The property also includes a representative example of an Italianate-influenced commercial building, notable for its bracketed cornice, windows with lug sills and brick voussoirs, and wood storefronts.



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<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century.
<b>Contextual Value</b>	✓	This late-19th-century mixed-use building contributes to an eclectic, historic commercial streetscape along Richmond Street. Located on the corner of Richmond and Central Avenue, it reflects the transition between a historic residential neighbourhood and the commercial corridor of Richmond Street.

**Sources:** City of London *Register of Cultural Heritage Resources*; 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. 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.



## 208 Central Avenue / 605-607 Richmond Street

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

**Date of Construction:** 1914-1915

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This three-storey, red brick mixed-use structure, a historic apartment building, reflects the Spanish Revival style. A corner building with a chamfered entrance, it fronts on Richmond Street and Central Avenue at their northwest corner, with commercial spaces on the ground level and apartments on the upper storeys. The structure has a flat roof with a projecting faux eaves with red tiles, wood brackets, segmentally arched windows at the third storey with brick voussoirs, awnings over the second-storey windows, modified storefront windows on the first storey, and a front door with an arched transom window with radiating panes, and a gabled covering with return eaves and wood posts.

**Property History:** The Parkview Apartments were constructed between 1914 and 1915. City Directories indicate that there were originally two ground-level retail tenants; the Parkview Grocery, and Parkview Habadashery. Prior to the building’s construction, the property was occupied by a two small shops and a stone cutting yard as shown on the 1907 FIP.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an early-20th-century apartment building in its form, and a rare local example of the Spanish Revival style. It is notable for its flat roof with projecting faux eaves, wood brackets, segmentally arched windows with brick voussoirs, and chamfered entry with an arched transom window and wood gabled covering.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century.

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<b>Contextual Value</b>	✓	This early apartment building contributes to an eclectic, historic commercial streetscape along Richmond Street. Addressing the corner of Richmond and Central Avenue, it 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:** 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.



## 148 Dufferin Avenue

**Cultural Heritage Status:** None

**Date of Construction:** c.1988

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a four-storey, concrete parking garage, located on the north side of Dufferin Avenue, west of Richmond Street.

**Property History:** The 1922 FIP shows a block of six brick rowhouses fronting onto Dufferin Avenue (then Maple Street) at this location, and three larger detached residences fronting onto Kent Street. By the 1960s, the rowhouses had been replaced by commercial buildings. The current parking garage was likely constructed when the adjacent 150 Dufferin Avenue complex was built in 1988. It was expanded in the early 2000's.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a 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 unlikely to hold significant or historic associations.
<b>Contextual Value</b>		As a typical parking garage on an evolved portion of Dufferin Avenue, west of the historic commercial streetscape along Richmond 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.



## 150 Dufferin Avenue, 515 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** 1988

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Business District



**Property Description:** This property consists of a 8-storey office building on the north side of Dufferin Avenue, with a primarily painted brick and glass exterior, a symmetrical façade with a large glazed, arched central entry, and a square footprint extruded to an octagonal form through gradual stepbacks at each corner. To the east, on the corner of Dufferin Avenue and Richmond Street, is a one-storey brick commercial structure, recently renovated on the exterior, with a flat roof and four units.

**Property History:** The 1922 FIP shows that the property was originally occupied by several smaller commercial buildings. These included a garage, and a livery stable fronting onto Dufferin Avenue (then Maple Street). By the 1950s, the entire northwest corner of Richmond Street and Dufferin Avenue had been razed and replaced with a parking lot. The commercial complex at 150 Dufferin Avenue/515 Richmond Street was completed in 1988. Part of 515 Richmond Street was recently demolished to make way for the new Richmond Row condominiums.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-20th-century office building and an altered multi-unit commercial building, which 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>		The property is unlikely to hold significant or historic associations.
<b>Contextual Value</b>		As a late-20th-century office building and an altered multi-unit commercial building, located where an evolved portion of Dufferin Avenue meets the historic commercial streetscape along Richmond Street, the property does not contribute to its context in a significant way.

**Sources:** n/a



## 196-198 John Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** The property consists of a surface parking lot on the north side of John Street, east of Richmond Street.

**Property History:** This is the former site of two mid-to-late 19th century residences at 194 and 198 John Street (1881 FIP). These were demolished around 2006.

**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.



## 174 Kent Street

**Cultural Heritage Status:** None

**Date of Construction:** N/A

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



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

**Property History:** Besides a rough outline appearing in the 1907 FIP, no previous structures are affiliated with this lot in either the FIPs, City Directories, or aerial photographs. In the late 19th century City Directories, the area east of 172 Kent is often listed as private grounds.

**Sources:** (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1945-1998.

## 207 Mill Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a one-storey brick commercial structure with an asymmetrical façade, a flat roof, and a fabric canopy over the entrance on the south side of Mill Street, west of Richmond Street.

**Property History:** 207 Mill appears to be a more recent addition to the rear of the former Grand Pacific/CPR Hotel. This extension is not shown on the 1957 Geodetic Survey of London, or any earlier FIPs, but appears to be present in the 1965 Aerial Photo. This more recent portion includes the primary entrance to the current iteration of the former hotel's bar and restaurant, The Ceeps.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a modest, one-storey building addition, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		This property is an addition to the structure that housed the longstanding CPR hotel and The Ceeps bar.
<b>Contextual Value</b>	✓	This property is part of the social landmark of The Ceeps.

**Sources:** MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); Geodetic Survey of London, 1957, Sheet 66.

## 214 Piccadilly Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1888

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, painted brick former residence, located on the north side of Piccadilly Street, west of Richmond Street. It has a gabled roof, three double-hung windows with lug sills on the second storey, and a first storey that has been modified to accommodate commercial use, including a projecting storefront window and a fabric awning.

**Property History:** 214 Piccadilly Street appears to have been previously numbered as 216 Piccadilly Street, as shown on the 1888 FIP. Although the structure is numbered as 216 Piccadilly Street on all FIPs, neither 214 nor 216 are listed in any City Directory until at least 1922. Directories in the 1890s identify an unnamed store between Richmond Street and 222 Piccadilly Street, which is likely this structure, but do not provide an address number. As it was located to the rear of the property at 723-727 Richmond Street, it may have originally been a carriage house outbuilding. 723-727 Richmond Street was formerly occupied by Kincaid's Hotel.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a 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>	✓	This structure may be associated with 723-727 Richmond Street, the former Kincaid's Hotel.
<b>Contextual Value</b>	✓	As a late-19th-century residence, the property 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.

**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.



## 517 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** 2020

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property is a 14-storey, multi-unit residential structure and is currently under construction. It is located on the west side of Richmond Street between Kent Street and Dufferin Avenue.

**Property History:** The 1888 FIP shows that the property on which this residential building is being constructed was at that time occupied by several small wood-frame shops, and a pair of brick shops at 515-517 Richmond Street. All of the wood-framed shops are shown to have been demolished on the 1922 FIP, and the property was largely a vacant lot. By the 1950s the entire block between Dufferin Avenue (Maple Street) and 521 Richmond Street had been demolished. The Richmond Court retail complex was constructed on the site in 1988, and was partially demolished in 2018-2019 to accommodate the residential building currently under construction.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		The property is unlikely to hold significant or historic associations.
<b>Contextual Value</b>		A large condominium tower under construction, the property does not contribute to its context on the eclectic, historic commercial streetscape of Richmond Street in a significant way.

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Geodetic Survey of London, 1957; <https://oldoakproperties.com/apartments/one-richmond-row/>



## 519 Richmond Street

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

**Date of Construction:** 1867

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Business District



**Property Description:** This property consists of a two-and-a-half-storey, buff brick, Victorian mixed-use/commercial building. It has a wood storefront at the ground storey with a recessed entry, and a prominent, two-storey hexagonal turret above, at the centre of the main façade. The structure has a gabled roof, brick pilasters, and corbelled brick below a bracketed cornice. Its south elevation has been visible from the street since at least the 1880s. It is located on the west side of Richmond Street between Kent Street and Dufferin Avenue,

**Property History:** Constructed in 1867, the property appears on the 1888 FIP which shows that the hexagonal turret on the front of the building was present at that time and may be an original feature or early addition. For most of the 19th century, the building was occupied by a bakery, run by various individuals such as R.B. Walker and William McGinn.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a Victorian mixed-use/commercial building, notable for its gabled roof, brick pilasters, bracketed cornice, brick corbelling, wood storefront, and two-storey hexagonal turret.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district in the 19th century.

<b>Contextual Value</b>	✓	As a mid-19th-century commercial property, located prominently at the end of a partial block, this property contributes to an eclectic, historic commercial streetscape along Richmond Street.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIP (1881 Rev. 1888, Sheet 9); 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.



## 521-523 Richmond Street

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

**Date of Construction:** 1875

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, buff brick, mixed-use/commercial structure with a flat roof, a wood cornice with brackets, corbelled brick below the eaves, a symmetrical main façade with four double-hung windows with arched transoms, a brick belt course running across the façade and around the arched transoms, and a modified storefront with six recessed openings, which currently houses a restaurant. It is located on the west side of Richmond Street, south of Kent Street.

**Property History:** Constructed in 1875, the property was identified only as 521 Richmond Street until the 1884 City Directory. For much of the late 19th and early-20th centuries, 521 was occupied by Edward Burke, a supplier of picture frames and photographic supplies, and later the G.A. Henry Photofinishing studio. Between 1884 and 1894, 523 was occupied by Peter McGlade, a furniture maker and grocer.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century mixed-use/commercial structure, notable for its wood cornice with brackets, corbelled brick, symmetrical main façade, double-hung windows with arched transoms, brick belt course, and storefront configuration with recessed openings.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district in the 19th century.
<b>Contextual Value</b>	✓	As a late-19th-century mixed-use/commercial structure, this property contributes to an eclectic, historic commercial streetscape along Richmond Street.

**Sources:** City of London Register of Cultural Heritage Resources; FIP (1881 Rev. 1888, Sheet 9).





## 525 Richmond Street

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

**Date of Construction:** 1875

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-and-a-half-storey, painted brick, mixed-use/commercial building with a low gabled roof, a central gabled dormer with horizontal siding, windows with segmental arches and brick voussoirs on the second storey, and a modified, contemporary storefront with a recessed entry to the south and a secondary entry to the north. It is located on the west side of Richmond Street, south of Kent Street.

**Property History:** The *Register of Cultural Heritage Resources* identifies a construction date of 1875, and similarities in design to the adjoining three shops at 527-531 Richmond indicate that this building was probably constructed at the same time. An early occupant was Mary Talbot who operated a “Fancy Goods” store. This is possibly the Mary Talbot who was a daughter of Edward Talbot, early settler of Middlesex Township mentioned in Goodspeed’s *A History of Middlesex County*.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property is a late-19th-century mixed-use/commercial building that has been substantially altered and does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district in the 19th century.
<b>Contextual Value</b>	✓	As a late-19th-century mixed-use/commercial building, the property contributes to an eclectic, historic commercial streetscape along Richmond Street.



**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; A History of Middlesex County, Goodspeed, 1889.



## 527-531 Richmond Street

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

**Date of Construction:** 1875

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of three adjoining two-and-a-half-storey, painted brick, mixed-use/commercial buildings with Italianate influences, located on the southwest corner of Kent Street and Richmond Street, addressing Richmond. Each of the three structures has a low gabled roof, projecting eaves, a two-bay façade defined with brick quoined pilasters, and two segmentally arched windows at the upper storey. The buildings at 529 and 531 Richmond have exterior shutters and leaded windows. The buildings at 527 and 529 Richmond have gabled dormers with horizontal siding, and 530 Richmond has a shed-roofed dormer on the north façade. There are wood storefronts with recessed entrances at 529 and 530, with two doors at 529 and a single door with a transom and two sidelights at 530; 527 has an altered contemporary storefront.

