Meeting held on September 14, 2005, commencing at 5:30 p.m.

PRESENT: J. O’Neil (Chair), M. Blosh, C. Carrothers, G. Goodlet, M. Kerr, S. Lorimer, T. Regnier, N. Van Sas and P. Wilkins and B. Mercier (Secretary).

ALSO PRESENT: J. Fleming and D. Menard.

REGRETS: S. Gladwell

I YOUR COMMITTEE RECOMMENDS:

1. That the Municipal Council pursue all measures necessary to ensure the Wonderland Gardens band shell and terrazzo floor BE RETAINED and BE PROTECTED.

II YOUR COMMITTEE REPORTS:

2. (11) That the London Advisory Committee on Heritage (LACH) received a verbal update from D. Menard, Heritage Planner with respect to the parking lot at 345 Ridout Street and 73 King Street. The LACH reiterated its disagreement with the demolition of the buildings located at this site and its desire that the current procedure relating to temporary parking lots in the downtown area will be followed in the future; it being noted that the LACH does not believe that the temporary surface parking lot constructed following demolition of the Heritage building at 73 King Street is temporary in nature.

3. (ii) That the London Advisory Committee on Heritage (LACH) heard a verbal report from T. Regnier with respect to the Education Sub-Committee; noting that the unveiling of the Supertest plaque will be held on October 22, 2005.

4. (iii, 15) That the London Advisory Committee on Heritage (LACH) received a report from the August 31, 2005 meeting of its Stewardship Sub-committee and took the following actions:

   (a) approved the reasons for designation for 496 Waterloo Street subject to the deletion of the last line under the section entitled “Second Floor” under the heading “Room by Room Details Worthy of Preservation” and subject to the concurrence of the property owner;

   (b) requested the Heritage Planner to confirm the inventory entry for the Sarnia Road Bridge over the CP Rail; and

   (c) supported the designation of the Nichol Cemetery without the owner’s consent subject to the identification of reasons for designation.

5. (v, 16) That the London Advisory Committee on Heritage (LACH) reviewed and received a communication dated September 8, 2005 from D. Menard with respect to the Heritage Conservation Sub-Committee; noting that a letter was sent to the Old East community notifying residents of a community meeting to be held on September 28, 2005 in the gymnasium of Lorne Avenue Public School to receive their input and comments on Phase 2 of the Old East Heritage Conservation District Project.

6. (vi) That the London Advisory Committee on Heritage (LACH) heard a verbal report from J. O’Neil with respect to the Landmarks London Sub-Committee; noting that Landmarks London will no longer be a part of the Planning Department and will be overseen by the Chief Administrative Officer’s office; it being further noted that T. Regnier has accepted the position of Chair for Landmarks London.

7. That the London Advisory Committee on Heritage (LACH) discussed the possibility of a plaque for the Brick Street Cemetery, which would outline the property’s history and its heritage significance.
8. That the London Advisory Committee on Heritage (LACH) has referred the notice of possible designation of the community improvement project area for Brownfield incentives to T. Gravewy, Senior Planner – Policy with the comment that the concept be applied to heritage buildings that are associated with the Brownfields.

9. That the London Advisory Committee on Heritage (LACH) heard a delegation from J. Fleming, Manager of Land Use Planning Policy and received the attached draft report from the General Manager of Planning and Development outlining the work of the 2005 summer planning students; it being noted that the attached list of 37 peripheral properties with reasons for designation was referred to the Stewardship Sub-Committee for review and prioritization. The LACH also thanked J. Hunten for assisting the students with respect to heritage background information.

10. That the London Advisory Committee on Heritage (LACH) received the attached heritage designation application from E. Williamson for the property located at 322 St. George Street. The LACH referred the application to its Stewardship Sub-Committee for review and to report back at a future meeting of the LACH.

11. That the London Advisory Committee on Heritage (LACH) referred the original reasons for designation on the various properties of the Central Avenue streetscape to its Stewardship Sub-Committee for review and amendment as may be necessary.

12. That the London Advisory Committee on Heritage (LACH) heard a verbal update from S. Lorimer with respect to the Sisters of St. Joseph’s building; it being noted a 100 unit retirement home will be build within the walls of the present building.

