



**Cultural Heritage Evaluation
Report: 763-769 Dundas Street,
London, Ontario**

FINAL REPORT

August 8, 2023

Prepared for:

Cross Cultural Learner Centre
505 Dundas Street
London, Ontario N6B 1W4

Prepared by:

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Project Number: 160940872

Executive Summary

Cross Cultural Learner Centre retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for the properties located at the municipal addresses 763, 765, and 769 Dundas Street, in the City of London, Ontario. In accordance with Section 27(1), of the *Ontario Heritage Act* (OHA), the City of London (the City) maintains a register of properties that are of cultural heritage value or interest (CHVI), known as the *Register of Cultural Heritage Resources* (the Register). The properties were added to the Register in 2019 as a listed resource (City of London 2019). In addition, the property at 763-769 Dundas Street is adjacent to 12 properties on the Register, including one designated property (762 Dundas Street).

The preparation of this report has been guided by the Ministry of Citizenship and Multiculturalism (MCM) *Heritage Property Evaluation; A guide to listing, researching and evaluating cultural heritage property in Ontario communities* (InfoSheet #2) (Government of Ontario 2006). This document uses *Ontario Regulation* (O. Reg.) 9/06 (as amended by O. Reg. 569/22) for determination of CHVI. As per the guidance contained in InfoSheet #2, this report contains the following components:

- Detailed background history
- Site analysis based on a site assessment
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, as necessary
- Summary statement and conservation recommendations

The Study Area is the municipal property parcels of 763, 765, and 769 Dundas Street. The property contains a 19th century commercial structure. This report also includes inventory data sheets for adjacent properties on the Register. Listed properties have been screened for potential CHVI according to O. Reg 9/06.

Following an evaluation of the Study Area according to O. Reg. 9/06, the property was found to contain CHVI. Specifically, the structure at 763-769 Dundas Street was found to meet three criteria of O. Reg 9/06, criteria 1, 4, and 8. The structure meets criterion 1 as a rare example of a 19th century hotel with Georgian design influence. The structure meets criterion 4 as a former hotel, which would have been a significant institution to East London. The structure meets criterion 8 for its historical and physical link with Dundas Street, an important roadway in Ontario during the 19th and 20th century. Following a screening of adjacent listed and designate properties, six properties were found to contain CHVI, including:



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

- 762 Dundas Street (Designated)
- 755-761 Dundas Street
- 776 Dundas Street
- 774 King Street
- 768 King Street
- 764 King Street

Should changes be proposed for the Study Area, a Heritage Impact Assessment (HIA), should be completed prior to the commencement of any work for the Study Area and adjacent properties found to contain CHVI. The HIA should be completed by a member in good standing with the Canadian Association of Heritage Professionals (CAHP)

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



Table of Contents

1.0	INTRODUCTION.....	1
1.1	STUDY PURPOSE	1
1.2	METHODOLOGY	1
1.3	EVALUATION	2
2.0	HISTORICAL OVERVIEW.....	6
2.1	INTRODUCTION.....	6
2.2	PHYSIOGRAPHY	6
2.3	TOWNSHIP OF LONDON AND CITY OF LONDON.....	6
	2.3.1 Survey and Settlement	6
	2.3.2 19 th Century Development.....	8
	2.3.3 20 th Century Development.....	9
2.4	PROPERTY HISTORY	10
3.0	SITE DESCRIPTION.....	23
3.1	INTRODUCTION.....	23
3.2	LANDSCAPE SETTING.....	23
3.3	763-769 DUNDAS STREET	25
4.0	COMPARATIVE ANALYSIS	33
5.0	EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST.....	34
5.1	INTRODUCTION.....	34
5.2	763-769 DUNDAS STREET	34
	5.2.1 Design or Physical Value.....	34
	5.2.2 Historic or Associative Value.....	35
	5.2.3 Contextual Value	36
	5.2.4 Summary of Evaluation	36
	5.2.5 Statement of Cultural Heritage Value.....	37
5.3	ADJACENT PROPERTIES.....	38
6.0	RECOMMENDATIONS.....	41
7.0	CLOSURE.....	42
8.0	REFERENCES.....	43

LIST OF TABLES

Table 1: Evaluation of 763-769 Dundas Street According to Ontario Regulation 9/06	36
Table 2: Determination of CHVI for Adjacent Listed and Designated Properties	39



LIST OF FIGURES

Figure 1: Location of Study Area 3
Figure 2: Study Area 4
Figure 3: Adjacent Listed and Designated Properties 5
Figure 4: Historic Mapping, 1863 17
Figure 5: Historic Mapping, 1878 18
Figure 6: 1888 Fire Insurance Plan..... 19
Figure 7: 1907 Fire Insurance Plan..... 20
Figure 8: 1915 Fire Insurance Plan..... 21
Figure 9: 1922 Fire Insurance Plan..... 22

LIST OF APPENDICES

APPENDIX A ADJACENT LISTED AND DESIGNATED PROPERTIES INVENTORY SHEETS

APPENDIX B DESIGNATING BY-LAW FOR 762 DUNDAS STREET



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Abbreviations

BA	Bachelor of Arts
BHR	Built Heritage Resource
CAHP	Canadian Association of Heritage Professionals
CHER	Cultural Heritage Evaluation Report
CHVI	Cultural heritage value or interest
HVAC	Heating, Ventilation, and Air Conditioning
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation



Introduction
August 8, 2023

1.0 INTRODUCTION

1.1 STUDY PURPOSE

The Cross Cultural Learning Centre retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for the properties located at the municipal addresses 763, 765, and 769 Dundas Street, in the City of London, Ontario. These properties are defined as the Study Area (Figure 1 and Figure 2). In accordance with Section 27(1), of the *Ontario Heritage Act* (OHA), the City of London (the City) maintains a register of properties that are of potential cultural heritage value or interest (CHVI), known as the *Register of Cultural Heritage Resources* (the Register). The properties were added to the Register in 2019 as a listed resource (City of London 2019).

In addition, the following properties were screened for potential CHVI given their adjacency to the Study Area and inclusion on the Register as described below:

- 762 Dundas Street (Designated)
- 755-761 Dundas Street (Listed)
- 768 Dundas Street (Listed)
- 772-776 Dundas Street (Listed)
- 773 Dundas Street (Listed)
- 754-774 King Steet (Listed)

1.2 METHODOLOGY

The preparation of this CHER has been guided by the Ministry of Citizenship and Multiculturalism (MCM) *Heritage Property Evaluation; A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities* (InfoSheet #2) (Government of Ontario 2006). This document uses *Ontario Regulation* (O. Reg.) 9/06 (as amended by O. Reg. 569/22) for identification of CHVI. As per the guidance contained in InfoSheet #2, this report contains the following components:

- Detailed background history
- Site analysis based on a site assessment
- Evaluation of CHVI according to O. Reg. 9/06
- Statement of significance and identification of the heritage attributes of the cultural heritage resource, should CHVI be identified
- Summary statement and conservation recommendations

A site visit was undertaken on February 24, 2022, by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. Weather conditions were cold and partly sunny.