**Property History:** These three shops were constructed in 1875. The 1883 City Directory identifies early occupants as Oscar Schafer, a modelmaker at 527, Joseph Percival, a flour and feed supplier at 529, and a grocery store run by Benjamin Jarman at 531. One notably long-term occupant was Iraeneus Lewis, who ran a printing shop out of 527 Richmond Street between 1891 and 1916.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an adjoining group of late-19th-century, Italianate-influenced mixed-use/commercial buildings. They are notable for their gabled dormers, projecting eaves, respective two-bay façades, brick quoins, segmentally arched windows, and wood storefronts.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district in the 19th century.



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<b>Contextual Value</b>	✓	As an adjoining group of late-19th-century mixed-use/commercial buildings with storefronts, the property contributes to an eclectic, historic commercial streetscape along Richmond Street.
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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; Vernon's London City and Middlesex County Directory, 1908-1922.



## 533 Richmond Street

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

**Date of Construction:** c. 1915

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a one-storey, painted brick commercial property with a primarily fixed-pane storefront, a chamfered corner entry with double-leaf doors and a support post, and a stepped brick parapet. It is located at the northwest corner of Richmond Street and Kent Street.

**Property History:** The *Register of Cultural Heritage Resources* identifies this property as having been constructed in 1888, however this may erroneously refer to an earlier structure. FIPs show that the 19th century, the subject property contained a block of wood-framed rowhouses. City Directories indicate that these were demolished around 1908-1909. The present structure was constructed circa 1915 and was originally occupied by the Hunt Plumbing Company.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of an early-20th-century commercial building, noted for the stepped brick parapet above the storefront and the chamfered corner entry.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of the Richmond Business District.
<b>Contextual Value</b>	✓	As a modified early-20th-century commercial building, prominently situated at a corner, this property contributes to an eclectic, historic commercial streetscape along Richmond Street.

**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.



## 539 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1915

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey brick former warehouse with a five-bay façade defined by brick pilasters, a flat roof with a faux gable parapet, dentilled details above the second-storey windows. The windows and doors have been altered to accommodate the building's commercial use, and it currently houses a restaurant. It is located on the west side of Richmond Street, north of Kent Street.

**Property History:** During the 19th century, the subject property contained a row of wood-framed rowhouses. City Directories indicate that these were demolished around 1908-1909. The present structure was constructed circa 1915, and served as a warehouse for John Dromgole & Company, a wholesaler of china and fancy goods. It was later occupied by Wright & Sons, a wholesale hat supplier.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a former warehouse building converted to commercial use, notable for its faux gable parapet, brick pilasters defining a five-bay façade, and dentilled details above the second-storey windows.
<b>Historical/Associative Value</b>	✓	This property is associated with John Dromgole & Company, a wholesaler of china and fancy goods, as well as with Wright & Son, a hat wholesaler.
<b>Contextual Value</b>	✓	As a modified, early-20th-century former warehouse building, the property contributes to an 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. 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.





## 545 Richmond Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey brick commercial structure with a flat roof and wide, multi-pane clerestorey windows, located at the interior of a block behind the late-20th-century commercial property at 551 Richmond Street, between Albert Street and Kent Street.

**Property History:** Formerly occupied by 2 pairs of semi-detached frame houses. These were demolished between 1955 and 1965 and replaced with the current commercial building.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a 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>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>		As 20th-century infill at the interior of a block, with no presence along the historic commercial streetscape of Richmond Street, this 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, 1955, 1965.



## 565-569 Richmond Street / 202 Albert Street

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

**Date of Construction:** 1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** Located on the northwest corner of Richmond Street and Albert Street, this property consists of a two-storey, Victorian mixed-use property with a painted brick exterior and a rounded corner, where the primary entryway is located. A cornice detail follows the curve above the first storey, as does a corner window at the second floor. There are two secondary entries to the residential upper floors, including doors with transom windows, on the south façade, and a firewall and corbelled parapet on the west side of the structure.

**Property History:** Constructed in 1881, the properties comprising 565-569 Richmond Street were used for a variety of commercial purposes. Prior to 1884, only 567 Richmond Street is identified in City Directories so it is possible that the building was constructed as a single-unit and later divided into three units. John Horsman, a grocer is identified at 567 in 1881. Other tenants of the property included John Baker, a butcher who operated his shop at 565 from 1884 to 1890, and Mrs. Mary Talbot, a purveyor of Fancy Goods at 567 from 1895 to 1901. Prince Albert's diner, a neighbourhood landmark is located at number 565.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a Victorian-era commercial building, notable for its curved corner entry, including a curved window on the second storey and curved cornice lines, its pair of secondary entries on the south façade, and its corbelled parapet.
<b>Historical/Associative Value</b>	✓	The property houses a diner that has had a longstanding presence in the community.

<b>Contextual Value</b>	✓	Prominently situated and addressing the corner of Richmond Street and Albert Street, this late-19th-century commercial structure contributes to an eclectic, historic commercial streetscape along Richmond Street, where it is likely considered a landmark.
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**Sources:** City of London *Register of Cultural Heritage Resources*; 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. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 571-575 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1916 - 1922 (571); Pre-1881 (575-573)

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of two adjoining structures: a two-storey, painted brick commercial structure with a three-bay main façade at 573-575 Richmond Street, and one three-storey, painted brick commercial structure with a two-bay main façade at 571 Richmond Street. Both structures have brick pilasters, brick parapets with Greek key details, modified windows, and modified ground-storey storefronts with tile cladding and recessed entries. The properties are located on the west side of Richmond Street, north of Albert Street.

**Property History:** During the 19th and early-20th centuries, 571 Richmond Street was historically numbered as 569 1/2-571 Richmond Street, and contained a pair of semi-detached wood frame residences. Between 1916 and 1922, these were demolished and replaced with the present three-storey brick structure, originally a warehouse for the Dunlop Tire and Rubber Company.

The structure at 575-573 was constructed sometime between 1926 and 1942, based on aerial photography and the 1926 Geodetic Survey of London.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	These structures are representative examples of early-20th-century commercial properties, notable for their brick pilasters and brick parapets with Greek key details.
<b>Historical/Associative Value</b>	✓	The property at 571 Richmond Street has historical associations with the Dunlop Tire and Rubber Company.

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<b>Contextual Value</b>	✓	As modified early-20th-century commercial properties, these structures contribute to an eclectic, historic commercial streetscape along Richmond Street.
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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. Mighel and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



## 577 Richmond Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey commercial structure with a glazed ground-floor storefront, a recessed entry, and a panel of single-glazed windows on the second storey. It is located on the west side of Richmond Street, between Central Avenue and Albert Street.

**Property History:** The 1881 City Directory lists Charles Smith, a blindmaker at this address. This may be an error, or the structure was demolished shortly thereafter as the 1888 FIP, and all subsequent FIP's show this property as a vacant lot. Furthermore, the address is not listed in any City Directory from 1883 until at least 1922. Although difficult to discern, the 1945 aerial photograph appears to show that the property remained vacant. The 1957 Geodetic survey shows that the current structure was present by that time.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century commercial 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.
<b>Contextual Value</b>		As a mid-20th-century this building does not contribute to the eclectic, historic commercial streetscape along Richmond Street in a significant way.

**Sources:** FIP (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1945; Geodetic Survey of London, 1957.

## 579 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, brick commercial structure that has been altered with a modern façade with what appears to be metal cladding, which was modified again between 2015 and 2017. It is located on the west side of Richmond Street between Central Avenue and Albert Street.

**Property History:** This dates to before 1881. City Directories indicate that it was once occupied by Morgan’s Hotel. From 1886 onwards, the building was occupied by the Deans Brothers Bakers, and Mrs. Johnanna Dean, a Confectioner. Fire Insurance Plans indicate that the structure has been expanded several times, likely to suit the needs of the growing bakery business. At some point between 1915 and 1922, a separate bake-oven structure was constructed at the rear of the property. It appears from contemporary aerial photography that this has since been demolished.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		Heavily modified, the property does not appear to hold significant design/physical value. It is unclear to what degree the original features remain behind the recent façade.
<b>Historical/Associative Value</b>	✓	This property is associated with the Deans Brothers Bakery.



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<b>Contextual Value</b>		While the property is generally consistent in scale and massing with its neighbours, due to its modern façade, which completely obscures the building's earlier form, this property does not currently contribute to the eclectic, historic commercial streetscape along Richmond Street in a significant way.
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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.





## 581-583 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1895-1898

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a three-storey, mixed-use structure, with a modified store-front façade with two recessed entries at the ground floor, buff brick at the upper storeys, two oriel windows on the second storey, segmentally arched windows with brick voussoirs at the top storey, a flush brick cornice, and a flat roof. It is located on the west side of Richmond Street between Central Avenue and Albert Street.

**Property History:** The 1888 FIP shows that a single-storey brick structure was originally located on this property. City Directories indicate that this was likely a residence, as no businesses are identified in association with this address. Beginning in 1895, William Slater, a merchant tailor is listed at this address, and the current structure is shown on the 1907 FIP. In addition to William Slater’s shop, Samuel Grigg is listed as an upstairs resident, confirming that a two-storey structure was on the property at that time. Slater occupied the store until 1900, when it became a dressmaker’s shop. The 1922 City Directory lists the address as a Dominion grocery store.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a modified 19th-century commercial property that is typical in design and construction, this property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of the Richmond Street commercial streetscape during the 19th century.
<b>Contextual Value</b>	✓	As a modified 19th-century commercial property, it contributes to an eclectic, historic commercial streetscape along Richmond Street



**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 Richmond Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of one-storey commercial structure with a low gable roof and three front gables. The exterior is clad with wood panelling. It is located on the west side of Richmond Street between Central Avenue and Albert Street and currently houses a restaurant.

**Property History:** FIPs show that the property was occupied by a series of one and two-storey frame structures. These included a hotel, operated by Thomas Morkin at 587 Richmond Street from 1884 to 1893. Aerial photos show that these structures were demolished sometime between 1945 and 1955 and were replaced with a parking lot. The current structure housing the Toboggan restaurant was constructed sometime between 1955 and 1965.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century commercial 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.
<b>Contextual Value</b>		As a mid-20th-century commercial property within an eclectic, historic commercial streetscape along Richmond Street the property does not contribute to its context in a significant way.

**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; London Air Photo Collection, 1955-1965.



## 595 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, brick commercial structure with a flat roof, what appears to be a stucco façade at the second storey, and what appears to be the original wood storefront with a recessed entry at the first storey, which houses a restaurant. It is located on the west side of Richmond Street, south of Central Avenue.

**Property History:** The subject property dates to before 1881. Between 1881 and at least 1922 it was occupied by J.F. Hunt & Sons, a mattress and furniture manufacturer. Fire Insurance Plans indicate that the company operated a furniture store at the front of the building, with a workshop at the rear.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While this 19th-century commercial structure retains its historic wood storefront, it has otherwise evolved to the degree that it is not representative of a style or typology and does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with J.F. Hunt & Sons, a manufacturer of furniture and mattresses.
<b>Contextual Value</b>	✓	As a modified 19th-century commercial property that retains its historic storefront, it contributes to an eclectic, historic commercial streetscape along Richmond Street

**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.



## 609 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1890

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a narrow two-storey, painted brick commercial structure with a corbelled brick cornice, a flat roof, stucco and two double-hung windows at the upper storey, a storefront that is currently behind construction hoarding, and a fabric awning above the storefront. It is located on the west side of Richmond Street, north of Central Avenue.

**Property History:** City Directories indicate that the structure at 609 Richmond Street was constructed circa 1890. The 1881 FIP shows a small brick structure on the property, however Richmond Street appears to have been widened between 1888 and 1892. The structure's original occupant was P. Vanderflip, a butcher and was occupied between 1883 and 1899 by Alex P. Taylor, a fishmonger. Sam Lee is listed in the 1922 Directory, affiliated with a Chinese laundry.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-19th-century commercial structure that lacks notable design features, it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century. Sam Lee is identified at this location in the 1922 Directory, affiliated with a Chinese laundry, possibly indicating connections to the early Chinese community.
<b>Contextual Value</b>	✓	As a late-19th-century commercial building, it contributes to an eclectic, historic commercial streetscape along Richmond Street.