13. That the London Advisory Committee on Heritage (LACH) received and noted the following:

   (a) the 8th Report of LACH from its meeting held on August 10, 2005;

   (b) a Municipal Council resolution adopted at its meeting held on August 29, 2005 with respect to a Heritage Alteration Permit application for the property located at 481 Ridout Street North;

   (c) a Municipal Council resolution adopted at its meeting held on August 29, 2005 with respect to a Heritage Alteration Permit application for the property located at 316 Oxford Street East;

   (d) a Municipal Council resolution adopted at its meeting held on August 29, 2005 with respect to the heritage designation of the property located at 224 – 226 Richmond Street;

   (e) a Municipal Council resolution adopted at its meeting held on August 29, 2005 with respect to the heritage designation of the property located at 247 Baseline Road East;

   (f) a Municipal Council resolution adopted at its meeting held on August 29, 2005 with respect to the application of 436052 Ontario Limited relating to the properties located at 196 – 198 John Street and 671 Richmond Street;

   (g) a Municipal Council resolution adopted at its meeting held on August 29, 2005 with respect to the Dingman Drive (Industrial) Area Plan;

   (h) a communication dated August 9, 2005 from the Manager of Site Plan Approvals with respect to an application to demolish the commercial portion only (Unit A) of the building located at 2515 Main Street;
(i) a communication dated August 10, 2005 from C. Axford, Executive Assistant to The Honourable Lincoln M. Alexander, Chairman of the Ontario Heritage Foundation (OHF) and a media release dated September 6, 2005 from the OHF with respect to the OHF's Heritage Community Recognition Program 2005;

(j) a communication dated September 1, 2005 from J. Diamond, Manager, The Memory Project with respect to The Memory Project Road Show being held at Wolseley Barracks on Friday, October 14, 2005;

(k) an invitation from Museum London with respect to "An Intimate Circle – The F. B. Housser Memorial Collection" being held on September 18, 2005; and

(l) a communication dated September 7, 2005 from M. Lenko, Business Administrator, St. Peter’s Cathedral Basilica with respect to the St. Peter’s Rectory Site located at 196 Dufferin Avenue.

14. That the London Advisory Committee on Heritage (LACH) met in camera from 8:20 p.m. to 8:36 p.m. with respect to personal matters about an identifiable individual, including municipal or local board employees. The LACH is submitting a confidential report to the Municipal Council regarding this matter. (See Confidential Appendix to the 9th Report of the London Advisory Committee on Heritage enclosed for Council Members only.)

15. That the next meeting of the London Advisory Committee on Heritage (LACH) will be held on October 12, 2005.

The meeting adjourned at 8:37 p.m.
That, on the recommendation of the General Manager of Planning and Development the following report BE RECEIVED.

In June of 2005, the Policy Section of the Planning Division hired two summer Students to work on specific Heritage Planning issues. This hiring was brought about by the fact that on a number of occasions Council has suggested that it would be preferable if the City took a more proactive approach to identify threatened buildings and address such threats by initiating designations in a proactive fashion. This discussion was specifically raised on the floor by Planning Committee at its meeting of April 11, 2005. Planning from the discussion Council resolved that: "staff BE REQUESTED to review the possibility of hiring summer students to assist with preliminary research on reasons for heritage designation in order to expedite the designation process for worthy buildings and facilitate a more proactive approach to heritage designations within the City." As the May 9, 2005 Planning Committee meeting Planning Staff recommended that two summer students be hired, and Council at its following meeting concurred.

The project, working with the heritage planning, would, in brief, be as follows:

1) Use Arc-View GIS to identify at-risk heritage properties that are, a) listed primarily as priority 1s on the Inventory of Heritage Resources, b) zoned to accommodate higher intensity development which could lead to demolition, and c) in questionable condition. Prepare a list of at-risk properties, research and photograph the properties and prepare reasons for designation.

2) As time permits, identify key areas within the downtown that would warrant the possible creation of a Heritage Conservation District. Prepare a list of areas, research and photograph each property within the area.

In June, two students, Alyssa Berlin and Matt Trudgen, began working with the heritage planner. In order for the students to familiarize themselves with the City's heritage-related processes such as the Inventory of Heritage Resources, heritage database collection and maintenance, the designation process, and an overview of the heritage properties in the City, their initial project involved a systematic review of the heritage files for all the properties listed on the Inventory, with the exception of those that are designated under the Ontario Heritage Act. A list of all the priority 1-3 properties on the Inventory was compiled, with information that included whether or not the property had an historical description, photos, owner history, architectural description, zoning changes, consents, severances, etc. Upon completion of this assignment the students were relatively familiar with the City's inventoried non-designated heritage resources.

