

Attachment-5 Statement of Cultural Heritage Value or Interest

The property has design value or physical value.

The property is a rare, unique, representative or early example of a style, type, expression, and material or construction method as a four-story, state-of-the-art early 20th-century industrial factory constructed in reinforced structural concrete with red brick spandrels.

The property demonstrates a high degree of technical or scientific achievement. The building design and construction method with reinforced concrete is similar to the industrial buildings of American architect Louis Kahn.

The property has historical value or associative value.

The property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The Northern Rubber Company was locally controlled and managed, sustained by local capital and employed 600 individuals in its heyday.

The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture as it represents the second stage of industrial development in St. Patrick's Ward following the First World War.

The property has contextual value.

The property is important in defining, maintaining or supporting the character of an area and physically, functionally, visually or historically linked to its surroundings. It is a prime example of J. W. Lyon's planned integration of industrial establishments and residential housing. The property is a landmark within the St. Patrick's Ward.