**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.



## 611 Richmond Street

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

**Date of Construction:** c. 1900

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, buff brick, commercial structure with a modified ground-storey storefront consisting of a recessed entry with two single-pane glass doors, and two full-height, single-pane windows with transoms above. The structure has brick pilasters on either side of the façade, millwork details above the first storey, brick corbelling at the roof line, and a brick parapet. It is located on the west side of Richmond Street, north of Central Avenue.

**Property History:** Although the construction date is identified as 1884 on the *Register of Cultural Heritage Resources*, City Directories indicate that this property was constructed circa 1900, as the address is not listed in any prior directory. Additionally, the structure first appears on the 1907 FIP; it is a vacant lot on the 1881 FIP. The first occupant was Kenneth Stewart, a butcher. The Micheltree Brothers are also affiliated with this address as butchers who had stores in various London locations.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century commercial structure modified to include a contemporary storefront. It is notable for its brick parapet and corbelling at the roofline, and millwork details above the first storey.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century.



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<b>Contextual Value</b>	✓	As a late-19th-century commercial building, it contributes to an eclectic, historic commercial streetscape along Richmond 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.



## 613-615, 619 Richmond Street

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

**Date of Construction:** 1889

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, buff brick commercial structure at 619 Richmond Street, as well as two one-storey brick commercial structures at 613-615 Richmond Street. They are located on the west side of Richmond Street between Central Avenue and Hyman Street. The two-storey structure has a flat roof, a bracketed cornice, brick corbelling at the roofline, three one-over-one windows with lug sills and “North Talbot-style” lintels at the second storey, and a carved wood storefront at the ground floor. The two one-storey structures have flat roofs, two storefronts each with recessed entries, fabric awnings, and single-pane windows.

**Property History:** The structure at 619 Richmond Street first appears in the 1890 City Directory where it is listed as a grocery store run by John Mercer. Between 1892 and 1895, the grocery is operated by Mary Mercer, and Mary Sweeney, a dressmaker is also listed at this address, possibly a tenant of the second-floor apartment.

FIPs show that the property where 613-615 Richmond Street now stand was originally occupied by two single-storey frame houses set far back from the road. The houses were numbered 615 and 617 Richmond Street. Aerial photos suggest that these remained on the property until at least the 1940s, and that the current building was constructed sometime between 1957 and 1965.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The structure at 619 Richmond Street is a representative example of a late-19th-century commercial building, notable for its bracketed cornice, brick corbelling, windows with lug sills and “North Talbot-style” lintels, and carved wood storefront. The two structures at 613-615 Richmond Street lack notable design features and do not appear to hold significant design/physical value.

<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century.
<b>Contextual Value</b>	✓	As a late-19th-century commercial building, the structure at 619 Richmond Street contributes to an eclectic, historic commercial streetscape along Richmond Street. The adjacent structures at 613-615 Richmond Street, which have a much larger footprint and contrast with their neighbours in terms of scale, form, massing, do not contribute to this context in a significant way.

**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; London Air Photo Collection, 1945-1965; Geodetic Survey of London, 1957.



## 621 Richmond Street

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

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, buff brick, mixed-use structure with a flat roof with projecting eaves, a bracketed cornice, and windows at the second storey with segmentally arched transoms, brick voussoirs, and exterior shutters. The corner storefront features large fixed-pane windows and a chamfered entryway with a support post at the corner; to the south is a secondary door to the residential upper floor. The property is located on the southwest corner of Richmond Street and Hyman Street. It forms a pair with the adjacent designated property at 623 Richmond Street.

**Property History:** This property first appears in the 1890 City Directory. No businesses are listed at the address in the 1890 Directory, so it is possible that the upstairs apartments were occupied before the ground level storefront. In the 1891 Directory, shoemaker S.H. Williams and the T.S. Wallis Coal Co, are listed here. From 1894, F.C. Hunt plumbing was located at this address until they moved to a new building further south at Richmond Street and Kent Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an early-20th-century mixed-use structure with a commercial ground storey and residential use above. It is notable for its flat roof with projecting eaves, bracketed cornice, upper-storey windows with segmentally arched transoms, brick voussoirs, and exterior shutters, and corner storefront with a chamfered entryway and a support post at the corner.
<b>Historical/Associative Value</b>	✓	This property is associated with the development of Richmond Street as a commercial district during the 19th century.

<b>Contextual Value</b>	✓	Together with the adjacent designated property at 623 Richmond Street, it forms a pair of corner commercial properties that help define the eclectic, historic commercial streetscape along Richmond 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.



## 623 Richmond Street

**Cultural Heritage Status:** Designated, By-Law L.S.P.-3074-186

**Date of Construction:** c.1902-1905

**Architect/Builder:** Moore & Henry

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, mixed-use structure with a buff brick exterior, a flat roof with projecting eaves, and a decorative cornice. The corner storefront features large fixed-pane windows and a chamfered entryway with a support post at the corner. Other windows on the structure have stone lug sills.

**Property History:** During the 1880s, the property on which this building now stands was the location of the Star Roller Rink, an indoor roller-skating rink. This is shown as the Star Skating Rink on the 1888 FIP. Around 1890, a livery stable and riding school was established on the property between 623 and 633 Richmond Street. This was originally run by William Tripp, and later Thomas Trebilcock. The livery operate until around 1901. The commercial structure at 623 Richmond Street was constructed circa 1902-1905. The structure originally contained a grocery store operated by Brigitte O'Donnell. Upon her death, James O'Donnell (believed to be her son) ran the store until 1957.

**Architectural Reasons:** The structure at 623 Richmond Street is significant in terms of its architectural features. Designed by Moore and Henry, this building complements 621 Richmond Street. Built c.1905 this was originally a neighbourhood grocery store and home. It is a 2-storey yellow brick building with a flat roof.

The generous segmental arches over the windows are an attractive feature both on the exterior and the interior. The building also features the original store front with a corner fenestration, bracketed eaves and a classical frieze above the main entrance. The original windows below the display windows have been restored. The doors at the side and rear add to the complexity of the structure as does the column at the cornered main entrance.

**Sources:** By-Law L.S.P.-3074-186; FIP (1892 Rev. 1907, Sheet 29); London Free Press, September 21st, 1991.

## 629 Richmond Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a one-storey commercial structure containing two storefronts, with an unadorned façade of painted brick, a flat roof, and fabric awnings. The south unit currently houses a restaurant and has a single-pane storefront window, and recessed entry with a smaller single-pane window to either side. The north unit houses a beauty supply store and has one single-pane storefront window and a glazed door. The property is located on the west side of Richmond Street, between John Street and Hyman Street.

**Property History:** During the 1880s, the property on which this building now stands was the location of the Star Roller Rink, an indoor roller-skating rink. This is shown as the Star Skating Rink on the 1888 FIP. Around 1890, a livery stable and riding school was established on the property between 623 and 633 Richmond Street. This was originally run by William Tripp, and later Thomas Trebilcock. The livery operate until around 1901; the commercial structure at 623 Richmond Street was erected circa 1902-1905, but the remainder of the property was left vacant as late as the 1940s. Aerial photos and the 1957 Geodetic survey indicate that the present commercial building at 629 Richmond was constructed sometime between 1945 and 1957.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a modest 20th-century commercial property that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although the property was previously used as a livery during the 19th century, the current 20th century commercial building is unlikely to hold historical or associative value.



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<b>Contextual Value</b>	A modest 20th-century property that contrasts with its neighbours in terms of scale, form, massing, and materials, the property does not contribute to its context in a significant way.
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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; London Air Photo Collection, 1945; Geodetic Survey of London, 1957.





## 633-635 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1896

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** These properties consist of a pair of two-storey, painted brick, semi-detached properties, originally residences that have been converted to commercial use. The northern portion has a front gable projecting from the hipped roof, with dentilled bargeboards, shingle imbrication, and a vertical glazed panel that extends down through the first storey. The southern portion has a metal cornice that extends above the original hipped roofline. Currently housing a restaurant, it has a storefront window on the first storey, and two one-over-two windows with fabric awnings on the second storey. The pair has two central front doors with transom windows. They are located on the west side of Richmond Street between John Street and Hyman Street.

**Property History:** This property is first listed in City Directories beginning in 1896, which would suggest that the structures were completed at that time. The structures were occupied by a variety of businesses including Robert Sinkins Fruit Store and Mrs. Maria Rollins, Grocer. The 1901 City Directory identifies John Lee Laundry at this location, suggesting possible connections to the early Chinese community.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While these properties were originally a pair of late-19th-century semi-detached residences, they have evolved through substantial modifications and additions to the degree that their earlier form and architectural details are no longer clearly legible, and they do not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	A Chinese laundry is identified at this location in the 1901 directory, possibly indicating connections to the early Chinese community. Further historical research may be required to determine significant or historic associations.



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<b>Contextual Value</b>	✓	As former semi-detached residences that have evolved substantially through conversion to commercial use, these properties reflect patterns of commercial development, contributing to an eclectic, historic commercial streetscape along Richmond Street.
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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.



## 637 Richmond Street, 209 John Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** These properties consist of a one-and-a-half-storey, stone commercial structure at the southwest corner of Richmond Street and John Street, and a two-and-a-half-storey, buff brick residential structure on John Street, west of Richmond Street. The commercial structure at 637 Richmond Street has its primary entry on a chamfered corner, typical of bank buildings at this period, arched windows with keystones at the upper storey, and a mansard-like roof. The adjacent structure at 209 John Street consists of a former dwelling that reflects the Queen Anne style, with a hipped roof, a front gable with carved wood bargeboards, and arched windows at the second storey. A modern glazed addition is visible at the second storey on the building's north end, likely related to its conversion to commercial use and connecting it to the building at 637 Richmond. The building is separated from the sidewalk by a high fence. The two structures now comprise a pub.

**Property History:** The building at 637 Richmond Street was constructed c. 1901-1907, and originally the North End branch of the Bank of Toronto. The Bank of Toronto was founded in 1855, and merged with the Dominion Bank of Canada in 1955 to become the Toronto Dominion Bank. This branch closed in 1942. The building is now home to the Barking Frog pub, and has been joined to the neighbouring house at 209 John Street. An unsourced article found on the Vintage London Facebook page notes that the bank was the scene of an unusual robbery in 1931, in which the culprit fled the city by chartering an airplane to the former Lambeth Airport.

The former house at 209 John Street was constructed circa 1901 based on information in City Directories. It was connected to both the building at 637 Richmond, and the neighbouring house at 205 John Street by means of a glass atrium and patio.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property includes a rare example of a late-19th-century bank building, notable for its use of stone, its arched windows with keystones, its mansard-like roof, and its orientation with its entry on a chamfered corner. The adjacent building is a representative example of a Queen-Anne-style residence that has been converted to commercial use, notable for its hipped roof, gable with carved wood bargeboards, and arched windows.
<b>Historical/Associative Value</b>	✓	This property originally housed the Bank of Toronto on Richmond Street, a historical shopping district.
<b>Contextual Value</b>	✓	As an early commercial building prominently situated at a corner, and a late-19th-century former residence converted to commercial use, this property anchors an eclectic, historic commercial streetscape along Richmond Street

**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.



## 645 Richmond Street

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

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey commercial structure with a flat roof with an overhang on all sides. Buff brick is visible at the structure’s rear. It appears to have been altered a number of times since its construction, most recently between 2015 and 2017, when horizontal wood cladding was applied to portions of the repainted stucco exterior, and the shingled roof overhangs were covered with metal. The property is located at the northwest corner of Richmond Street and John Street, with the primary entrance on Richmond.