Given the fact that direction was given by Planning Committee and Council to act in a proactive manner with regard to threatened high priority heritage resources it was now necessary to specifically identify those properties that are most at risk and of a high heritage priority. To that end, using Arc-View GIS, a map of the City was created. It identified all 2,800+ properties on the Inventory of Heritage Resources. To assist in the highlighting of at risk heritage properties the following steps were taken:

- The heritage designated properties were removed from the map
- The priority 2 & 3 properties were removed
- The properties outside the urban growth boundary were removed
- The properties that were zoned R1, R2, and R3 (low density residential neighbourhoods) were removed
A list of these 250 remaining heritage properties was created. Given the relatively short duration of the students' employment with the City, it was necessary to reduce this list of priority one non-designated properties to be studied. Therefore, the heritage planners reviewed the list and eliminated those priority 1 heritage properties that 1) currently have a stable economically viable use [Canada Trust, London Delta Armouries, the London Club, Western Fair Confederation Building, etc.], 2) are "landmarks" within the City [London Life, Idlewyld Inn, Mocha Shrine, Old City Hall, CPR Station, etc.], 3) churches with stable congregations [St. Peter's Basilica, First St. Andrews, Robinson United, Metropolitan United, etc.], 4) cemeteries, and 5) schools [Lord Roberts, Central Secondary, Brescia University College, Jeanne Sauve, Wortley, etc.]

The list was also reviewed with an eye toward properties that are clearly at risk and should be researched and recommended for designation. Criteria for inclusion in the list consist of such things as, 1) does the property currently have a possible economically unstable use, 2) is the building currently vacant, 3) does the building currently not meet the City's property standards by-laws, 4) is the building geographically stranded and therefore possibly threatened with demolition for re-development, 5) is the property too close proximity to active development, 6) does the property have a development application in with the City, 7) is the building adjacent to a parking lot, 8) is the building peripheral to possible downtown development, and 9) is the building a significant heritage resource with potential for adaptive re-use.

At this point, 37 properties, peripheral to the downtown core were identified as high-risk heritage resources. The students researched each of these properties in detail, photographed them, and then prepared reasons for designation. Research involved the history of the owner, through use of the architectural history and heritage of the building use and possible reuse of the structure and the property's context within the surrounding area.

After completion of the research on the 37 high-risk heritage properties peripheral to downtown, the students began to focus on the downtown area.

- A map of the downtown area was created that identified all the properties listed on the Inventory of Heritage Resources (see Appendix 3)
- Properties that are a priority 1 on the Inventory were highlighted
- Properties that are designated under the Ontario Heritage Act were identified

Upon examination of a map from a heritage preservation perspective, it became apparent that these areas of the downtown are rich in heritage resources and merit consideration as possible heritage conservation districts. These areas are:

- Richmond Street from Dundas St. to York St.
- Dundas Street from Talbot Street to just east of Wellington Street
At this point the students focused their research efforts on these three areas. Each streetscape was thoroughly researched. Each of the buildings was photographed. As with the other heritage properties outside of the downtown, each property on the 3 streetscapes was investigated in terms of the history of the owners through time, the architectural history and features of the building, past and present use of the structure, and the property's context within the streetscape. In total, 109 properties were researched (see Appendix 4).

After amassing this information, a summary of each of the 3 streetscapes was produced. Each summary consisted of the following information in a brief format (also see Appendix 5).

- Average date of construction of buildings
- Major architects
- Major business usage
- Predominant architectural styles
- Heritage Inventory listing
- Designated heritage buildings
- Historical background of streetscape
- Architectural background of streetscape
- Summation of street sections
- Map of Streetscape
- Individual addresses on streetscape

Further investigation of the downtown map revealed a number of significant priority 1 buildings not located at Richmond, Dundas or King Streets. The students researched and photographed these buildings as well. The list consisted of 28 properties, including such properties as Bud Gowan Antiques, the old Wright Lithographing Company, Robinson Hall, and others (see Appendix 5).

In summary, the students researched a total of 137 properties in the downtown area and 37 properties in the area peripheral to downtown. As mentioned above, detailed information on each property was gathered, as well as photographic documentation and reasons for designation. This work represents an invaluable contribution to the City's proactive efforts toward preserving the significant heritage resources that are at risk throughout the City, as well as examining those portions of the downtown that have the greatest concentration of heritage buildings that emphasize the unique quality of this traditional "Main Street" commercial area.