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Introduction
August 8, 2023

1.3 EVALUATION

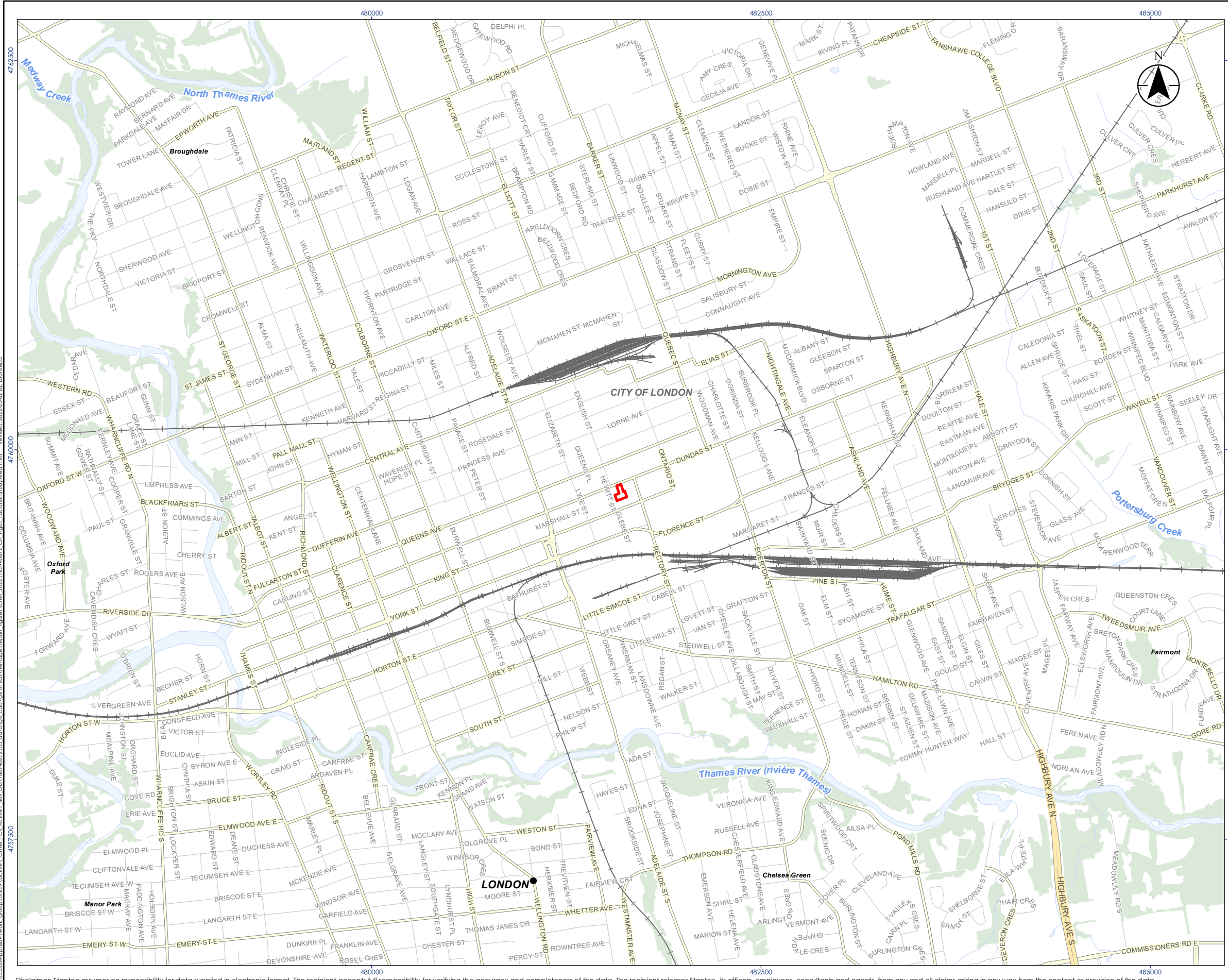
The criteria for determining CHVI are defined by O. Reg. 9/06 as amended by O. Reg. 569/22 (Government of Ontario 2023). In order to identify CHVI at least one of the following criteria must be met:

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
- 6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*
- 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*
- 9. The property has contextual value because it is a landmark*

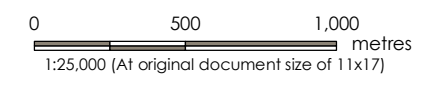
(Government of Ontario 2023)

The Study Area was evaluated against O. Reg. 9/06 in order to determine the presence of CHVI. In addition, this CHER also screened Listed properties for potential CHVI according to O. Reg 9/06. Data sheets summarizing the screening for the adjacent properties are contained in Appendix A. In the case of 762 Dundas Street which is designated under Part IV of the OHA, the designating bylaw and heritage attributes of 762 Dundas Street were reviewed to understand identified CHVI. The designating bylaw is included as Appendix B. The locations of these adjacent properties relative to the Study Area are depicted in Figure 3.

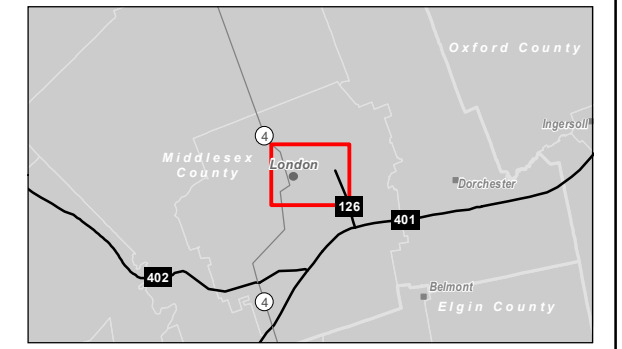




- Legend**
- Study Area
 - Railway - Operational
 - Expressway / Highway
 - Major Road
 - Minor Road
 - Watercourse
 - Municipal Boundary - Lower Tier
 - Waterbody
 - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 18N
 2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2020.



Project Location: London, ON
 Prepared by BF on 2022-03-02
 Technical Review by TR on 2022-03-02

Client/Project: CROSS CULTURAL LEARNER CENTRE
 CULTURAL HERITAGE EVALUATION REPORT-763-769
 DUNDAS STREET, LONDON, ONTARIO

Figure No. 1

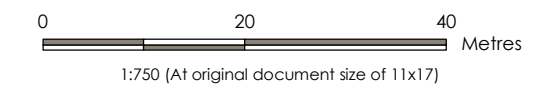
Title: Location of Study Area

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 Revised: 2022-03-02 By: brianec

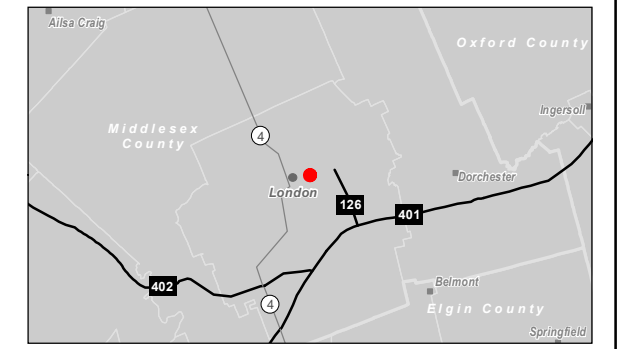
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- Legend**
- Study Area
 - Property Parcel



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.
 3. Orthoimagery © First Base Solutions, 2022. Imagery Date, 2020.



Project Location: London, ON
 160940872 REVA
 Prepared by BF on 2022-03-02
 Technical Review by TR on 2022-03-02

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 CULTURAL HERITAGE EVALUATION REPORT-763-769
 DUNDAS STREET, LONDON, ONTARIO

Figure No.

2

Title

Study Area

Historical Overview
August 8, 2023

2.0 HISTORICAL OVERVIEW

2.1 INTRODUCTION

The Study Area is located on part of Lot 12, Concession C in the former Township of London, present-day City of London. It is situated on the south side of Dundas Street, approximately 60 metres east of the intersection of English Street and Dundas Street. The Study Area includes the municipal addresses 763, 765, and 769 Dundas Street. The property parcel for 763 and 765 Dundas Street contains the legal description “PLAN 229 PT LOTS 12 AND 13 S/S DUNDAS PT LOTS 20, 21 E/S GLEBE, PT LOTS 18, 19 W/S RECTORY” and the property parcel for 769 Dundas Street contains the legal description “PLAN 229 PT LOT 13 REG.” The following sections outline the historical development of the Study Area from the period of colonial settlement to the present-day.

2.2 PHYSIOGRAPHY

The Study Area is located in the Caradoc Sand Plain and London Annex physiographic region. This region is largely composed of flat sand plains extending from east London to the Strathroy area in the southwest. In its entirety, the region comprises approximately 482 square kilometres in southwestern Ontario. The land is generally flat with a few rolling hills. The soil generally consists of three types: Fox fine sandy loam, which appears on the finer soils which are deep and well drained; Berrien sandy loam, a shallow layer of sand over clay, with wet subsoil; and Oshtemo sand, which appears on sand hills and dunes. The Caradoc Sand Plain and London Annex within and adjacent to the City of London is a basin between 850 and 900 feet above sea level (260 to 900 metres above sea level). As the glaciers of the Ice Age retreated, muddy water was discharged into the basin, creating beds of silt and sand. When the water retreated, gravelly alluvium was spread throughout the lower parts of the basin (Chapman and Putnam 1984: 146).