**Property History:** Although significantly modified, the structure at 645 Richmond Street appears to predate 1881. A pair of two-storey brick structures with a similar footprint to the present building appears on the 1888 FIP, with the street numbers of 641 and 645 Richmond Street. Based on information in City Directories, the property appears to have initially been constructed as a residence, rather than a commercial building. The 1901 Directory identifies Thomas Trebilcock at 641 Richmond Street. Trebilcock operated the Trebilcock and Collins Livery Stable at 623 Richmond Street. 645 Richmond Street was still being used as a residence as late as 1922, however the Phillips Motor Cartage Company was located at 641. Current aerial imagery shows that the structure still has a hipped roof which is not visible from the street. At some point after the 1960s, the structure was expanded and significantly renovated. Occupied by the Mongolian Grill for twenty two years, the property was renovated again in 2017 and now operates as the El Furniture Warehouse bar.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a highly modified 19th-century commercial property, 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>		While the property is consistent in scale and typology with the character of Richmond Street, it has been highly modified to the point that it is no longer legible as a historic commercial building, and does not contribute to the eclectic, historic commercial streetscape along Richmond Street in a significant way.
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**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, 1901; Vernon's London City and Middlesex County Directory, 1908-1922. London Free Press, "Vancouver Chain Opening Dive Bar on Richmond Row with \$4.95 Meals", March 13, 2017.



## 651-671 Richmond Street

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

**Date of Construction:** 1891

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a three-storey brick structure with Italianate-influenced elements such as ornate corbelling on the ground and third storey, and a flat roof. Located on the west side of Richmond Street, the building has an entranceway on a chamfered corner facing the Mill Street/Richmond Street intersection. Windows have “North Talbot-style” lintels and lug sills. The structure is presently painted blue, but appears to be clad in buff brick.

**Property History:** Historically referred to as 671-673 Richmond Street, this property was constructed in 1891. City Directories show that it was originally known as the Grand Pacific Hotel, and as operated by J.B. Land. The structure originally contained 23 rooms which were rented for one dollar per night. In 1907, the property was bought by John Menhinick and was renamed the CPR Hotel, after the railway station across the street. To avoid litigation by the Canadian Pacific Railway, the owners claim CPR stood for “Comfort, Rest, and Peace”.

The hotel obtained a liquor license in 1934 and opened a bar room. The hotel was sold to Jamie Melnick of Toronto in 1948, who in turn sold it to the Tattersall Family (its present owners) in 1957. Known as “The Ceeps”, the property became a popular drinking establishment with Western University students, and the bar’s sign was changed in 1971 to reflect this nickname. The property ceased operating as a hotel in 1981, but the ground floor bar remains popular. An onsite brew pub was added in 1991, allowing the establishment to brew its own brand of beer.

	Potential CHV	Rationale
Design/Physical Value	✓	This property is a representative example of a commercial structure from the late 19th century with Italianate decorative elements.



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<b>Historical/Associative Value</b>	✓	This property operated as the CPR Hotel between 1891 and 1981. The ground level bar nicknamed “The Ceeps” is a longstanding drinking establishment in London.
<b>Contextual Value</b>	✓	This property is considered both an architectural landmark on the prominent corner of Richmond Street and Mill Street, and a social landmark as The Ceeps.

**Sources:** 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; The London Free Press, “Toasting the Ceeps”, November 6, 2015.





## 673-677 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1998

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a 17-storey, concrete and glass, mixed-use tower with multiple commercial units in the one-storey concrete podium and residential use in the tower. It is located behind the commercial property at 685 Richmond Street, on the north side of Mill Street, and is set back with a small hardscape plaza.

**Property History:** The subject property is a late-20th-century commercial and residential development constructed on the former site of the Hyman Tannery. The Tannery was established on the west side of Talbot Street in 1835, by Ellis Hyman and David Marsh. After Marsh and Hyman dissolved their partnership in 1850, Hyman moved the tannery to this location in 1867 and expanded the business. Ellis’ son Charles Smith Hyman took over the business in 1878 after his father’s death. The tannery remained a family business until 1947, and operated until 1970. Upon its closure, the site was cleared for redevelopment.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical late-20th-century, large-scale mixed-use residential tower that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although the property has historical associations with the Hyman Tannery that formerly occupied the site, no structures or landscape elements of the former tannery remain, and the property is not likely to convey historical or associative value.



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<b>Contextual Value</b>	As a typical late-20th-century, large-scale, mixed-use residential tower that is set back from the street, the property does not contributes to the eclectic, historic commercial streetscape along Richmond Street in a significant way.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Brock, Daniel J., *Fragments from the Forks: London, Ontario's Legacy*; *A History of Middlesex County*, Goodspeed, 1889.



## 685 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** 1985

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a four-storey, brick commercial structure with retail units on the ground level and offices on the upper storeys. The structure has a stepped façade on the north side and has a flat roof. It is located at the northwest corner of Richmond Street and Mill Street, and the primary entry to the commercial complex is located on this corner.

**Property History:** The subject property is a late-20th-century commercial and residential development constructed on the former site of the Hyman Tannery. The Tannery was established on the west side of Talbot Street in 1835, by Ellis Hyman and David Marsh. After Marsh and Hyman dissolved their partnership in 1850, Hyman moved the tannery to this location in 1867 and expanded the business. Ellis’ son Charles Smith Hyman took over the business in 1878 after his father’s death. The tannery remained a family business until 1947, and operated until 1970. Upon its closure, the site was cleared for redevelopment.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical late-20th-century multi-unit commercial property that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although the property has historical associations with the Hyman Tannery that formerly occupied the site, no structures or landscape elements of the former tannery remain, and the property is not likely to convey historical or associative value.



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<b>Contextual Value</b>	As a typical late-20th-century multi-unit commercial structure, the property does not contribute to the eclectic, historic commercial streetscape along Richmond Street in a significant way.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Brock, Daniel J., *Fragments from the Forks: London, Ontario's Legacy; A History of Middlesex County*, Goodspeed, 1889.



## 691 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1970-1998

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a one-storey, multi-unit commercial structure with a flat roof and brick siding. Individual units are defined by brick posts and canopies. It is set back from the west side of Richmond Street, south of the Canadian Pacific Railway line, and is integrated with the adjacent apartment complex.

**Property History:** The subject property is a late-20th-century commercial and residential development constructed on the former site of the Hyman Tannery. The Tannery was established on the west side of Talbot Street in 1835, by Ellis Hyman and David Marsh. After Marsh and Hyman dissolved their partnership in 1850, Hyman moved the tannery to this location in 1867 and expanded the business. Ellis' son Charles Smith Hyman took over the business in 1878 after his father's death. The tannery remained a family business until 1947, and operated until 1970. Upon its closure, the site was cleared for redevelopment.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical late-20th-century multi-unit commercial property that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although the property has historical associations with the Hyman Tannery that formerly occupied the site, no structures or landscape elements of the former tannery remain, and the property is not likely to convey historical or associative value.



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<b>Contextual Value</b>	As a typical late-20th-century multi-unit commercial structure that is set back from the street, the property does not contributes to the eclectic, historic commercial streetscape along Richmond Street in a significant way.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Brock, Daniel J., *Fragments from the Forks: London, Ontario's Legacy*; *A History of Middlesex County*, Goodspeed, 1889.



## 695-699 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** 1986

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** These properties consist of an 18-storey brick residential tower that is integrated with the commercial property at 691 Richmond Street. It is set back from the west side of Richmond Street, south of the Canadian Pacific Railway line.

**Property History:** The subject property is a late-20th-century commercial and residential development constructed on the former site of the Hyman Tannery. The Tannery was established on the west side of Talbot Street in 1835, by Ellis Hyman and David Marsh. After Marsh and Hyman dissolved their partnership in 1850, Hyman moved the tannery to this location in 1867 and expanded the business. Ellis' son Charles Smith Hyman took over the business in 1878 after his father's death. The tannery remained a family business until 1947, and operated until 1970. Upon its closure, the site was cleared for redevelopment.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		The property consists of a typical late-20th-century, large-scale residential tower that lacks notable design features; it does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		Although the property has historical associations with the Hyman Tannery that formerly occupied the site, no structures or landscape elements of the former tannery remain, and the property is not likely to convey historical or associative value.



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<b>Contextual Value</b>	As a typical late-20th-century, large-scale residential tower that is set back from the street, the property does not contributes to the eclectic, historic commercial streetscape along Richmond Street in a significant way.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Brock, Daniel J., *Fragments from the Forks: London, Ontario's Legacy*; *A History of Middlesex County*, Goodspeed, 1889.





## 709 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** n/a

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property is primarily a paved empty lot, which houses a small one-storey souvlaki trailer. The triangular lot on Richmond Street gains its irregular shape from the crossing of the Canadian Pacific Railway line.

**Property History:** Prior to the construction of the Canadian Pacific Railway in 1890, Ann Street intersected with Richmond Street. Even after the completion of the railway, a level crossing extended across the Ann Street and Richmond Street intersection. It appears that this arrangement existed until at least the 1960s. When the Hyman Tannery on the south side of Ann Street was demolished in the 1970s and replaced with the present commercial/residential development, Ann Street was truncated and now terminates in a cul-de-sac east of St. George Street. This lot represents the former Ann Street Right-of-Way.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an empty lot with a small restaurant trailer, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>		While the lot represents the former Ann Street Right-of-Way, it is unlikely to hold historical/associative value.



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<b>Contextual Value</b>		This property's configuration, consisting of a triangular lot with a movable restaurant trailer that is oriented parallel to the Canadian Pacific Railway line, makes it an anomaly relative to the rectilinear lots and traditional commercial typologies on Richmond Street, but it does not contribute to the streetscape in a significant way.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965, 1967.



## 711 Richmond Street

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

**Date of Construction:** c. 1896

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property is a two-storey, painted brick commercial building with a front gable roof, a symmetrical façade, a commercial storefront at the ground floor, residential use above that is accessed by a door with a gabled covering on the south elevation, and awning windows at the second storey. It is located on the west side of Richmond Street, between Piccadilly Street and the Canadian Pacific Railway crossing.

**Property History:** The 1881 Rev. 1888 FIP shows that a wood frame structure was originally present on the property, with City Directories showing that this structure was occupied by Andrew Burns, a purveyor of Fancy Goods. The address disappears from the City Directories between 1891 and 1896, suggesting that the structure was demolished. The present structure is shown on the 1892 Rev. 1907 FIP. The reappearance of this address in the City Directory of 1896 suggests that the structure was constructed around that time. In the early 1900s, the building was occupied by the family of tailor Joseph Albert Miller. It was childhood home of noted London writer, historian, and Anglican minister Orlo Miller.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a typical turn-of-the-century commercial property that lacks notable design features, the property does not appear to hold significant design/physical value.
<b>Historical/Associative Value</b>	✓	This property is directly associated with Orlo Miller.
<b>Contextual Value</b>	✓	This property reflects early commercial development and contributes to an eclectic, historic commercial streetscape along Richmond Street.

**Sources:** City of London *Register of Cultural Heritage Resources*; 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., 1883-1890; London City & Middlesex County Directory, Migh's Directory Co., 1891-1895; Vernon's City of London Directory, 1915-1922.



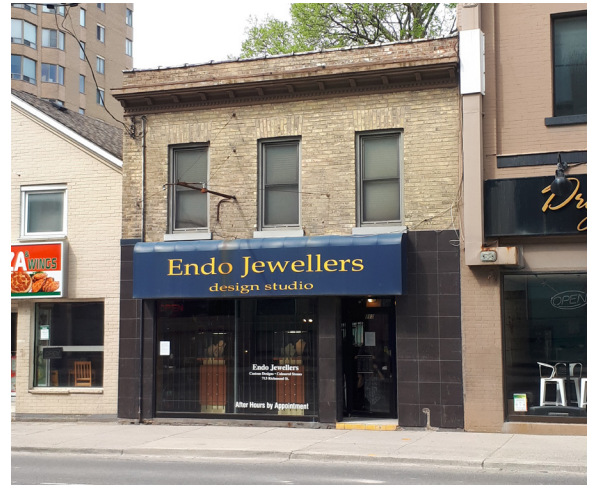
## 713 Richmond Street

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

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, buff brick commercial structure with a three-bay façade, an Italianate-style cornice with dentils and brackets, and three windows on the second storey with lug sills and brick voussoirs. The property is mixed-use with a commercial storefront at the ground floor that currently houses a jeweller, and residential use above. It is located on the west side of Richmond Street, between Piccadilly Street and the Canadian Pacific Railway crossing.