At Risk Buildings Peripheral to Downtown

- Provide the LACH at their October meeting, the research, photographs, and reasons for designation of the 37 properties.
- The LACH will then forward the information to their Stewardship Sub-Committee for review. Stewardship will decide in what order these 37 properties will be reviewed, in terms of which are most at-risk.
- After completion of the editing of reasons for designation for each property, Stewardship will take those reasons to the LACH for approval.
- Upon approval of the reasons, the property owner/s will be contacted and requested to have their property heritage designated. They will also be asked to review the reasons for designation and approve them (with their modifications, if necessary).
- If the property owner/s agrees to designation and the reasons for designation, the designation process will continue, i.e., request for designation by the LACH to PC, etc.

**Downtown Priority 1 Buildings and Possible HCDs (Richmond, Dundas & King Streets)**

- The data compiled by the students for the downtown area will form the basis of possible designation of the Priority 1 buildings that are not on the Richmond, Dundas, and King streetscapes. The process will be the same as described above for the priority 1 buildings outside of the downtown.
- In view of Planning Committee's recommendation of January 17, 2005, that Staff work with the LACH on the preparation of a report on possible heritage conservation districts downtown, Staff will use the students' work as a springboard for discussions about further direction to take with regard to the creation of heritage conservation districts in the downtown.

*September 12, 2005
/CTN
Attachments if any*
Richmond Streetscape: from York Street to Dufferin Avenue
332-487 Richmond Street (both East and West sides of the street)
176-186 York Street

Average Date of Construction: c. 1875 → earliest buildings date to 1855
Major Architect: Robinson and Tracy
Major Building Usage: wholesale, commercial, financial, publishing, 2 Hotels, 1 Church
Predominant Architectural Style: Italianate and High Victorian

Heritage Inventory Listing: Priority #1 → 5 buildings are priority #2
→ 2 buildings are priority #3

Designated Heritage Buildings: 353-357 Richmond Street: London and Western Trust (LSP: 3315 157)
176 York Street: part of the Granite Block (LSP: 3234 470)
471 Richmond Street: Grand Theatre (LSP: 2342 132)
476 Richmond Street: Mutual Life Fire Insurance Co. (LSP: 1985 156)

Historical Background

Richmond Street was named for Charles Lennox, the fourth Duke of Richmond and the Governor-in-Chief of Canada from 1818-1819. Today Richmond Street is one of the most traveled roads in London, cutting a path directly through the core of the city. However, it was not until 1849 that Richmond Street earned supremacy as the main artery connecting the downtown with the periphery, triumphing over Wharncliffe Road for this role. Soon thereafter, the arrival of the railroad in the 1860’s brought rapid development to Richmond Street, as all forms of industry flocked to this desirable location.

The stretch of Richmond from York Street to Dufferin Avenue, considered “Downtown London”, was largely developed between 1865 and 1885. A vast range of industry was represented here, from wholesale warehouses to commercial shops, financial institutions to renowned hotels. Over the decades, as London grew into its role as the major urban center of southwestern Ontario, development on Richmond Street seemed to naturally follow suit. Businesses that would become staples of London’s cultural, economic and social scenes were founded on this street. From the famous Grigg Hotel to the lucrative Dominion Savings and Investment financial bank, from the prestigious Grand Theatre to the offices of the London Free Press, Richmond Street was, and remains, the epicenter of life in London’s downtown.

Architectural Background

Although the streetcars that once rambled down Richmond Street have now been replaced by large modern buses and the clattering of horse-drawn buggies has given way to the roar of automobile engines, the Richmond Street of London’s past remains strong in the city’s present as the architectural elements of the streetscape speak of its history.

As prosperity came to London, merchants, businessmen and industrialists quickly desired to construct buildings that displayed their wealth, and thus impressive structures of great height and grand detail soon lined Richmond Street. A large majority of these buildings were designed and constructed by the prolific architectural firm of Robinson and Tracy. In addition to being renowned architects, William Robinson and Thomas Tracy each served as city engineer and thus were influential not only in designing the Richmond Block but also in the early development and design of the majority of downtown London.