The City of London is located along the Thames River. The well-defined river channel runs through a shallow valley. This is demonstrated through a history of critical flooding in the City as it has developed on land that, in physiological terms, belongs to the river. This watershed area has proven from its land use history to be rich soil for agriculture development (Chapman and Putnam 1984: 139). London itself developed into the commercial centre for southwestern Ontario because of its position along the river as an early travel route and the high alluvial terrace which offered good building sites (Chapman and Putnam 1984: 146).

2.3 TOWNSHIP OF LONDON AND CITY OF LONDON

2.3.1 Survey and Settlement

The former Township of London and City of London is located on the traditional territory of the Attawandaron (Neutral), Anishinaabeg, Haudenosaunee, and Lunaapeewak Indigenous peoples (City of London 2021). From the 17th century and until 1763, southwestern Ontario was part of France’s sprawling colonial holding in North America called New France. In 1763, the Seven Years war concluded with the



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Historical Overview

August 8, 2023

signing of the Treaty of Paris, and France relinquished nearly all of its colonial holdings in North America to Great Britain and Spain (Craig 1963: 2).

The Thirteen British Colonies clustered along the Atlantic seaboard eagerly participated in the Seven Years War and believed that dislodging France from the continent's interior would open land west of the Appalachian Mountains to settlement by the burgeoning colonies. Instead, the British *Proclamation of 1763* closed most of former New France to settlement to benefit Indigenous allies and protect the fur trade. In 1774, the Quebec Act transferred the Ohio Valley and southwestern Ontario to the Province of Quebec. The Quebec Act enflamed tensions with the increasingly restless Thirteen Colonies and was a contributing factor to the American Revolution, which culminated with the recognition of the independence of the Thirteen Colonies as the United States in 1783 (Craig 1963: 2 and Phelps 1989: 1).

Approximately one quarter of the population of the former Thirteen Colonies were Loyalists to the British Crown and about 50,000 people left the United States for Great Britain or other colonies, including Canada (Craig 1963: 3). Between 1778 and 1786, the Province of Quebec was governed by Frederick Haldimand. Initially, Haldimand wished to settle present-day Ontario with mostly First Nations allies of the Crown, but upon hearing of the favourable agricultural conditions throughout much of the region, he soon changed his mind. Haldimand also realized that settling the area with Loyalists would provide a bulwark against further aggression by the United States. Writing to Lord North, Prime Minister of Great Britain, Haldimand argued that the settlers would be "attached to the interests of Great Britain and capable of being useful upon many occasions" (Craig 1963: 4-5). To facilitate settlement, southern Ontario was divided into four districts, with present-day London being located in the Hesse District (Archives of Ontario 2015).

The new Loyalist population of Canada wished to live under the customs and common law they were familiar with in Great Britain and the former Thirteen Colonies, instead of the French civil law practiced in Quebec as part of the *Quebec Act of 1774*. To accommodate the Loyalists, the British parliament passed the *Constitutional Act of 1791*, which divided Quebec into Upper and Lower Canada. The division was both geographic and cultural; French laws would be preserved in Lower Canada, while the British constitution and laws would be implemented in Upper Canada (Craig 1963: 17).

John Graves Simcoe was selected as Lieutenant Governor of the newly created province. Simcoe was a veteran of the American Revolution, having served in the Queens Rangers, and eagerly planned to build a model British society in Upper Canada. Simcoe wrote of his desire to "inculcate British customs, manners, and principles in the most trivial as well as serious matters" in the new colony (Craig 1963: 20-21). In 1792, Simcoe renamed the Hesse District the Western District (Archives of Ontario 2015).

Part of Simcoe's transformative plan for Upper Canada included the forks of the river called La Tranche by the French and the Antlered River by the Anishinaabek and Attawandaron peoples (Armstrong 1986: 21-22). Simcoe chose it as the site for the capital of Upper Canada in 1791. He renamed La Tranche to the Thames River and first selected the name Georgina for the capital. By 1792, Simcoe settled on the name London. Prominent merchants of Upper Canada, as well as Guy Carleton, Governor of Canada, objected to the proposed site because of its inaccessibility. The capital never moved to London and was eventually transferred from Newark (present-day Niagara-on-the-Lake) to York (present-day Toronto) (Armstrong 1986: 21; Mombourquette 1992: 5).



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Historical Overview

August 8, 2023

In 1793, Simcoe ordered a military road constructed by the Queen's Rangers from York to the Thames River and named the road Dundas Street after his friend and British Secretary of State, Henry Dundas (Craig 1963: 35). Today, Henry Dundas is often associated with his efforts to delay the abolition of slavery in the British Empire (City of Toronto 2021). The Study Area is bounded on the north by Dundas Street. Simcoe departed Upper Canada in 1796 and the Township of London and town site remained unsettled (Mombourquette 1992: 25).

The first settler in London Township was Joshua Applegarth, who arrived in 1807, and attempted to cultivate hemp before switching to other crops (Page 1878: 5). Overall, the entire Township of London remained largely unsettled until after the War of 1812. The first land patent in the township occurred in 1812 when John Hale was granted land. In 1813, several lots were granted to Mahlon Burwell, as part payment to formally survey the township (Page 1878: 9).

Burwell had arrived in London Township with Colonel Thomas Talbot in 1810 with plans to develop the township and much of southwestern Ontario. Talbot would eventually be instrumental in the development of 29 townships. Burwell began his survey of London Township just prior to the War of 1812. Before the outbreak of hostilities, he surveyed Concessions 1 through 6. After the war, Burwell resumed his work and completed the remainder of the survey by 1818 (London Township History Book Committee (LTHBC) 2001: 12). London Township was the largest township in Middlesex County, containing over 96,000 acres of land on 12 square miles (Page 1878: 9). The first township meeting was held on January 4, 1819, in Joshua Applegarth's house (Armstrong 1986: 29).

2.3.2 19th Century Development

In November 1825, the London District courthouse and jail at Vittoria in Norfolk County was damaged by fire. District authorities, including Colonel Thomas Talbot, decided to move the district capital to a more central location, instead of rebuilding at Vittoria (Miller 1992: 7). In January 1826, the District Town for the London District was transferred from Vittoria to the Crown Reserve Land in London Township set aside for Simcoe's envisioned capital. The townsite for London was surveyed in May and June of 1826 by Burwell (Armstrong 1986: 33 and Miller 1992: 7).

The population of London Township was recorded as 2,677 in 1839. The township assessment recorded 15,446 acres of cultivated land. Nearly all the residences in the township were still constructed out of logs or frame, showing that despite the rapid growth the township experienced, it remained a frontier settlement at the time (Rosser 1975: 18).

The settlement at London steadily grew and in 1840 the Town of London was incorporated (Brock 2011: 23). When the Town of London was incorporated the boundaries of the town were extended north to present-day Huron Street and east to present-day Adelaide Street (Armstrong 1986: 67). The new town had a population of 1,716 (Armstrong 1986: 63).

As the Town of London and Township of London developed, residents clamored for access to a railway. As early as 1831, merchants and farmers of London and London Township had proposed constructing a railway through the community. In the 1840s, planning began on a line that would run from Niagara to Detroit. The planned route would run through London and many prominent Londoners helped finance the



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Historical Overview

August 8, 2023

project. The Great Western Railway was chartered in 1845 and construction on the London portion of the line began in October 1847. The ground-breaking ceremony in London was led by Thomas Talbot, who was then 77 years old and still deeply involved in the development of London. In December 1853, the first train pulled into London. The train had travelled from Hamilton and arrived in six hours at an average speed of 25 mph (40 km/h) (Armstrong 1986: 82-83). In 1882, the Great Western Railway became part of the Grand Trunk Railway.