**Property History:** The 1881 Rev. 1888 FIP shows that a frame structure was originally located at 713 Richmond Street, and was replaced with a brick structure on the 1892 revised 1907 FIP. From 1881-1910, the property was occupied by Richard Ardcock, a butcher who both worked and resided at this location.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a turn-of-the-century commercial property 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>	✓	This property reflects early commercial development and contributes to an eclectic, historic commercial streetscape along Richmond Street.

**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., 1883-1890; London City & Middlesex County Directory, Might's Directory Co., 1891-1895; Vernon's City of London Directory, 1915-1922



## 723-727 Richmond Street

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

**Date of Construction:** 1860

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, multi-unit, mixed-use structure that displays Georgian stylistic influences. It has a buff brick exterior, a hipped roof, brick chimneys, and a corbelled brick fire-wall on the right side of the roof. On the upper storey are segmental arch windows with lug sills and brick voussoirs, arranged irregularly on the south façade and in eight bays on the east. The property occupies the northwest corner of Richmond Street and Piccadilly Street and addresses Richmond Street.

**Property History:** This property was the home of a hotel and saloon. By 1876-1877, it was known as the St. George & Dragon Hotel. The business was operated by Harry Walsh, before it was taken over by John Kincaid, and operated as Kincaid's Hotel. City Directories indicate that the hotel closed around 1890, and the building was divided into three retail units. Quong Lee had a laundry in this building by 1915, a relatively early Chinese laundry in London.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This structure is a representative example of a 19th-century hotel with Georgian influences and an early example of adaptive reuse, as it was converted into multiple shop spaces in the early 20th century.
<b>Historical/Associative Value</b>	✓	This property may have historical/associative value as the former Kincaid's Hotel. It is also associated with a relatively early Chinese laundry in London, indicating connections to the early Chinese community.

<b>Contextual Value</b>	✓	As a prominent corner property and a longstanding commercial building and former hotel that reflects Richmond Street's early development, the property contributes to an eclectic, historic commercial streetscape along Richmond Street.
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**Sources:** City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 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., 1886; London City & Middlesex County Directory, Might's Directory Co., 1891-1895; Foster's London City & Middlesex County Directory, 1901; Vernon's City of London Directory, 1922.



## 731 Richmond Street

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

**Date of Construction:** 1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey commercial structure with a gabled roof, stone veneer at the base, a modern storefront, and a wood exterior at the upper storey with a clock in the gable. The present façade was added in c.2010 and renovated again in c.2017, and largely obscures the building’s original form. Located within the Richmond Business District, on the west side of Richmond Street north of Piccadilly Street, it currently houses a pub.

**Property History:** This property is referred to in the *Register of Cultural Heritage Resources* as the Walker Property, however City Directories do not list any an occupant of that name on the property between 1881 and 1922. The 1888 Fire Insurance Plan shows a one-and-a-half-storey wood framed shop on the property, which is believed to be the current structure. City Directories indicate that this was primarily used as a grocery store during the 19th century, and was split into two ground-floor units around 1896. The 1922 FIP labels the property as a “plaster statue works.” Directories show that the property was occupied at that time by the Venetian Art Company, managed by S. Pagliai, who also resided at this address.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	Although the street-facing elevation was recently renovated, largely obscuring the original form, the subject property is a representative example of a 19th-century, wood-framed commercial building.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.



## 733 Richmond Street

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

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey, wood-framed mixed-use structure with a gabled roof, a modern storefront, and four 18-light windows at the upper storey. Located within the Richmond Business District, on the west side of Richmond Street between Piccadilly Street and Oxford Street East, the commercial ground floor currently houses a spa, and the upper floor is residential.

**Property History:** Constructed prior to 1881, the property at 733 Richmond Street was used as a butcher shop by Charles Bricklin from 1881 to 1889, and later as a grocery store under a variety of occupants.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	Although altered, the subject property is a representative example of a 19th-century, wood-framed commercial building.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	An early shop building, the property contributes to the eclectic, historic commercial streetscape along Richmond Street.

**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); City of London and County of Middlesex Directory, J. Harrison White, 1881; The London and Middlesex County Directory, R.L. Polk & Co., 1886; London City & Middlesex County Directory, Might's Directory Co., 1891-1895; Foster's London City & Middlesex County Directory, 1900-1901.



## 735 Richmond Street

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

**Date of Construction:** c. 1885-1886

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey mixed-use building with a flat roof, painted brick at the ground floor exterior, buff brick at the second storey, and an entry recessed within an arched opening. Located within the Richmond Business District, on the west side of Richmond Street between Piccadilly Street and Oxford Street East, the commercial ground floor currently houses a restaurant, and the upper floor is residential.

**Property History:** City Directories indicate that the present structure was constructed circa 1885-1886, as the address first appears in the 1886 Directory. Curiously, the first occupant is identified as “Little Miss Agnes.” It was occupied by a butcher shop for much of the 1880s and 1890s, and was occupied by a barber in the early 20th century.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a relatively modest mixed-use building that 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>	✓	This evolved commercial property contributes to an eclectic, historic commercial streetscape along Richmond Street.

**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); The London and Middlesex County Directory, R.L. Polk & Co., 1886; London City & Middlesex County Directory, Might’s Directory Co., 1891-1895; Foster’s London City & Middlesex County Directory, 1900-1901.

## 737 Richmond Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a one-storey commercial structure with a recessed, glazed storefront, vinyl cladding, and a façade that extends above the flat roof. Located within the Richmond Business District, on the west side of Richmond Street between Piccadilly Street and Oxford Street East, the property currently houses a bicycle shop.

**Property History:** FIP's show that there was originally an iron structure on the property. Directories indicate that this was a plumber's shop occupied by C.W.Walker, and later a blacksmith's shop operated by John Neville. The structure appears to have been demolished after 1907, as it is no longer listed in City Directories and is vacant on the 1912, Rev. 1915 FIP. Aerial photos and Geodetic mapping indicate that the present building was completed between 1945 and 1957.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a modest mid-20th-century commercial building that 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 mid-20th-century property of a smaller scale than its surroundings, the property does not contribute to the eclectic, historic commercial streetscape along Richmond Street in a significant way.

**Sources:** FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29); City of London



*Register of Cultural Heritage Resources; 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 City of London Directory, 1915; Geodetic Survey of London, Ontario, 1957.*



## 739 Richmond Street

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

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey commercial structure with two glazed garage-style doors forming a storefront, wooden double doors, a hipped roof with projecting eaves, an exterior staircase at the north end that leads to the upper level, and an open second-storey verandah. Located within the Richmond Business District, on the west side of Richmond Street between Piccadilly Street and Oxford Street East, the property currently houses a pub.

**Property History:** The subject property contains a wood frame structure completed prior to 1881. City Directories show that this was primarily used as a residence through the 19th century. The storefront addition was added sometime between 1892 and 1915 based on FIPs. It is likely that this was completed in the 1910s, as the address is listed as a tailor’s shop in City Directories beginning at this time.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		Due to the degree to which the original structure has been modified and obscured by the present façade, which 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>	✓	This evolved commercial property contributes to an eclectic, historic commercial streetscape along Richmond Street.

**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); City of London *Register of Cultural Heritage Resources*; 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 City of London Directory, 1915.



## 743 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** 1986

**Architect/Builder:** Unknown

**Sub-Area:** Richmond Row/The Village Business District



**Property Description:** This property consists of a two-storey commercial structure at the southwest corner of Richmond Street and Oxford Street East. The building’s exterior is primarily red brick with multiple glazed storefronts at the first storey, facing onto Richmond, horizontal panels of single-pane fixed windows at the upper storey, and areas of cast concrete on both the north and east elevations.

**Property History:** FIPs show that this 20th-century commercial complex replaced a series of mid-to-late-19th - and early-20th-century residences and shops at 215-223 Oxford Street East and 743-751 Richmond Street. This original mix of detached and semi-detached structures was demolished between the 1940s and 1960s, and was replaced by a small shopping plaza, which was in turn replaced with the present structure in 1986.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		A late-20th-century commercial structure, 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>		Though prominently sited at the intersection of two major roadways, as a late-20th-century commercial structure, the property does not contribute to the historic, eclectic commercial district of Richmond Street in a significant way.

**Sources:** MPAC; FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.



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<b>Contextual Value</b>	✓	This evolved commercial property contributes to an eclectic, historic commercial streetscape along Richmond 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); City of London and County of Middlesex Directory, J. Harrison White, 1881; The London and Middlesex County Directory, R.L. Polk & Co., 1886; London City & Middlesex County Directory, Might's Directory Co., 1891-1895; Foster's London City & Middlesex County Directory, 1901; Vernon's City of London Directory, 1922.





## First Suburb

### Properties:

- 119-121 Albert Street
- 124 Albert Street
- 125 Albert Street
- 127 Albert Street
- 129 Albert Street
- 135 Albert Street
- 136 Albert Street
- 151 Albert Street
- 152 Albert Street
- 153-155 Albert Street
- 159 Albert Street
- 164 Albert Street
- 175-177 Albert Street
- 176 Albert Street
- 179-181 Albert Street,  
551 Richmond Street
- 180 Albert Street
- 186 Albert Street
- 123 Ann Street
- 125 Ann Street
- 127 Ann Street
- 131-133 Ann Street
- 137 Ann Street
- 139 Ann Street
- 145 Ann Street
- 146-154 Ann Street
- 156 Ann Street
- 164 Ann Street
- 175 Ann Street
- 179 Ann Street
- 183 Ann Street
- 197 Ann Street



- 122 Central Avenue
- 124 Central Avenue
- 128 Central Avenue
- 132 Central Avenue
- 133 Central Avenue
- 135 Central Avenue
- 138 Central Avenue
- 140 Central Avenue
- 141 Central Avenue
- 143 Central Avenue
- 144 Central Avenue
- 145 Central Avenue
- 146 Central Avenue
- 148 Central Avenue
- 149, 155-157 Central Avenue
- 150 Central Avenue
- 152 Central Avenue
- 154 Central Avenue
- 156 Central Avenue
- 166 Central Avenue
- 167 Central Avenue
- 172 Central Avenue
- 175 Central Avenue
- 177 Central Avenue
- 182 Central Avenue
- 183 Central Avenue
- 185 Central Avenue
- 188 Central Avenue
- 190 Central Avenue
- 191 Central Avenue
- 192-196 Central Ave
- 193-197 Central Avenue
- 204 Central Avenue
- 206 Central Avenue
- 156-158 Hyman Street
- 160 Hyman Street
- 162 Hyman Street



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- 185-187 Hyman Street
  - 189 Hyman Street
  - 191 Hyman Street
  - 193 Hyman Street
  - 195 Hyman Street
  - 197 Hyman Street
  - 199 Hyman Street
  - 119 John Street
  - 121 John Street
  - 125 John Street
  - 126 John Street
  - 129 John Street
  - 132 John Street
  - 133 John Street
  - 137 John Street
  - 138 John Street
  - 141 John Street
  - 142 John Street
  - 145 John Street
  - 146 John Street
  - 149 John Street
  - 151 John Street
  - 152 John Street
  - 153 John Street
  - 154 and 156 John Street
  - 157 John Street
  - 158 John Street
  - 163 John Street
  - 165 John Street
  - 166 John Street
  - 167 John Street
  - 168 John Street
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  - 172 John Street
  - 173 John Street