The influence of Robinson and Tracy on Richmond Street cannot be overemphasized, as their firm was responsible for many architecturally prominent buildings on the street including the Grigg Hotel, the Waterloo Buildings, the Crystal Block and the continuous row of Italianate Buildings that dominate the streetscape. All these buildings share similar architectural features that distinguish the structures as individual parts of a unified streetscape. Round-headed windows with roman arches, brick corbelled trim, elaborate cornice detail and brick pilaster strips are just some of the design elements that can be found throughout Richmond Street.
Reasons for Designation

Section by Section

"Grigg Hotel" (332-336 Richmond): *Italianate* c. 1879
- Prominent corner building that starts the Richmond Block
- Staple of early London culture and reputation

"Granite Block" (176-184 York): *High Victorian* c. 1887
- Wholesale district→ one of only two remaining original wholesale districts
- Elaborate buildings with expensive materials used in their construction
  → ex: carved and polished pink granite, red brick, etc.
- Housed some of the most prominent wholesale businesses in London→ A.M. Smith and Co., McMahen and Granger, etc.
- 176 York (the west end of the block) has been designated

"Waterloo Buildings" (329-345 Richmond): *High Victorian* c. 1882
- Wholesale district→ one of only two remaining original wholesale districts
- Elaborate buildings with expensive materials used in their construction
  → ex: smooth stone, red brick, etc.
- Housed some of the most prominent wholesale businesses in London→ Robinson, Little and Co., Hobbs Hardware, Elliot-Marr, etc.

"Italianate Section" (340-350 Richmond): *Italianate* c. 1875
- An almost wholly unbroken row of Italianate buildings that were built by the same architectural firm→ Robinson and Tracy
- Built at the same time→ 1875-1885→ after a fire destroyed the original buildings

"Edge Block" (398-402 Richmond, 163-167 Dundas): *High Victorian Gothic* c. 1875
- One of the most important corners in London→ high traffic volume of both pedestrian and vehicular
- Has sustained high commercial occupancy for its entire 130+ years of existence

"Crystal Block" (413-425 Richmond, 160 Dundas): *Italianate/Neo-Classical* c. 1865
- Uniquely detailed 5-fold structure
- Built to take advantage of the commercial potential of this important street corner
  one of the first commercial "blocks" in the downtown

St. Paul’s Anglican Cathedral (472 Richmond Street): *Neo-Gothic* c. 1846
- Originally designed by William Thomas
- Features a prominent, engaged tower→ with an intricate belfry
- Almost completely rebuilt in 1890 by Detroit architect Fredrick Spier who refaced it with red brick and extended it eastward
Richmond Block Addresses

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* Priority #2
** Priority #3
Dundas Street, as mentioned in the text, was named after Henry Dundas, First Viscount Melville by Sir John Graves Simcoe, the first Lieutenant Governor of Upper Canada. Dundas was a British statesman, and a friend of the British Prime Minister William Pitt, the Younger. He served as Home Secretary from 1791 – 1794, Secretary of State for War from 1794 – 1801 and First Lord of the Admiralty from 1804 – 1805. As the main East-West street of London, Dundas Street quickly became the main commercial district in the city. While the Dundas Street area sustained severe damage from the Great Fire of 1845, it was quickly rebuilt with brick buildings replacing the earlier wooden structures. Dundas Street has been the site of a number of hotels, factories and theatres, however, retail and commercial structures have always remained predominant. In particular, London’s dry goods district and many of London’s major department stores were situated here. Moreover, many of London’s major banks and financial institutions have been located in this area. As a result, Dundas Street has been the home to many of London’s major businesses including Kingsmill’s, the Toronto Dominion Bank, and the Huron and Erie Mortgage Company (now Canada Trust). Today Dundas Street, along with Richmond Street, is still the main commercial district of the Downtown area.

Architectural Background

The architectural style of the Dundas Street streetscape has been shaped by the fact that most of the buildings were designed for retail or commercial purposes. This also meant that as tastes and needs of London’s business community have evolved, the buildings have changed with them, either through the construction of new structures, or the installation of new storefronts. As a result, this streetscape has a multitude of architectural styles.

