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D. MENARD

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE
FROM:	R. W. PANZER GENERAL MANAGER OF PLANNING AND DEVELOPMENT
SUBJECT:	APPLICATION BY: CLARK BRYAN 795 DUNDAS STREET (AEOLIAN HALL)

RECOMMENDATION

That, on the recommendation of the General Manager of Planning and Development, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of **CLARK BRYAN** requesting permission for renovations to create a watchman's residence on the ground floor of the designated heritage property located at **795 Dundas Street BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposal and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible.

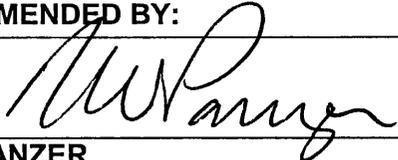
PREVIOUS REPORTS PERTINENT TO THIS MATTER

On June 28, 2004 Council endorsed the recommendation from Planning and Development (June 21, 2004) directing staff to complete the process of designation of the property at 795 Dundas Street following the receipt of the Report from the Conservation Review Board from its hearing April 2, 2004.

BACKGROUND

795 Dundas, the former town hall of London East, currently known as the Aeolian Hall, was designated by a municipal by-law in July, 2004 under Part IV of the Ontario Heritage Act.

The proposed renovation (drawings attached), confined to the ground floor and to the rear portion of the building, would have little impact on the features identified in the Reasons for Designation (attached) which focus primarily on the exterior details of the building and on certain aspects of the interior space on the second floor.

PREPARED BY:	SUBMITTED BY:
	
DON MENARD HERITAGE PLANNER - POLICY	JOHN M. FLEMING MANAGER - POLICY
RECOMMENDED BY:	
	
R. W. PANZER GENERAL MANAGER OF PLANNING AND DEVELOPMENT	

August 17, 2004
Don Menard/DM

Attach: Application; Drawings; Reasons

HERITAGE ALTERATION PERMIT APPLICATION
The Corporation of the City of London
Community Improvement Division

Agenda Item #

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Owner Name CLARK BRYAN
Address/Telephone 797 Dundas St. E. Lond. ON N5W 2T6
Agent Name _____
Address/Telephone _____
Builder or Contractor Name _____
Address/Telephone _____

Type of Application:
Alteration Addition Demolition Erection
Maintenance Removal Repair
Designated Under: Part IV Part V
Location of Work: Address: 797 DUNDAS
Plan Number 229(3) Lot Number 16+17 Lot Dimension _____ Lot Area _____

Heritage Description of Building (attachments if necessary)

Note: Include photographs, history of use and construction, architectural description (number of storeys, style, features, etc.)

FORMER LONDON EAST TOWN HALL (AEOLIAN HALL)

Description of Work (attachments if necessary)

Note: The description of the work should be more detailed and extensive depending on the project and should include a record of the building being proposed or already existing; written summary of work to be done along with any drawings (ten copies), measurements, paint samples, information on building materials, window sizes and configurations, decorative details proposed.

DRAWINGS ATTACHED.
'FIT-UP' TO LIVING AREA OF EXISTING ROOMS ON THE GROUND FLOOR AS AUTHORIZED BY CITY (WATERMAN'S QUARTERS)

DECLARATION

All of the statements and representations contained in the attached documents files in support of this application shall be deemed part of this application for all purposes. Sufficient information shall be submitted to enable the Council of the Corporation of the City of London to determine whether the permit should be issued pursuant to the Ontario Heritage Act.

The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the issuance of a Heritage Building Permit under the Ontario Heritage Act shall not be a waiver of any of the provisions of any by-law of the Corporation of the City of London, or the requirements of the Building Code Act, RSO 1980, c. 51.

The undersigned acknowledges that in the event a permit is issued, any departure from the conditions imposed by the Council of the Corporation of the City of London, or plans and specifications approved is prohibited and could result in the permit being revoked. The undersigned further agrees that if the Heritage Building Permit is revoked for any cause of irregularity, in relation to non-conformance with the said agreements, by-laws, acts or regulations that, in consideration of the issuance of the permit, all claims against the City for any resultant loss or damage are hereby expressly waived.

I, the undersigned (PRINT) CLARK BRYAN declare that the statements herein contained in the said application are true and made with a full knowledge of the circumstances connected with the same.