- 174 John Street
- 175 John Street
- 176 John Street
- 178 John Street
- 179 John Street
- 185 John Street
- 188 John Street
- 189 John Street
- 190-192 John Street
- 197 John Street
- 200 John Street /  
649 Richmond Street
- 201 John Street
- 204-206 John Street
- 205 John Street
- 155 Kent Street
- 170 Kent Street
- 177 Kent Street
- 187 Kent Street
- 116 Mill Street
- 123 Mill Street
- 125 Mill Street
- 127 Mill Street
- 128-130 Mill Street
- 129 Mill Street
- 131 Mill Street
- 134 Mill Street
- 134 1/2 Mill Street
- 135 Mill Street
- 136 Mill Street
- 136 1/2 Mill Street
- 139 Mill Street
- 140 and 142 Mill Street
- 141 Mill Street
- 143 Mill Street
- 144 and 146 Mill Street
- 147 Mill Street



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- 148 Mill Street
  - 149 Mill Street
  - 150 Mill Street
  - 153 Mill Street
  - 154 Mill Street
  - 155 Mill Street
  - 157 Mill Street
  - 160 Mill Street
  - 162-164 Mill Street
  - 163 Mill Street
  - 172 Mill Street
  - 175 Mill Street
  - 177-179 Mill Street
  - 180 Mill Street
  - 181 Mill Street
  - 185-187 Mill Street
  - 191-193 Mill Street
  - 121 Oxford Street East
  - 125 Oxford Street East
  - 131 Oxford Street East
  - 137 Oxford Street East
  - 143 Oxford Street East
  - 149 Oxford Street East
  - 155 Oxford Street East
  - 163 Oxford Street East
  - 165 Oxford Street East
  - 173 Oxford Street East
  - 179 Oxford Street East
  - 205 Oxford Street East
  - 147 Piccadilly Street
  - 176 Piccadilly Street
  - 206 Piccadilly Street
  - 208 Piccadilly Street
  - 210-212 Piccadilly Street
  - 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
- 54 St. George Street
- 57 St. George Street
- 58 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
- 83, 87-99 St. George Street /  
149-165 Ann Street
- 84 St. George Street
- 86 St. George Street
- 117 St. George Street /  
149 Piccadilly Street
- 123 St. George Street
- 130 St. George Street
- 131 St. George Street
- 132 St. George Street
- 134 St. George Street
- 135 St. George Street
- 718 Talbot Street
- 720 Talbot Street
- 724 Talbot Street



## 119-121 Albert Street

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

**Date of Construction:** c. 1862-1877

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a pair of one-storey, buff brick, semi-detached Regency-style cottages with a symmetrical façade, segmental arch windows with lug sills, segmental arch main entryways with four-pane transoms and two panel sidelights on each door, and a low gable roof. They are located on the south side of Albert Street, east of Talbot Street.

**Property History:** The *Register of Cultural Heritage Resources* dates this house to 1877, although a previous evaluation of the property conducted in 2009 notes that the property may date back as far as 1862. It is noted in this evaluation as being the only example of a purpose-built double Regency cottage in London, and one of the few extant Regency dwellings in general. Early occupants of the house were primarily working class, and the quick turnover of occupants shown in the City Directories suggest that the houses were rented. Politician and businessman Elijah Leonard has a loose association with the property, having owned the lot before the present houses were constructed.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a rare local example of a pair of semi-detached Regency cottage-style residences; this style is uncommon in the North Talbot area.
<b>Historical/Associative Value</b>	✓	This property has historical value as an early working-class residence within the Talbot Street area, pre-dating many of the later, larger homes of the elite.

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<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 south side of Albert Street
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**Sources:** Rahey, Rebecca, Cultural Heritage Resources Evaluation Sheet - 119-121 Albert Street, 2009.





## 124 Albert Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, red brick residential structure with a hipped roof, a side gable on the west elevation, a front gable with shingle imbrication, a pair of windows, and wooden brackets, double-hung windows with lug sills and flat heads, a front door with a transom, and a flat-roofed porch with paired colonnettes on concrete block bases. It is located on the north side of Albert street, east of Talbot Street.

**Property History:** This structure on this property was likely constructed between 1901 and 1907, as is appears on the 1907 FIP, but is not listed in the 1901 Directory. The 1908 City Directory lists Allan Webber, a city fireman at this address. Further research is required to determine Webber's role in the London Fire Department.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As an early-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>	✓	This property is associated with London firefighter Allan Webber.
<b>Contextual Value</b>	✓	As a early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class 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; Vernon's London City and Middlesex County Directory, 1908-1922.



## 125 Albert Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** The property consists of a two-storey buff brick residential structure with a gabled roof, a projecting front gable, a side gable on the east elevation, a shed roof dormer on the west elevation, a shed-roofed front verandah with a gabled pediment above the entry, wood brackets in the front gable, dentilled millwork details in the front gable, front entry pediment, and below the eaves of the main roof and verandah, double-hung windows, a window on the ground storey with a segmentally arched transom, and a side hall plan. It is located on the south side of Albert Street, east of Talbot Street.

**Property History:** An earlier structure occupied this property, as shown on the 1888 FIP. This appears to have been demolished between 1892 and 1894, as the property is identified as vacant during 1892-93, then is not listed again. The current house appears on the 1907 FIP, suggesting it was constructed sometime between 1901 and 1907. The original occupant is identified as J.J. Harkness in the 1908 Directory. Harkness worked as a traveller for an unspecified firm

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an early-20th-century residence, notable for its gabled roof with a side gable and projecting front gable, dentilled millwork details, shed-roofed front verandah with a gabled pediment over the entry, and double-hung windows.
<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 contributes to a streetscape of late-19th- and early-20th-century residences along the south side of Albert Street.
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**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.



## 127 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** 1904

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, buff brick structure with a hipped roof, a side hall plan, a front gable with millwork details and a pair of windows, a double-hung window and a single-pane window with a stained-glass transom on the second storey, a window with an arched stained-glass transom and brick voussoirs on the first storey, a double-leaf entry with a fabric awning, and a recessed secondary entry on the west portion of the main façade. It is located on the south side of Albert Street, east of Talbot Street.

**Property History:** MPAC provides a construction date of 1904, which appears to be accurate since this residence first appears in the 1907 FIP and is not listed in the 1901 City Director. An earlier frame structure is indicated on this property on the 1888 FIP. The 1908 City Directory lists Robert Whitton as the occupant of 127 Kent Street. Whitton worked as a shipper for the A.M. Smith Company.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of an early-20th-century residence, notable for its front gable with millwork details, windows with stained-glass transoms, brick voussoirs, double-leaf entry, and recessed secondary entry.
<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 south side of Albert Street

**Sources:** FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Foster’s London City and Middlesex County Directory, 1900-1901; Vernon’s London City and Middlesex County Directory, 1908-1922.



## 129 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1887

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** The property is a two-storey buff brick residence with Queen Anne-style influences. It has a gabled roof with millwork detail in the front gable, segmentally arched windows with brick voussoirs, a one-storey bay window on the front elevation, shed roofs over the bay window and main entry, and a front door with a transom window and two sidelights. It is located on the south side of Albert Street, east of Talbot Street.

**Property History:** John Cox, a butcher, occupied the property from at least 1881 according to City Directories. The 1887 Directory lists an unfinished house at this address suggesting that the current structure was constructed in that year. Cox is again listed as occupant in the 1888-1889 Directory, so it is presumed he had this house constructed for him.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a Queen Anne-inspired residence, notable for its gabled roof with millwork details in the front gable, segmentally arched windows with brick voussoirs, one-storey bay window, and front entry with a transom window and two sidelights.
<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 south side of Albert 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. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory,



## 135 Albert Street

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

**Date of Construction:** c. 1886

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, buff brick residential structure with Italianate-style influences. It has a hipped roof, a central gable with millwork details and an arched window, projecting eaves and verges with paired wood brackets, a two-storey bay window on the main façade with double-hung windows and lug sills, another bay window on the west elevation, a double-leaf entry with a transom window and a fabric awning, dichromatic brick banding on all visible façades, and dichromatic brick voussoirs above the segmentally arched windows and doors. 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 137 Albert Street.

**Property History:** The *Register of Cultural Heritage Resources* provides a construction date for this property of 1872. The property is illustrated on the 1888 FIP, however the address does not appear in City Directories until 1886, suggesting it may have been constructed at that time. The 1886 Directory lists William Cathro, a roofer as the original occupant, and from 1887 to 1901, R. J. Young is listed. This is believed to be Robert J. Young who operated the R.J. Young & Company Dry Goods Store which was located at 142 Dundas Street.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a late-19th-century residence with Italianate influences, noted for its central gable with millwork details and an arched window, projecting eaves and verges with paired wood brackets, bay windows, double-leaf entry with a transom window, and dichromatic brick banding and voussoirs above segmentally arched openings.
<b>Historical/Associative Value</b>	✓	This property is associated with 19th century retailer Robert J. Young.



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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 residences along the south side of Albert Street. It has some architectural similarities to the adjacent residence at 137 Albert Street.
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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.





## 136 Albert Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a seven-storey, multi-unit residential structure with an asymmetrical façade, an irregular roofline, a one-storey glazed entry pavilion, red brick at the lower floors, stucco at the upper floors, and red metal trim. It is located on the north side of Albert Street, east of Talbot Street, and is set back significantly from the street behind a surface parking lot.

**Property History:** This property was formerly occupied by a large two-storey brick residence. This was demolished sometime between 1955 and 1965, and appears to have been replaced by a parking lot for the former Talbot School. The present residential structure was built sometime after 1967, and first appears on the 1998 aerial photos.

	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 with a significant setback behind a surface parking lot, within a late-19th- and early-20th-century working-class and middle-class neighbourhood, the property does not contribute to its context in a significant way.

**Sources:** FIP: 1912 Rev. 1922; London Air Photo Collection, 1955, 1965, 1967, 1998.



## 151 Albert Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** The property is a two-storey commercial office structure with a stucco exterior and both horizontal and vertical glazed panels on the main elevation. It is located on the south side of Albert Street between Talbot Street and Richmond Street.

**Property History:** The original structures on this property were demolished around 1893, and the property was used as a lumber yard for Adam Beck's cigar box manufacturing company which was located at 161-173 Albert Street. The 1922 FIP shows several small buildings used as lumber storage on the property. The present structure was erected sometime between 1967 and 1998 based on available aerial photos.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-to-late-20th-century 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.
<b>Contextual Value</b>		As a mid-to-late-20th-century commercial property with a deep setback behind a parking lot, the property does not contribute in a significant way to a streetscape of late-19th- and early-20th-century residences along the south side of Albert Street.

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

## 152 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1986-1988

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a multi-unit, red brick residential complex, including six two-storey structures with two-storey bay windows and low hip roofs, and underground parking. It is located on the north side of Albert Street between Talbot Street and Richmond Street. Two of the six structures face onto Albert Street, with the other four behind them, and the access to the underground parking is situated between them directly addressing the street.

**Property History:** In his book *The Historic Heart of London*, John H. Lutman notes that 152 Albert Street was originally the residence of Thomas Frazer Kingsmill, founder of the Kingsmill's Department Store which operated in London from 1865 to 2013. The 1922 FIP shows that this was a large, two-storey brick house. Aerial photos indicated that this was demolished sometime after 1967.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a late-20th-century, multi-building residential 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>	✓	This property is associated with Thomas Frazer Kingsmill, founder of the Kingsmill's Department Store, however the current 20th century residential complex is unlikely to hold historical or associative value.

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<b>Contextual Value</b>		As a late-20th-century, multi-building residential complex with a street-facing underground parking access, within a late-19th- and early-20th-century working-class and middle-class neighbourhood, the property does not contribute to its context in a significant way.
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**Sources:** MPAC; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Lutman, John H., *The Historic Heart of London*, 1977.