In 1857, oil was discovered in Lambton County and London's location on the railway and already established population made the City an attractive choice for refining operations. However, the noxious fumes associated with refining led the City Council to ban refining operations within City limits. Many of the refineries moved just outside of city limits to the area east of Adelaide Street in London Township (Armstrong 1986: 120-121). Soon other businesses and industries moved to the area including railway car shops and stables for the City's horse drawn streetcars. Industries were attracted to London Township's low assessment rate, plethora of available land, and proximity to the city's workforce (Stantec 2004: 7). As industries developed in the area, developers began to offer one quarter to half acre lots for sale for residential construction. These subdivisions attracted the industrial workers of the area, many of whom were employed as skilled laborers, carpenters, builders, plasterers, and painters (Stantec 2004: 9).

By the 1870s, the area east of Adelaide Street was commonly referred to as "London East" and had grown into London's first suburb. In 1874, the area, including the Study Area, was separated from London Township and incorporated as a separate municipality. However, the budding municipality struggled to provide streetcar service, fire protection, and water supply to the residents and businesses of London East. The need for better fire protection became tragically evident when the Imperial Oil Refinery and Great Western Railway car shops burned down in 1883. In 1885, London East was annexed into the City of London. The annexation was mutually beneficial, the City of London would gain an expanded tax base and London East would attain the services it needed to continue to grow (Armstrong 1986: 128). The City of London grew from a population of 19,941 in 1881 to 30,705 in 1890, an increase partly attributed to the City's annexation of London East (Miller 1992: 146).

2.3.3 20th Century Development

In 1912, the City of London had a population of 49,102, which would increase to 69,742 in 1929 (Armstrong 1986: 163). During this period, many modern improvements were made in the City. Main roads in the central part of the City were paved in asphalt, replacing cedar blocks (Armstrong 1986: 133). The Hydro Electric Power Commission, under the leadership of Adam Beck, commenced service to London with hydroelectricity from Niagara in 1910 (Armstrong 1986: 136). The Public Utilities Commission was established in 1914 to manage the distribution of electricity, water, and city parks (Armstrong 1986: 168).

Compared to other municipalities in Ontario, London fared relatively well during the Great Depression. Several major building projects were completed in London during the 1930s, including the underpass of Richmond Street under the CNR tracks and construction of the Dominion Public Building on Richmond Street. In 1932, only 8% of the population was unemployed, a much lower number than other cities in



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Historical Overview

August 8, 2023

southern Ontario such as Toronto, Hamilton, and Windsor (Armstrong 1986: 185). Nonetheless, the effects of the Great Depression and Second World War curtailed growth in London (Curtis 1992: 15).

Following the war, the growth of London accelerated and large swaths of land in surrounding townships were suburbanized. In response, the City of London annexed large portions of London and Westminster Townships in 1961 (Meligrana 2000: 8). The population of the City of London was recorded as 169,569 in 1961, an increase of 78% since 1951 (Dominion Bureau of Statistics 1953, 1962).

Infrastructure improvements carried out in the City during the 1960s included new railway overpasses over Adelaide Street, Highbury Avenue, and Quebec Street. In the 1970s, Queens Avenue and Dundas Street were extended over the Thames River and Wonderland and Hutton roads were connected via the new Guy Lombardo Bridge (Armstrong 1986: 213-214). As the population of London shifted to the suburbs during the mid-20th century it was becoming increasingly unnecessary to visit downtown London (Armstrong 1986: 234). By the 1970s, a revitalization plan was needed for the City's downtown. A cohesive vision for the city core did not develop and a mix of infill and new construction occurred during the 1970s, including the City Centre Complex, the London Centre Arcade, the new City Hall, and new federal building and courthouse (Armstrong 1986: 234, 238).

During the 1980s, the pace of growth in the City steadied. The population of the City in 1980 was 261,841 with most of the new growth occurring at the south and north ends (Armstrong 1986: 327; Miller 1992: 229). The City of London is continuing to grow and develop in the 21st century. In 2016, the City of London had a population of 383,822, an increase of 4.8% since 2011 (Statistics Canada 2019).

2.4 PROPERTY HISTORY

The Study Area is located on part of Lot 12, Concession C in the former Township of London, present-day City of London. It falls within an area east of Adelaide Street which was historically referred to as "London East". London East developed in the 1860s and 1870s and became London's first suburb (Armstrong 1986: 128). Historical mapping from 1863 depicted the Study Area on a parcel of land marked as undeveloped "small lots". Therefore, the present-day structure at 763-769 Dundas Street was likely built after 1863. Dundas Street, at this time referred to as Governor's Road (Dundas Street), is marked in the historical mapping as a gravel road and many of the modern-day side streets were not yet laid out (Figure 4). Features located near the Study Area on the 1863 map included a schoolhouse to the southwest, two railway lines to the south and two cemeteries to the east.

The structure at 765-769 Dundas Street first appears in the City of London directories in 1871-1872 as the Forester's Arms Hotel on the south side of Governor's Road, east of Glebe Street (modern-day Hewitt Street), with a Mr. Alfred Plummer as the proprietor (C.H. Mackintosh & Co. 1872: 256). The drawing *Bird's Eye View of London* from 1872 shows that buildings were present in the Study Area, although this portion of Dundas Street remained on the outer limits of the city's development at that time (Plate 1). This indicates that the current structure would likely have been built on the property between 1864 and 1871.



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Historical Overview

August 8, 2023

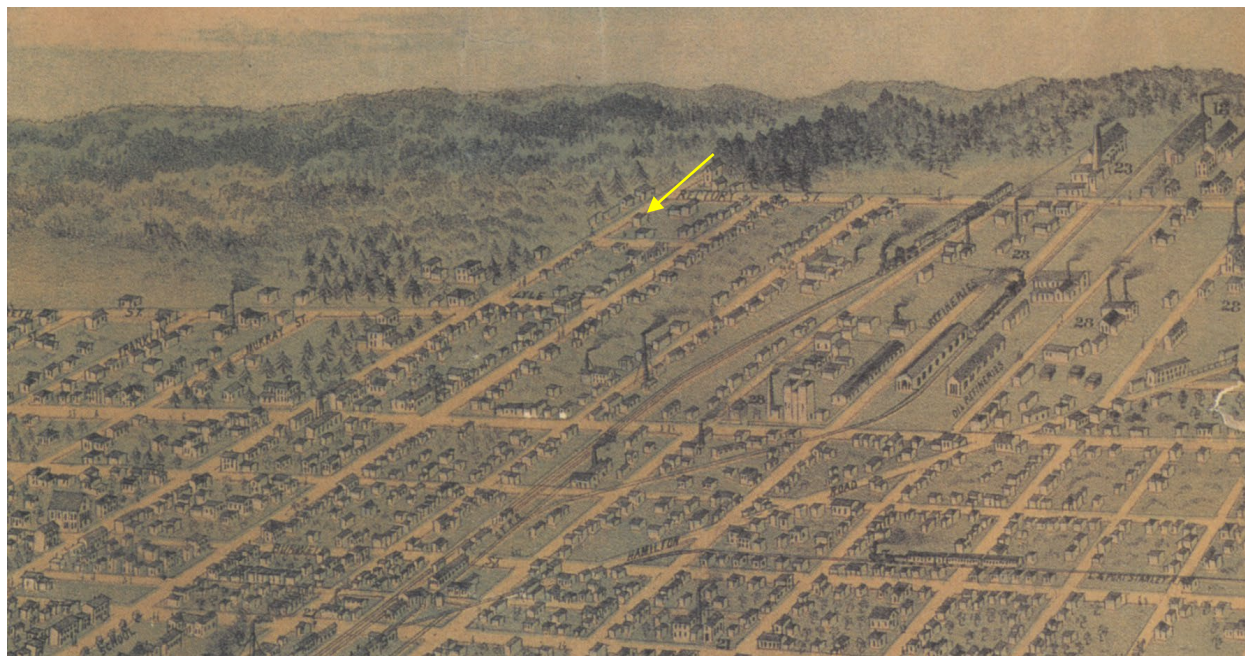


Plate 1: Bird's Eye View of London, 1872; the arrow denotes the approximate location of the Study Area (Association of Canadian Map Libraries and Archives 1998)

By 1875, Mr. John E. Taylor is listed as the proprietor of the Forester's Arms (McAlpine, Everett & Co. 1875: 85). The 1875 directory also included a London Street Directory which listed John Bullock, a butcher, John Sigsworth, and vacant lots east of the hotel and before Rectory Street (McAlpine, Everett & Co. 1875: 222). The directory does not provide addresses, but the list appears consistent with the division of the structure in later directories and fire insurance plans, indicating that Bullock and Sigsworth likely resided in the Study Area. John Bullock is listed in the 1871 census as a 37-year-old butcher who was born in England (Library and Archives Canada 1871). His household also included his 38-year-old wife Frances and their six children. Their eldest son Frederick J., who was 15, was born in England and worked as a shop boy. Their eldest daughter Susan, who was 11, was born in the United States. The remaining children, Frances, aged 9, Isabell, aged 5, Emma, aged 3, and Mary A., aged two months, were all born after the family moved to Ontario.