In addition, most of the noted London Architects including William Robinson, George Durand, George Craddock, John M. Moore, O Roy Moore, John Watt, and Victor Blackwell have designed buildings in this area. The result has been some of the most impressive buildings in London including the Canada Trust Building, the Mechanics Institute, the Crystal Block, the Edge Block, Spettigue Hall (also known as the Duffield Block), and the Ontario Furniture Building.
Reasons for Designation

Section by Section

**Georgian Section** (111 – 122 Dundas) *Georgian c. 1850 – c. 1865*
- Part of the old retail and dry goods district
- Includes 111-113 Dundas, which were built by the Chisholm-Lawrason partnership and may be the oldest remaining downtown commercial block

**Dry Goods Section** (126 – 150 Dundas) c. 1865 - 1948
- Was once the core of London’s dry goods and department store district
- Important previous tenants include:
  - 130-132: Kingsmill’s
  - 134: W.L. Mara’s Dry Goods Store (1915 – 1985)
  - 140: Metropolitans Department Store, aka “Brewster’s” (c. 1912 – 1984)
  - 142 – 144: Chisholm Dry Good’s Store (c. 1865 – 1877), James Eaton’s Dry Good Store (1877 – c. 1884), R.J. Young’s Dry Goods Store (1884 – 1962)

**Commercial Section** (160 – 177 Dundas) c. 1865 – c. 1950
- Important part of the downtown commercial area that includes:
  - 167 Dundas ➔ Cook’s Shoes from 1900 – 1990
  - 175 Dundas ➔ Scandrett’s Grocery (1883 – 1920)
  - 176 Dundas Zeller’s (c. 1930 – c. 1985)
  - 177 Dundas “Daniell Block”

“Union Block” (183 – 189 Dundas) *Red Brick Commercial c. 1887*
- This “block” of commercial buildings was constructed in the 1880s when the owners of four neighbouring lots agreed to share one building

**Hotel/Theatre Section** (194 – 206 Dundas) c. 1895 – c. 1927
- 194: Century Theatre *(Designated)*
- 203 – 205: Hawthorne Hotel ➔ One of the few hotels constructed on Dundas Street
- 204: Capitol Theatre ➔ The last surviving movie theatre from the 1920s

**Prominent Business Section** (215 – 231 Dundas) c. 1850 – 1931
- This area is home to some of London’s most impressive buildings including:
  - 215: Spettigue Hall (aka The Duffield Block)
  - 220: TD Canada Trust Building ➔ It is one of London’s finest Art Deco buildings
  - 228 – 230: Ontario Furniture Company ➔ The only example of the Chicago Commercial style in London
  - 229 – 231: Mechanics Institute *(Designated)*

**Second Empire Building Section** (264 – 268 Dundas) *Second Empire c. 1885*
- These were originally built in the Georgian style, but later rebuilt in the Second Empire style
- Reflection of the continuous change and development that occurred in the downtown area

**Old City Hall Section** (272-300 Dundas) c. 1885 – 1927
- Prominent corner in London includes:
  - The Old City Hall
  - 280 Dundas Rex Cigar Company ➔ the last remaining example of a cigar factory in the city
### Dundas Block

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King Streetscape (95-213 King Street)
South Side of the Street: From Ridout Street to Clarence Street

Average Year of Construction: 1880-1910
Major Architectural Styles: Italianate, Second Empire, High Victorian
Predominant Original Usages:
- Commercial ➔ the Covent Garden Market
- Hospitality ➔ “Whiskey Row”, etc.
- Commercial Factories ➔ furniture, carriages makers, etc.

Heritage Inventory Listings:
- 6 Priority #1’s
- 4 Priority #2’s
- 2 Priority #3’s

Designated Properties: none

Historical Background

King Street was named for King George IV, the reigning monarch of England from 1820-1830. As King Street developed in pace with London’s core, merchants of all classes and vocations set up their businesses along this important east-west route. In 1845, a small market was opened in the vicinity of King, Dundas, Richmond and Talbot Streets that soon grew to include the sale of meats, fish, teas and coffees, etc. The success of this early market quickly expanded once the railway came to London in the 1860’s, thus increasing the quality and quantity of goods shipped to the city. Exotic foodstuffs such as oysters, lobsters and dried fruits were arriving in London and the market that grew around King Street was a perfect place to display and sell these unique items.

When London became incorporated as a city in 1855, the market district continued to grow along with the city. Wholesale grocers, food processing factories and furniture makers set up their businesses in the unoccupied land surrounding the market square. In fact, the furniture business was so prevalent in this district that from 1880-1920, there were nine furniture stores operating on this stretch of King Street.

Although the original Market Hall has been replaced, the buildings that surround the market square on King Street stand as fine reminders of the commercial structures that once lined this street.

Architectural Background

As much of King Street developed during different decades of London’s early growth, the buildings that are presently found in this section of the downtown can be described as an eclectic mixture of architectural styles that merge to form a unified streetscape of uniquely interesting and diverse structures. Although each building has been constructed in a different historical time period, the structures share common stylistic elements that tie the buildings together.