## 153-155 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1900 (153), Pre-1881 (155)

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey former residential structure at 153 Albert Street, and a two-storey commercial structure at 155 Albert Street. The structure at 153 Albert has a hipped roof, a front gable with carved wood bargeboards and millwork details, arched windows with rusticated stone hoods, a side hall plan, and a front door with a sidelight and a fabric awning. It currently houses a restaurant, with a patio in front facing the street. It adjoins the structure at 155 Albert via a second-storey enclosed walkway. The structure at 155 Albert has a stuccoed, two-bay façade, a flat roof, large single-pane windows, and exterior shutter details. Both structures are located on the south side of Albert Street, between Talbot Street and Richmond Street.

**Property History:** The 1888 FIP shows that two single-storey wood frame structures were originally located on this property, with the addresses of 151 and 155 Albert Street. Two smaller wood-framed structures were located in the rear yard of 155 Albert Street. City Directories indicated that these were rented to tenants until around 1910., and are numbered as 50 and 52 on the 1888 FIP.

The current house at 153 Albert Street likely dates to c. 1900-1901 as the address disappears in the 1900 Directory and reappears in 1900 with a new occupant. The current structure also appears on the 1907 FIP.

The house at 155 Albert Street may date to at least 1888. The 1907 FIP shows that the street facing structure at 155 Albert Street had been demolished by that time, and a brick veneered extension has been added to the rear yard structure numbered 50 in the 1888 FIP. As the house was significantly renovated in the later 20th century to accommodate the restaurant which currently occupies it, it is difficult to discern how much of the 1880s structure remains.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property at 153 Albert Street is a representative example of an early 20th-century residence, notable for its hipped roof, front gable with carved wood bargeboards and millwork detail, and arched windows with stone hoods. The 20th-century property at 155 Albert Street is not representative of a style or typology, 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 an early-20th century residences, the property at 153 Albert Street contributes to a streetscape of late-19th- and early-20th-century residences along the south side of Albert Street. As later infill, the property at 155 Albert Street does not contribute to this context in a significant way.

**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.



## 159 Albert Street

**Cultural Heritage Status:** None

**Date of Construction:** c.1884

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, buff brick former residence with a gabled roof, horizontal siding and a single-pane window in the front gable, and segmentally arched single-pane windows with brick voussoirs on the second storey. The building has been converted for commercial use with a glazed storefront beneath the shed roof at the first storey, with a pediment gable over the entryway. It is located on the south side of Albert Street, between Talbot Street and Richmond Street.

**Property History:** This property first appears in the 1884 City Directory and is shown on the 1888 FIP as a single-storey structure. The house was expanded several times during the early 20th century; it is shown as one-and-a-half storeys on the 1907 FIP, and the in its current two-and-a-half storey configuration on the 1922 FIP. The original occupant of the house was Charles Doe, a labourer.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a 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 late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the south side of Albert 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. Mighl and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.





## 164 Albert 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 two-storey institutional/commercial structure with an asymmetrical façade, a flat roof, and a red brick exterior punctuated by windows in vertical bands with textured concrete above and below them. It is located on the north side of Albert Street between Talbot Street and Richmond Street. There is a surface parking lot on the west portion of the property.

**Property History:** The 1922 FIP shows that this property was originally the site of a large, detached two-storey brick residence. The present institutional/commercial building was constructed sometime between 1967 and 1998 based on aerial photography.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		As a mid-20th-century institutional 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-20th-century institutional/commercial property within a late-19th- and early-20th-century working-class and middle-class neighbourhood, the property does not contribute to its context in a significant way.

**Sources:** FIP: 1912 Rev. 1922; London Air Photo Collection, 1967, 1998.



## 175-177 Albert Street

**Cultural Heritage Status:** None

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

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a pair of semi-detached, buff brick residential structures, with a rusticated concrete foundation, a hipped roof, a central gabled peak with carved wood bargeboards, shingle imbrication, and a pair of windows in the front gable, double-hung windows with exterior shutters, segmental arches, and brick voussoirs at the second storey, windows with round-arched transoms, brick voussoirs, and exterior shutters on the ground storey, and an entry to each side with a stained glass panel and a fabric awning. The property is located on the south side of Albert Street, west of Richmond Street.

**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. A wood framed structure was originally located on the property, as shown on the 1888 FIP.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a pair of early-20th-century semi-detached residences, notable for their central gabled peak with carved wood bargeboards and shingle imbrication, double-hung windows with exterior shutters, segmental arches, and brick voussoirs, windows on the ground floor with round-arched transoms, brick voussoirs, and exterior shutters, and entries with stained glass panels.
<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 early-20th-century residences that have been converted to commercial use, the property 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:** FIP (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8); The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



## 176 Albert Street

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

**Date of Construction:** 1881

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, buff brick Victorian residence that is currently being adaptively reused as a commercial office. It has a gabled roof with four windows and shingle imbrication in the front gable, a two-storey, semi-octagonal front porch with a conical roof and shingle imbrication at the second storey, coursed stone at the ground storey and foundation, a front door with a transom window, double-hung windows with stained glass transoms at the upper storey, and a group of three windows with arched stained-glass transoms and brick voussoirs at the lower floor. It is located on the north side of Albert Street, west of Richmond Street.

**Property History:** The *Register of Cultural Heritage Resources* provides a construction date of 1881 for this property, and it shown on the 1888 FIP where is numbered as 174 Albert Street. An early occupant of the house was Charles Jones, a produce dealer who resided here from 1884 until 1891.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a Victorian residential structure, notable for its gabled roof with shingle imbrication, two-storey, semi-octagonal front porch with a conical roof and shingle imbrication, double-hung windows with stained glass transoms at the upper storey, and windows with arched stained glass transoms and brick voussoirs at the lower floor.
<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 reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. It is one of several more affluent dwellings on this portion of Albert Street.
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**Sources:** City of London *Register of Cultural Heritage Resources*; 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.



## 179-181 Albert Street, 551 Richmond Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1893-94 (179-181 Albert Street), 1984 (551 Richmond Street)

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb, Richmond Business District



**Property Description:** This property consists of a two-storey, buff brick former residence at 179 Albert Street, a two-storey, buff brick former residence at 181 Albert Street, and a single-storey commercial structure at 551 Richmond Street. The structure at 179 Albert Street has a hipped roof, a projecting central gable peak with shingle imbrication and millwork details, two fixed-pane windows over awning windows with lug sills at the upper storey and two at the ground storey, a side hall plan, and a front door with a stained glass transom. The structure at 180 Albert Street has a hipped roof, shingle imbrication and millwork details in the front gable, fixed-pane windows with segmental arches, brick voussoirs, and lug sills, a side hall plan, and a front door with a sidelight and a three-pane transom. Both of these former residences have been converted to commercial use. The structure at 551 Richmond Street has multiple units, runs for most of the block between Kent Street and Albert Street, and projecting pilasters divide the storefronts along Richmond.

**Property History:** The two former residential structures on the property were constructed in the 1890. 179 Albert Street first appears in the 1893 City Directory where it is listed as an unfinished house. The 1907 FIP shows that it was originally a single-storey structure, with the second storey being added before 1915. 181 Albert Street appears in the city directory the following year.

The property on which the commercial complex at 551 Richmond Street now stands was originally occupied by several 19th century shops and residences, including a wagon shop owned by John Turner between 1883 and 1894. The 1907 FIP also shows a Chinese laundry at 557 Richmond Street, which directories indicate was operated by C. Tung.

Aerial photos show that this entire block of Richmond Street was cleared in the 1950s and replaced with what appears to be an automotive service station. This in turn was demolished when the present commercial complex was built circa 1984.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The properties at 179 and 181 Albert Street are representative examples of late-19th-century residences, notable for their respective front gables with shingle imbrication and millwork details, and segmental arches with brick voussoirs over windows and doors. As a late-20th-century commercial structure of typical design and construction, the property at 551 Richmond 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 late-19th-century residences that have been converted to commercial use, the properties at 179 and 181 Albert Street reflect 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. As a late-20th-century commercial structure that differs in scale from its surroundings on an eclectic, historic commercial streetscape on Richmond Street, the property at 551 Richmond does not contribute to its context in a significant way.

**Sources:** MPAC; 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.



## 180 Albert Street

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

**Date of Construction:** 1891

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a two-and-a-half-storey, buff brick, Victorian residential structure with a complex gabled slate roof, return eaves, a pair of windows, and shingle imbrication in the front gable, windows with arched transoms, red sandstone lug sills and window hoods with keystones, a double-leaf front entry with decorative windows, and a wrap-around front verandah with a hipped roof and finely carved wood columns and balustrade. It is located on the north side of Albert Street, west of Richmond Street.

**Property History:** Constructed in 1891, the property is referred to early City Directories as 178 Albert Street. The 1907 FIP shows the property as 178 Albert Street, although the copy in the Western University Archives has “180” pencilled in over top. The original occupant of the house was Thomas Phelan, a buyer for the C.S. Hyman Co. Tannery. Further research is needed to examine Phelan’s role within the company.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a Victorian residence, notable for its complex gabled slate roof, return eaves and shingle imbrication in the front gable, red sandstone trim, double-leaf front entry, and finely carved wood verandah.
<b>Historical/Associative Value</b>	✓	This property may have associations with the Hyman Tannery, as it was the residence of Thomas Phelan, a buyer for the tannery.



<b>Contextual Value</b>	✓	As a late-19th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. It is one of several more affluent dwellings on this portion of Albert Street.
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**Sources:** City of London *Register of Cultural Heritage Resources*; 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. Might and Co., 1891-1897.



## 186 Albert Street

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

**Date of Construction:** c. 1873

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists a two-storey, buff brick residence with Italianate influences. It has a symmetrical, five-bay primary façade featuring a central entryway with sidelights and a stained glass transom, decorative lintels over the windows, brick quoins, and multiple low gable dormer windows. The original portion of the structure, which was expanded substantially, can be seen at the centre of the eastern elevation, with brackets below the eaves. The property is located on the north side of Albert Street, west of Richmond Street.

**Property History:** This c.1873 residence was originally built for James Cowan, founder of Cowan Hardware who moved to 639 Talbot in 1888. The residence was then the historic home of longtime London barristers, Richard A. and Richard Q.C. Bayly of Bayly & Bayly (office at 404 Talbot). Richard A. lived at the property beginning prior to 1881 until 1897 when he moved to 571 Ridout. Richard Q.C. [K.C.] lived here until 1908-09. Around 1989 the structure was renovated with additions added at the front and rear. The five-bay façade and dormer windows were added at this time.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of a late-19th-century residence with Italianate influences that was expanded substantially during the late 20th century. The original portion of the structure can be seen at the centre of the eastern elevation.
<b>Historical/Associative Value</b>	✓	This property is associated with barrister Richard Bayly.

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<b>Contextual Value</b>	✓	As a late-19th-century residence that was expanded in 1989, the property reflects patterns of residential development 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*; FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); 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.



## 123 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** 1912

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-and-a-half-store, buff brick residential structure with a gabled roof, a recessed entry with a transom window, windows with concrete or stone sills and brick voussoirs, and a wrap-around verandah with a wood balustrade. It is located on the south side of Ann Street, east of Talbot Street.

**Property History:** This property was originally constructed in 1912. City Directories indicate that salesman John J. Boles was the original occupant.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While the property may have been an early-20th-century worker's residence, it lacks notable design features 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 an early-20th-century residence, this property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**Sources:** City of London Register of Cultural Heritage Resources; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); 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.

## 125 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1883-1884.

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-and-a-half-storey residential structure with a gabled roof, horizontal siding, and a shed roof verandah with a wood balustrade and columns. The property is located on the south side of Ann Street, between St. George Street and Talbot Street.

**Property History:** Although an earlier structure was located on the property, City Directories indicate that the present house was likely constructed circa 1883-1884. William Scott, a carpenter, is listed at this address in the 1881 City Directory, but the address is identified as “Vacant Land” in the 1883 Directory. Scott is again listed at this address in 1884.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While the property may have been a 19th-century worker’s residence, it lacks notable design features 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>	✓	Dating to c. 1883-1884 this property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**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.