By 1877, the city directory lists Mrs. Taylor, widow of John. E., as the proprietor of the hotel under the new name the Dew-Drop Inn (W.H. Irwin & Co 1876). Land registry records from 1876 indicate that Sarah Taylor purchased the parts of Lot 11 and 12 associated with the hotel that year from a Dugald L., possibly with the surname McCaffy (TMHC 2021). Sarah is listed in the 1881 census as a hotel keeper and a 50-year-old widow who was born in England (Library and Archives Canada 1881a). Her household also included a 51-year-old widower named Richard Watts listed as a blacksmith. The portion of the structure at 767 Dundas Street was a butcher shop in 1877, still owned by John Bullock who also resided there (W.H. Irwin & Co 1876). Historical mapping from 1878 confirms that the block containing the Study Area had been further subdivided with new streets, including Glebe Street, by this time (Figure 5). The Study Area is filled with hatching on this map, indicating that most of the properties in this area had been developed.



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Historical Overview

August 8, 2023

The 1888 fire insurance plan provides early details about the Study Area, which had ceased to be a hotel by this point (Figure 6). Based on city directories, census records, and the fire insurance plans, the hotel was likely closed between 1881 and 1888. There is no building present at 763 Dundas Street in the 1888 plan indicating that this section of the building was added between 1888 and 1907. The portion of the structure at 765 Dundas Street was labeled as a baker, was clad in brick with a shingle or board roof, and had two rear additions, one brick and one wooden. According to the 1886 city directory, this bakery was owned by Mrs. Mary Eldridge and George Eldridge, likely her son, listed as the resident at 767 Dundas Street (R. Hills & Co. 1886: 32-33). There were multiple wooden sheds, a brick building for the oven, and a hydrant located at the rear of the property. Mary Eldridge is documented in the 1881 census as a 64-year-old widow from England with four adult children in her household: Mary Ann, aged 29; Ada, aged 25; George, aged 24 and Edmund, aged 19 (Library and Archives Canada 1881b). There is no occupation listed in the 1881 census for any of the Eldridges. By the census of 1891, George Eldridge is listed as a baker and his household included his wife Margaret and their three children, Mary, Donald, and John (Library and Archives Canada 1891).

Also on the 1888 fire insurance plan, 767 and 769 Dundas Street are depicted with a similar scale and massing to the bakery, including a two storey main portion clad in brick, one and one half storey addition clad in brick in the centre, and one storey wooden addition at the rear (Figure 6). The building at 767 Dundas Street was labeled as a store and 769 Dundas Street labeled as a hardware store. The two storey portion of the structure appears to match the configuration of the present-day building, though the additions at the rear have been modified over time. These two addresses have a one storey wooden shed and a two storey wooden stable at the back of the properties that span the width of both addresses. The 1886 city directory indicates that the hardware store at 769 Dundas Street was operated by a Mr. J.W. Bartlett (R. Hills & Co. 1886: 32-33).

The 1907 fire insurance plan shows that the structure had been extended to encompass present-day 763 Dundas Street (Figure 7). This new section was a two storey brick addition with a metal roof connected to the structure at 765 Dundas Street and labeled as a hardware store. The rear of the building has three one storey brick clad additions, two with metal roofs and one with a shingle or board roof, as well as a one storey wooden addition. The rear of the property also includes three one storey sheds, a one and one half storey stable, and a hydrant. The section of the structure at 767 Dundas Street is now labeled as a bakery with 769 Dundas Street labeled as a store. The 767 and 767 Dundas Street portions of the structure appear to have a scale and massing that was mostly the same as their 1888 versions, though they now have a metal roof and 767 Dundas Street has a larger one storey wooden addition at the rear. The one storey brick outbuilding housing the baker's oven is now centred between the 765 and 767 buildings, there is a one storey shed in a different location at the rear of the 767 Dundas Street property, and a one and one half storey stable still spans the width of 767 to 769 Dundas Street.

On the 1915 fire insurance plan, 763 to 769 Dundas Street remain much the same as they did in 1907. New outbuildings included one new shed at the rear of 763 Dundas Street and one new shed at the rear of 769 Dundas (Figure 8). By 1915, 763-765 Dundas Street is labeled as Parson's Fair and Hardware, 767 Dundas Street is labeled as a bakery, and 769 Dundas Street has been split in half with the western half labeled as an office and the eastern half labeled as a store. In addition to the Dundas Street location



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Historical Overview

August 8, 2023

in London, Parson's Fair and Hardware, owned by Harry Parson, had other stores located in Midland, Barrie, Sutton, and Sarnia (TMHC 2021).

The 1922 fire insurance plan only shows small changes from the 1915 plan. This includes, 769 Dundas Street was now occupied by a cobbler and an electrician, one shed at the rear of 763 Dundas Street was now marked as automobile parking, and one shed had been removed from behind 769 Dundas Street (Figure 9). The city directory from 1932 indicates that 763-765 Dundas Street was occupied by Jones Hardware, owned by a Mr. F.E. Jones who resided at 763 Dundas Street, 767 Dundas Street was a ladies' wear shop owned by a Mr. J. Butman, and 769 Dundas Street was vacant (Vernon Directories Limited 1932: 666). Frank and Martha Jones, aged 52 and 51 respectively, appear as the residents of 763 Dundas Street in the 1921 Census and both are listed as being born in the United States (Library and Archives Canada 1921). Frank's occupation is listed as a merchant (Library and Archives Canada 1921). The following year, Mrs. Martha E Jones is listed as the resident for 763 Dundas Street, J.W. Jones Hardware store still operated out of 763-765 Dundas Street, J. Butman's Ladies' wear store was still located at 767, and Ideal Cleaners and Dryers had opened in the vacant building at 769 Dundas Street with a Mrs. T.R. Howitt residing at 769½ Dundas Street (Vernon Directories Limited 1933: 666).

In 1935, 763-765 Dundas Street returned to its original function and became the Queen's Hotel, with the ladies' wear and cleaners still present next door and the residence at 769½ Dundas Street vacant (Vernon Directories Limited 1936: 731). The Queen's Hotel, which can be seen in the background of the 1955 photo in Plate 2, was operated at 763-765 Dundas Street from 1935 to 1982. The hotel was owned by London Properties Ltd. from 1935 to 1967 when it was purchased by Max Matthews and George Valianes (Plate 3) (London Free Press 1967). Max and George planned to renovate the hotel with a new bar and redesigned men's beverage room (London Free Press 1967).

By comparing the 1955 and 1967 photos, the first storey façade of the hotel was modernized removing the historic shop windows. In 1982, the Queen's hotel closed and the Town and Country Tavern Company opened at the location. It is likely the shutters present on the second storey windows date to this period as they are not present on photos when the building was occupied by the Queen's Hotel. The Town and Country Saloon operated out of 763-765 Dundas Street until 2016 when it became the Old East 765 Bar and Grill (Trevithick 2022). Old East 765 was closed in February 2022. Sometime between 1967 and the present-day, the first storey façade of 763-765 Dundas Street was modified again, introducing brick cladding, adding more windows, and altering the main entrance.