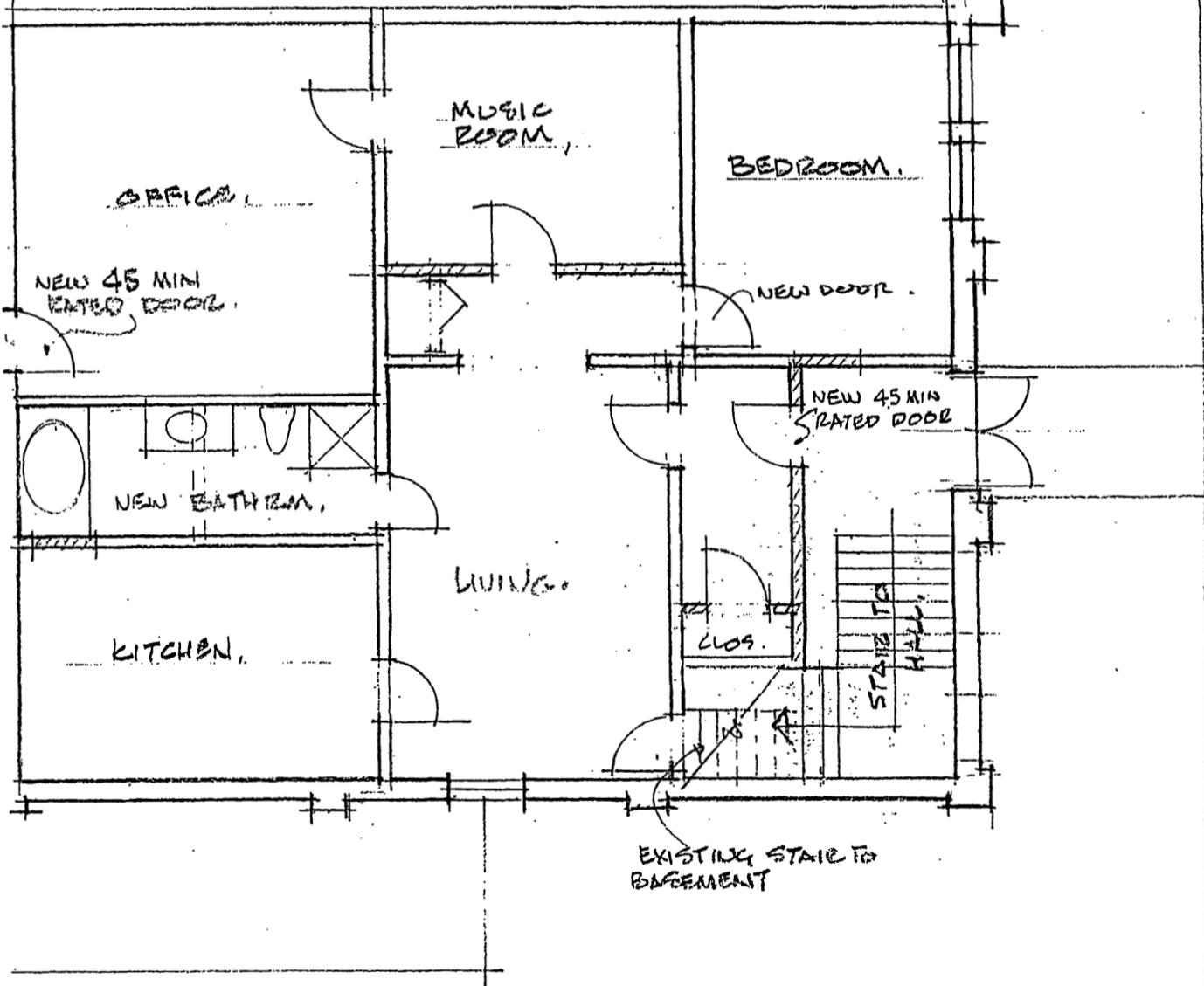
[Signature]
Signature of Property Owner

London, Ontario July 27 15 2004

FOR OFFICE USE ONLY

Date of Receipt: _____ Receipt Number: _____
File Number: _____ Zoning: _____
Listed to: Building Div. _____

FUTURE OFFICE SPACE



RECIOZY STREET

GROUND LEVEL

PROPOSED RENOVATIONS TO RESIDENTIAL UNIT.