## 127 Ann Street

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

**Date of Construction:** 1878

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-and-a-half-storey residential structure with Gothic Revival-style influences, windows with wood trim, wood clapboard siding, a gabled roof, ornate gingerbread-style bargeboards and a pendant in the gable, and a shed roof verandah with a pediment over the entry, gingerbread-style trim, and wood columns. The property is located on the south side of Ann Street, between St. George Street and Talbot Street.

**Property History:** The house at 127 Ann Street was constructed in 1878. Between 1891 and 1894, the house was occupied by James Arscott, a member of the Arscott Family who operated the Arscott Tannery on Ann Street. Although the Tannery had closed by the 1890, the 1893 City Directory indicates that John Arscott was working as a foreman for the C.S. Hyman Tannery on Richmond Street. Also listed at this address from 1894 to at least 1922 is Frank Arscott, a bone dealer who operated a shop in on Trafalgar Street. Several Arscott employees and family members lived in other surviving buildings along Ann Street, including 145, 156, 164, and 175 Ann Street, all in close proximity to the former site of the tannery.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a 19th-century Gothic Revival farmhouse with surviving ornate woodwork.
<b>Historical/Associative Value</b>	✓	This property has historical associations with the Arscott Family, who operated the Arscott Tannery, and worked at the nearby Hyman Tannery during the late 19th century.

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<b>Contextual Value</b>	✓	Dating to 1878, this property reflects patterns of early residential development 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*; 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.



## 131-133 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** 1878

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-and-a-half-storey residential duplex with clapboard siding, wood shingle in the end gables, ground floor bay windows on the east and west façade, and an offset brick chimney on either side of the roof. The central pair of entrances is covered by a shed-roof overhang, and to either side is a four-pane window with wood trim. The property is located on the south side of Ann Street, between St. George Street and Talbot Street.

**Property History:** The house at 131-133 Ann Street was constructed in 1878. Early residents of the house included Andrew Syme who lived at 131, and Richard Hart who lived at 133.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	The property is a representative example of 19th-century residential duplex used for worker housing. It is particularly notable for its gabled form, its covered pair of entrances, and its front windows with wood trim.
<b>Historical/Associative Value</b>		Further historical research may be required to determine significant or historic associations.
<b>Contextual Value</b>	✓	Dating to 1878, this property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**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.



## 137 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** 1870

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey residential structure with a side hall plan, a hipped roof, and red brick exterior cladding and stone cladding around the door that appear to be recent. There is an addition to the rear with a hipped roof and horizontal siding. The property is located on the south side of Ann Street, between St. George Street and Talbot Street.

**Property History:** The house at 137 Ann Street was constructed in 1870. Early residents in City Directories include Richard Wright, a letter collector for the post office who resided here from at least 1881 to 1894.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While the property reflects a modified 19th-century worker's cottage, it has evolved to the degree that it is not representative of this typology 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>	✓	Dating to 1870, this property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**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.



## 139 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey, wood-framed residential structure with horizontal siding, a hipped roof, a side hall plan, fabric awnings over the front door and a window on the primary façade, and exterior shutters on the front window. The east elevation has a garage door and a secondary entry on a shed-roof extension. The property is located on the south side of Ann Street, between St. George Street and Talbot Street.

**Property History:** Based on FIPs, this property predates 1881. Several residents occupied the property during the late 19th and early 20th centuries. Among the longest residing residents was William Dwyer, a painter who lived here from 1890 to 1894.

	Potential CHV	Rationale
<b>Design/Physical Value</b>		While the property reflects a modified worker's cottage, it has evolved to the degree that it is not representative of this typology 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>	✓	Dating to the mid-to-late 19th century, this property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.

**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.



## 145 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** 1870

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey, buff brick cottage with a partial above-ground basement, a low hipped roof, and a symmetrical façade. Front windows have shallow arched openings, and brick-work below suggests that these openings were much larger, reflective of the Ontario Cottage style. There is also a three-bay garage with a low gable roof at the rear of the property. It is located on the south side of Ann Street, west of St. George Street.

**Property History:** Constructed in 1870, FIP's indicate that the front section of the house is the earliest position of the structure, and the structure was significantly expanded to the rear in the early part of 20th century. One early resident included John Chapman, a tanner who worked at the Arscott Tannery. Several Arscott employees and family members lived in other surviving buildings along Ann Street, including 127, 156, 164, and 175 Ann Street, all in close proximity to the former site of the tannery.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property represents a modified, Ontario Cottage-influenced worker's residence, notable for its low hipped roof, symmetrical composition, and brick exterior.
<b>Historical/Associative Value</b>	✓	This property has historical associations with the Arscott Tannery, serving as housing for employees of the tannery. Additionally, FIP's suggest that this structure is among the earliest along this section of Ann Street.

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<b>Contextual Value</b>	✓	Dating to 1870, this property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood.
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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.



## 146-154 Ann Street

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

**Date of Construction:** c. 1886

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a three-storey, terraced residential structure with a gabled roof, wood cladding, and a symmetrical façade. The structure consists of five units, each with a one-storey addition on the west façade, and a bay window adjacent to the main entryways to each unit. The units have connected porches at the ground storey, and a verandah runs across the length of the second storey. Windows at the upper floors are one-over-one with exterior shutters. The property is located on the north side of Ann Street, west of St. George Street.

**Property History:** This property is believed to have been constructed circa 1886, as this is the first year that the property appears in the City Directories. All FIP's up to 1922 identify the structure as being only two-storeys in height. A photograph of the house appears in John H. Lutman's *The Historic Heart of London*. (1977). As late as the 1970s, the structure remained two-storeys in height and had a hipped roof with a series of four brick chimneys along the roofline. During the late-20th century the structure was extensively modified, with the addition of the top storey and the removal of the original veranda.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	Despite extensive modifications, this property is a rare example of a 19th-century terraced residential property, of which few examples remain in London. It is particularly rare within this typology for its use of wood cladding as opposed to brick.
<b>Historical/Associative Value</b>	✓	This property has historical associations with the industrial development of the North Talbot Area. It appears to have been constructed as inexpensive worker's housing for employees of nearby factories.

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<b>Contextual Value</b>	✓	As a rare surviving type of 19th-century housing, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood.
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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, Might's Directory Co., 1891-1895; Juttman, John H., The Historic Heart of London, 1977.



## 156 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey cottage with a rusticated concrete foundation, horizontal cladding, a hipped roof, and a central brick chimney. There is a verandah on the primary façade with three posts, a simple wood balustrade, and a porch roof extending from the house. The property is located on the north side of Ann Street, west of St. George Street.

**Property History:** City Directories and FIP's indicate that the present structure was constructed prior to 1881. Similarities in design to the adjacent property at 164 Ann Street suggests that this structure was completed at the same time as 164 Ann Street in 1878. Between 1881, and 1890 the property was occupied by Samuel Arscott, a foreman at the C.S. Hyman & Co. Tannery which was formerly located on Richmond Street. Samuel married Elizabeth Hamilton, daughter of John and Agnes Hamilton of the nearby Kent Brewery. Samuel's father, Richard Arscott Sr. operated R. Arscott & Co. Tannery at Ann Street and St. George Street. Several Arscott employees and family members lived in other surviving buildings along Ann Street, including 127, 145, 164, and 175 Ann Street, all in close proximity to the former site of the tannery.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a worker's cottage, notable for its hipped roof form and verandah.
<b>Historical/Associative Value</b>	✓	This property has historical associations with the Arscott Family, who operated a tannery on Ann Street, as well as with the C.S. Hyman & Co. Tannery formerly located in the North Talbot area.



<b>Contextual Value</b>	✓	This property is one of two adjacent properties (156 and 164 Ann Street) that are similar in form, and which previously had adjoined outbuildings. This property contributes to the evolved streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood.
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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, Might's Directory Co., 1891-1895.



## 164 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** 1878

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey cottage with a rusticated concrete foundation, horizontal cladding, a hipped roof, and a central brick chimney. The primary façade has an asymmetrical composition with one window and two doors, one with a transom; on all elevations, the window types vary and are arranged irregularly. The property is located at the northwest corner of Ann Street and St. George Street.

**Property History:** Constructed in 1878, City Directories indicate that the property was occupied by Richard Arscott, operator (with Joseph Arscott) of the R. Arscott & Co. Tannery, which was formerly located on the corner of Ann Street and St. George Street between the 1860s and the 1890s. Several Arscott employees and family members lived in other surviving buildings along Ann Street, including 127, 145, 156, and 175 Ann Street, all in close proximity to the former site of the tannery.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a unique example of an evolved worker's cottage, notable for its hipped roof form and irregular openings.
<b>Historical/Associative Value</b>	✓	The property has historical associations with the Arscott family, serving as the residence of Richard Arscott, operator of the R. Arscott & Co. Tannery which was formerly located on Ann Street at the corner of St. George.

<b>Contextual Value</b>	✓	This property is one of two adjacent properties (156 and 164 Ann Street) that are similar in form, and which previously had adjoined outbuildings. This property contributes to the evolved streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood.
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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, Might's Directory Co., 1891-1895.



## 175 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** c. 1892-1893

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof. It has a central hall plan with a central entry facing onto Ann Street, and two double-hung windows with exterior shutters on the primary façade; windows on the west elevation have exterior shutters as well. At the rear, the roof continues into a shed-roof extension. The property is located on the southeast corner of Ann Street and St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

**Property History:** This property first appears in the 1893 City Directory with John Arscott listed as the original occupant. The Arscott family operated the Arscott Tannery, which was established across the street at the southeast corner of Ann Street and St. George Street in 1866. Although the Arscott tannery closed by the 1890s, John Arscott remained in the business and was listed as a foreman at the C.S. Hyman Tannery on Richmond Street. Several Arscott employees and family members lived in other surviving buildings along Ann Street, including 127, 145, 156, and 164 Ann Street, all in close proximity to the former site of the tannery.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a worker's cottage, notable for its hipped roof form and central hall plan.
<b>Historical/Associative Value</b>	✓	This property is associated with John Arscott, member of the Arscott family, who operated a tannery across the street. John Arscott also served as a foreman of the C.S. Hyman & Co. Tannery on Richmond Street.

<b>Contextual Value</b>	✓	As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block.
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**Sources:** 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.



## 179 Ann Street

**Cultural Heritage Status:** None

**Date of Construction:** Pre-1881

**Architect/Builder:** Unknown

**Sub-Area:** First Suburb



**Property Description:** This property consists of a one-storey, buff brick residence with a hipped roof. It has a side hall plan with an entry facing onto Ann Street. The front door has a transom, and the primary façade has two double-hung windows; all three of these openings have brick voussoirs. Unusual for a worker's cottage, it has a bay window with stone trim on the east elevation, echoing a bay window on the west elevation of the larger buff brick residence next door at 183 Ann Street. The property is located on the south side of Ann Street, east of St. George Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

**Property History:** This address is listed in the 1881 City Directory, which is the earliest directory to provide address numbers. As early as the 1872/73 Directory, four residents are identified west of the Kent Brewery which was located at 197 Ann Street, one of which may be this house. The 1888-1890 City Directories identifies Joseph Hamilton at this address. Hamilton was a local brewer and operator of the Kent Brewery.

	Potential CHV	Rationale
<b>Design/Physical Value</b>	✓	This property is a representative example of a worker's cottage, notable for its buff brick exterior, hipped roof form, and side hall plan.
<b>Historical/Associative Value</b>	✓	This property has historical associations with local brewer Joseph Hamilton, who operated the Kent Brewery on Ann Street. Hamilton occupied the house from 1880-1890.

<b>Contextual Value</b>	✓	As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block. It relates historically and visually to the house at 183 Ann Street, and is associated with the former brewery at 197 Ann Street.
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**Sources:** FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); The London City & Middlesex County Directory, R.L. Polk & CO. 1884, 1886-1890; London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900.