The portion of the structure at 767 and 769 Dundas Street continued to have commercial uses throughout the 20th century as well. J. Butman's Clothier, which opened at 767 Dundas Street sometime between 1922 and 1932, remained at this location until 1947 and was followed by shorter periods when the structure housed Burket's Clothing in the 1950s and Joanie's Coffee Shop in the 1960s. At some point between the early 1960s and 1967, 767 Dundas Street was incorporated into 763-765 Dundas Street and stops appearing as a separate address in the Vernon directories. The former 767 Dundas Street is currently part of the space that was operated by the Old East 765 Bar and Grill. B. Stokes, a locksmith, occupied 769 Dundas Street from the mid-1940s to 1950s, followed by Easy Self Care Laundry from the early 1960s to 1980s, and Peth Laundromat from the mid to late 1980s. A laundromat storefront exits at 769 Dundas Street into the present-day. Harvey Chapman is listed as the resident for 769½ Dundas



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Historical Overview

August 8, 2023

Street through the 1940s and 1950s, the address is not listed in the 1962 directory, Frank Thornton is listed as the resident in 1968, and the subsequent directories examined do not list the address 769½ Dundas Street.



Historical Overview
August 8, 2023



Plate 2: Shriners' Parade on Dundas Street with the Queen's Hotel visible in the background (denoted by arrow) (London Free Press 1955)



Historical Overview
August 8, 2023



Plate 3: New owners receive the keys to the Queen's Hotel, 1967 (London Free Press 1967)

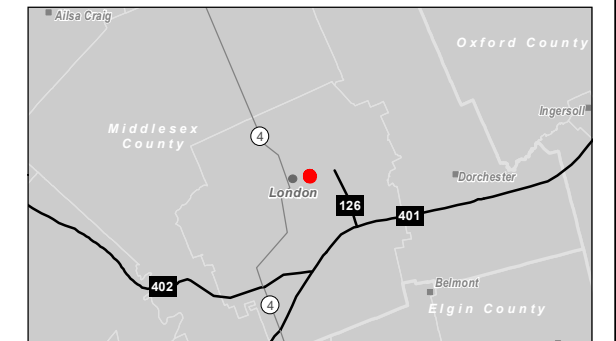
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Revised: 2022-03-02 By: bbonesco



Legend
Study Area

Figure Not to Scale

Notes
1. Reference: Peters, Samuel. 1863. Map of the Township of London, Canada West. London: Samuel Peters.



Project Location: London, ON
160940872 REVA
Prepared by BF on 2022-03-02
Technical Review by TR on 2022-03-02

Client/Project:
CROSS CULTURAL LEARNER CENTRE
CULTURAL HERITAGE EVALUATION REPORT-763-769
DUNDAS STREET, LONDON, ONTARIO

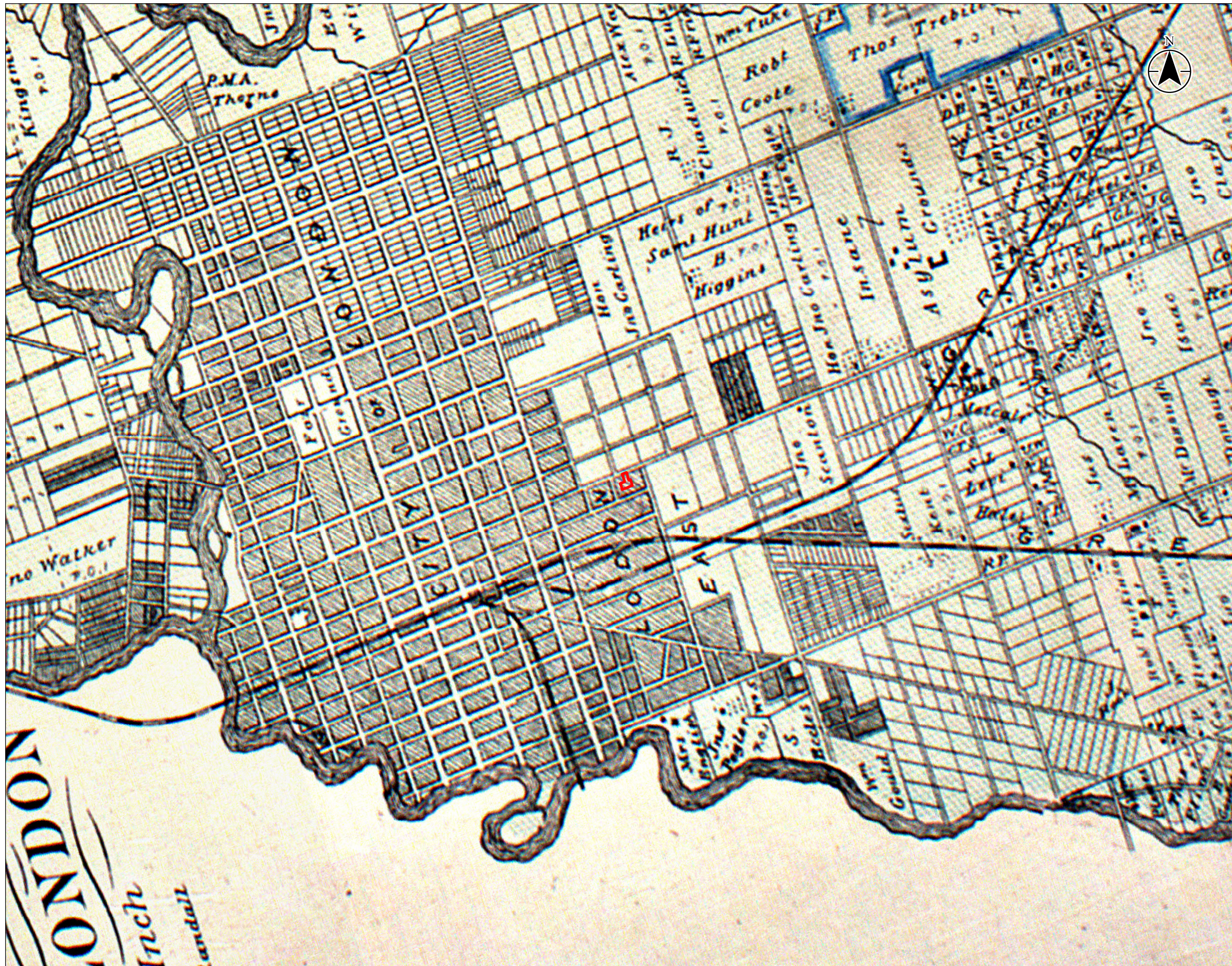
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Title

Historic Mapping, 1863

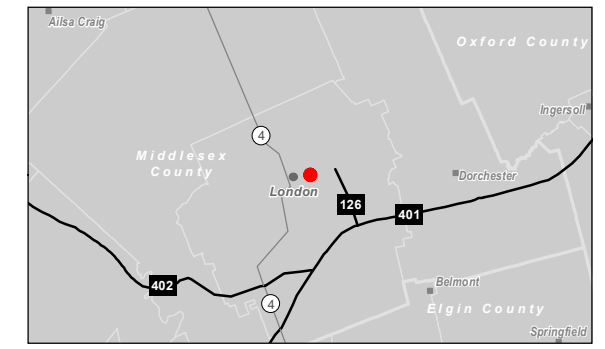
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Legend
Study Area

Figure Not to Scale

Notes
1. H.R. Page & Co. 1878. Illustrated Historical Atlas of the County of Middlesex, Ontario. Toronto: H.R. Page & Co.