1/8"=1'-0"

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Reasons for Designation - 795 Dundas Street

Originally London East Town Hall, now known as Aeolian Hall

Historical Reasons

Constructed between September 1883 and June 1884 at the south west corner of Dundas and Rectory Streets, the current Aeolian Hall was built as a town hall for London East, which had attained town status in 1881. Its construction was also intended to thwart any annexation attempts by the city of London. Like similar municipal buildings of its time, it had a combined auditorium and council chamber on the second floor and a fire department on the ground floor.

However, its life as a centre for municipal government was short. London East was in serious financial trouble by 1885, partly because construction costs for its new municipal centre had been double the original \$7,000 estimate. London East residents voted for amalgamation with the city and its year-old town hall became redundant.

The Rectory Street side of the building housed a fire station until 1946 when the service was moved to Florence Street. The Dundas Street frontage was initially used as a public school and a divisional court but soon lapsed into more commercial uses. These included a grocer, a workshop, a shoe maker, a public library, a Toronto Star office, a welfare office, a billiard parlour, a radio and television repair shop, a cigar factory and Salvation Army headquarters. Currently, this area is used by the Forest City Art Gallery.

When the original Aeolian Hall on Dundas Street near Colborne was gutted by fire in May 1968, its owner, London lawyer Gordon Jeffery, purchased the old East London Town Hall for \$42,000, intending to use it for temporary headquarters until the original hall could be restored or rebuilt. That plan was abandoned in March 1977 because of costs and Aeolian Hall has remained at its East London location.

During renovations the original ceiling – being fastened to the base of the trusses – was removed. The original stage was raked and an orchestra pit was added in hopes of staging small operas and musicals. In December 1971 a pipe organ was installed.

The primary function of the hall was recitals. Orchestra, choir, solo instrument and chamber music concerts were produced starting in 1969.

While The Grand Theatre was under renovations during its 1977-78 season, Aeolian Hall was used by artistic director William Hutt to stage a reduced playbill, including Tony Van Bridge in his one-man show on G. K. Chesterton and "An Evening with the Above" with Dinah Christie and Tom Kneebone.

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Architectural Reasons

The construction dates of the London East Town Hall, are indicated by two date stones high on the Dundas street façade. The building was designed by well-known London architect George F. Durand, one of the most important Victorian architects in Southwestern Ontario, who also designed the Perth County Court House in Stratford (1885-87) and the Petrolia Town Hall (1887-89).

The London East Town Hall, a 2½ storey brick building, was built in the Italianate style, and uses trademark materials and forms of the Durand firm: bichromatic brickwork, pilasters, paired and tripled narrow vertical windows, single round arched Italianate windows, and corbelled brackets. Like many Canadian urban town halls of this era, it has a central projecting tower. The mansard roof and the gabled dormers on the principal and secondary façades also give the building public prominence, while the storefronts, originally cast-iron with plate glass, are in line with the commercial context for the area. The west storefront still retains its original cast iron frame and entrance, while the east storefront maintains the two central cast iron columns only. The Town Hall does not have its original spire atop the tower, as is documented by historic photographs and drawings. The building is still a major focal point on Dundas Street.

The Hall still retains all its original window and door openings although some on the ground floor have been blocked in. On the Rectory Street façade, the two large doors in the projecting two middle bays accommodated the fire carriages and trucks until 1946. Original wood entablature materials above these two doors and above the storefronts, as well as original wood features of the dormers, have been altered. The second floor windows retain the original wood 4/4 sash frames and arches. Roman numeral markings in the bottom of the top sashes indicate the window numbers.

The interior of the Hall has undergone significant changes over its history. The second floor and the rear of the main floor of the Hall were renovated in 1969 to accommodate the new performance space, as mentioned in the historical reasons. The vertical circulation of the Dundas Street section of the second floor was altered to accommodate an elevator and a new staircase (although the overall layout remained mostly unchanged), while the heavy timber W-trusses in the main Hall space were exposed (original drawings indicate a coved plaster ceiling at the connection of the wall to the ceiling/trusses). The original molding at the base of the cove still remains, as do the original baseboards at floor level. The original proscenium arch above the stage, and some of the original window and door trim materials in the lobby, also still exist. On the main floor, the interiors of the storefronts have been combined, but they still retain the original hardwood floors. Some of the corner block door trim of the rear section performance space has also been retained.

Contextual Reasons

This building is an eastern anchor to the original London East business district.