In general, King Street contains mostly Italianate, High Victorian and Second Empire styles with certain structures acting as prime examples of each design. For example, “anchor” buildings exist on this streetscape that are powerful ties for the street’s overall architecture. The Wallace Building, the former Garvey House (presently Good Life Fitness) and Novack’s are all prominent building with substantial architectural value that speak to the design of each building individually as well as unifying the style of the streetscape.
Reasons for Designation

Section by Section

The Market District:

1. The Wallace Building (103-105 King Street) High Victorian c. 1881
   - Built originally for John Burridge, a prominent shoemaker
   - Part of the original "Market Square" district
   - Used elaborate detailing that has been well preserved→ the building is actually one of the best preserved of the market’s original commercial structures

2. 101 King Street Italianate c. 1882
   - Long history of commercial occupancy including a barber, a confectionary, etc.
   - At 4 stories high, it is a towering original part of the market district

Hospitality:

1. The Fraser House (183 King Street) Second Empire c. 1892
   - Began as a tavern/hotel until Prohibition hit in the early 20th century
   - At 4 stories high, it is a prominent and well-preserved example of a hotel built in the Second Empire architectural style→ it stands as one of the few remaining examples of a 19th century hotel

2. The Bank Hotel (109-111 King Street) Italianate c. 1860’s
   - Was a hotel from 1860-1923→ it was part of the infamous "Whisky Row" of hotels/taverns named in a 1913 report of "dens of vices and iniquity"

General Commercial:

1. The Garvey House (201 King Street) Red Brick Commercial c. 1910
   - A retail grocery store used this building as a storage facility → therefore it was built both for function and as a status symbol; i.e.: it extends half a city block and was construction of expensive red brick

2. Novack’s (211-213 King Street) Italianate c. 1880
   - Originally began as a blacksmith shop but was bought by Harry Novak in 1939
   - Has been an extremely successful camping/army surplus store for 65+ years
   - This store represents the success achieved by certain downtown independent businesses in London
# King Street Addresses

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* Priority 2
** Priority 3
Completed Reasons for Designation
Periphery Priority #1a 37 Properties

119 – 121 Albert St.
75 Bathurst St.
203 Bathurst St. – City Centre Storage
387 – 389 Burwell St.
820 Cabell St. – fmr George White and Sons
172 Central Ave.
445 Colbourne St.
290 Egerton St.
380 Hamilton Rd.
411 Hamilton Rd.
583-85 Hamilton Rd. – Homister House
590 Hamilton Rd. – J. Homister’s house
666 Hamilton Rd.
267 Hill St.
242 Huron St. - Norbert Apartments
249 – 251 Hyman St.
126 – 128 Kent St.
130 Kent St.
136 Kent St.
457 – 459 King St.
22 Maitland St. - former London and Port Stanley Railway
155 Oxford St. E.
723 -727 Richmond St.
784 Richmond St.
283 South St.
520 South St.
91 Southdale Rd. St Elias Maronite Church
593 – 595 Talbot St.
601 Talbot St.
607 Talbot St.
611 Talbot St.
240 Waterloo St. – fmr Michigan Central Roundhouse
129 – 131 Wellington St. – Antique Store
690 Wellington St.
613 Wellington St.
615 Wellington St.
617 Wellington St.
HERITAGE DESIGNATION

APPLICATION FORM

TYPE OF APPLICATION
✓ VOLUNTARY □ INVOLUNTARY

STATE REASON FOR REQUEST

Is the property listed in the City of London Inventory of Heritage resources? □ YES □ NO

DATE OF CONSTRUCTION

YEAR: 1910

CONDITION OF PROPERTY/SITE (consider structural integrity, maintenance, degree of alteration, etc.)

ADDITIONAL COMMENTS ON CONDITION OF PROPERTY SITE

PROPOSED RENOVATION/RESTORATION ACTIVITY: restore to single family home

CHECK OTHER OUTSTANDING PROPERTY ISSUES:

☐ REZONING ☐ FIRE/BUILDING CODE INFRACTIONS
☐ OFFICIAL PLAN AMENDMENT ☐ BUILDING PERMIT
☐ PROPERTY STANDARD DEFICIENCY ORDER ☐ COMMITTEE OF ADJUSTMENT
☐ OTHER

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