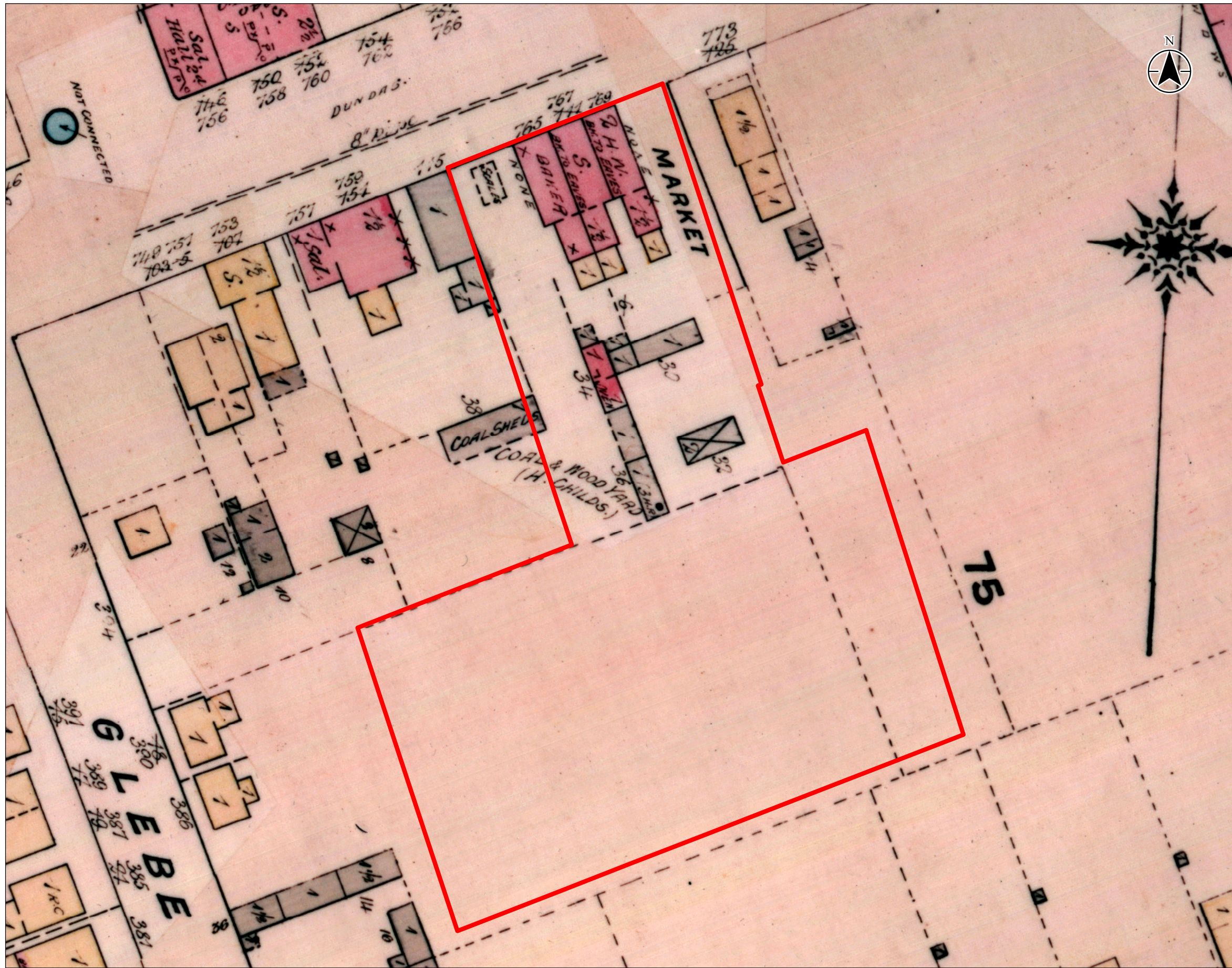
Project Location London, ON
160940872 REVA
Prepared by BF on 2022-03-02
Technical Review by TR on 2022-03-02

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CULTURAL HERITAGE EVALUATION REPORT-763-769
DUNDAS STREET, LONDON, ONTARIO

Figure No.
5

Title
Historic Mapping, 1878

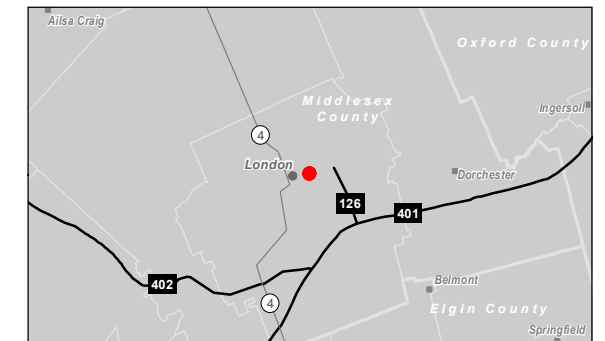
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Legend
Study Area

Figure Not to Scale

Notes
1. Reference: Goad, Charles E. 1888. Insurance Plan of London Ontario, Sheet 20.
Montreal: Charles E. Goad.



Project Location: London, ON
160940872 REVA
Prepared by BF on 2022-03-04
Technical Review by TR on 2022-03-02

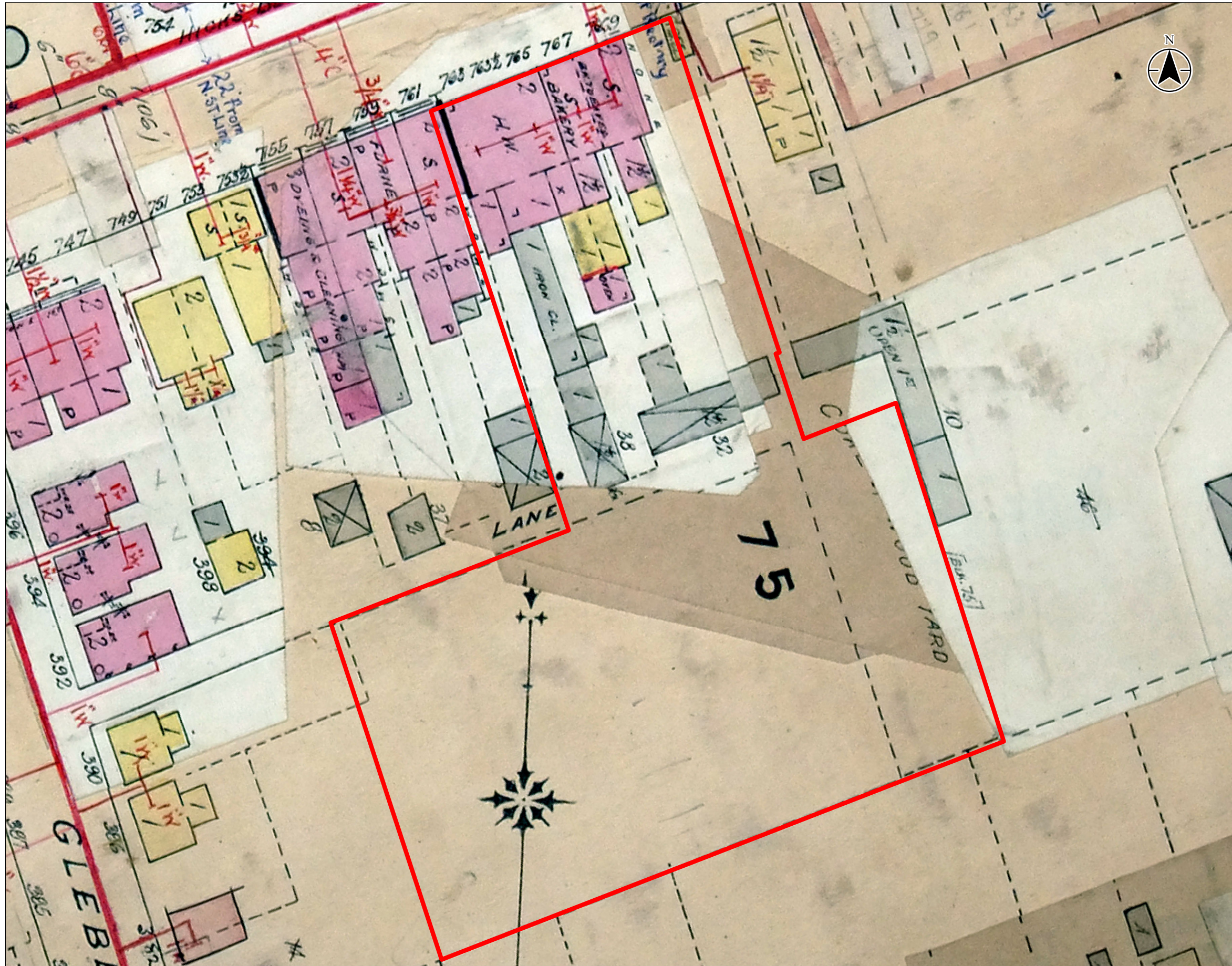
Client/Project:
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DUNDAS STREET, LONDON, ONTARIO

Figure No.

6

Title

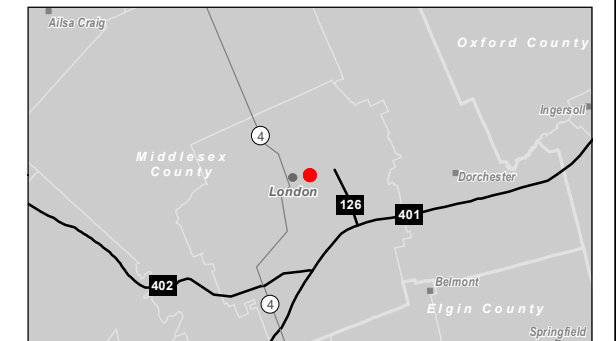
1888 Fire Insurance Plan



Legend
 Study Area

Figure Not to Scale

Notes
 1. Reference: Goad, Charles E. 1907. Key Plan of the City of London Ontario, Sheet 20. Montreal: Charles E. Goad.



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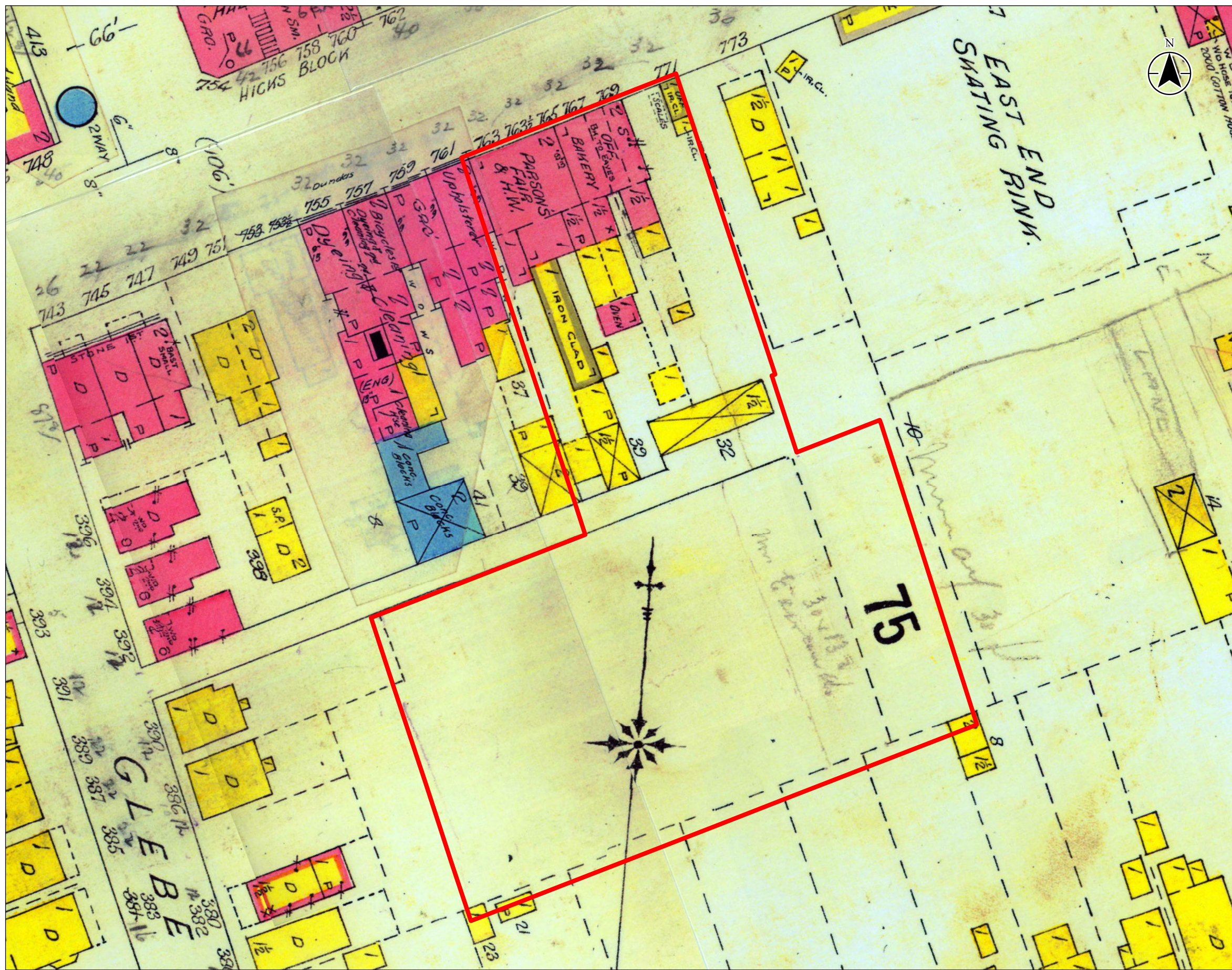
Figure No.

7

Title

1907 Fire Insurance Plan

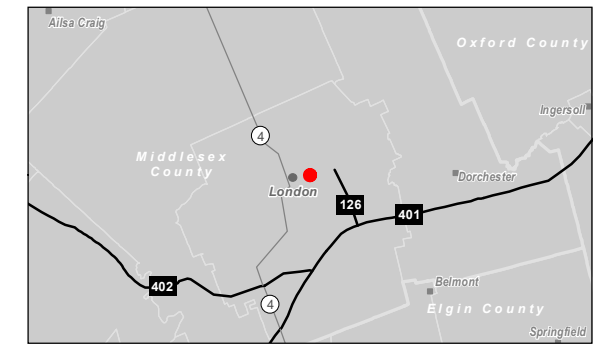
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Legend
Study Area

Figure Not to Scale

Notes
1. Reference: Goad, Charles E. 1915. Key Plan of the City of London Ontario, Sheet 20. Montreal and Winnipeg: Charles E. Goad.



Project Location: London, ON
160940872 REVA
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Technical Review by TR on 2022-03-02

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DUNDAS STREET, LONDON, ONTARIO

Figure No.: 8
Title: 1915 Fire Insurance Plan

Site Description
August 8, 2023

3.0 SITE DESCRIPTION

3.1 INTRODUCTION

A site visit of the Study Area was undertaken on February 24, 2022, by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. Weather conditions were cold and partly sunny. The site visit consisted of a pedestrian survey of the Study Area. Interior access was not granted to the property. Photographs were taken on a Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels.

3.2 LANDSCAPE SETTING

The Study Area is located between Hewitt Street and Rectory Street along Dundas Street, an east-west roadway located within the City of London. Within the Study Area and the Old East Village community, Dundas Street is a two-lane roadway paved in asphalt. Adjacent to the Study Area, a dedicated cycling lane is located on the south side of Dundas Street (Plate 4). The street contains concrete sidewalks and concrete curbs. Adjacent to the Study Area, the north side of Dundas Street contains on-street parking which is recessed from the roadway (Plate 5). The sidewalks are lined with modern freestanding streetlighting and recently planted street trees (Plate 6).

The general character of this part of Dundas Street is commercial and the streetscape mostly consists of attached and semi-attached two storey late 19th to early 20th century commercial structures, many of which have been heavily modified. This section of Dundas Street also contains one residence that has been converted to commercial use (Plate 7 and Plate 8).

The property at 763-769 Dundas Street is accessed via an asphalt driveway located east of the structure (Plate 9). Aside from the driveway, the Study Area does not contain any landscape components along Dundas Street as the structure directly abuts the municipal right of way for Dundas Street. The asphalt driveway leads to a parking area (Plate 10). South of the parking area, the driveway connects to a laneway which leads to service entrances to 763-769 Dundas Street at the west end and leads to Rectory Street at the east (Plate 11). Directly south of the parking area is a vacant section of land enclosed by a chain-link fence and chain-link gate (Plate 12). The vacant land contains no natural or manufactured landscape components except for some vegetation along the fence line (Plate 13).



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description
August 8, 2023



Plate 4: Looking east down Dundas Street



Plate 5: Looking west down Dundas Street showing recessed parking space

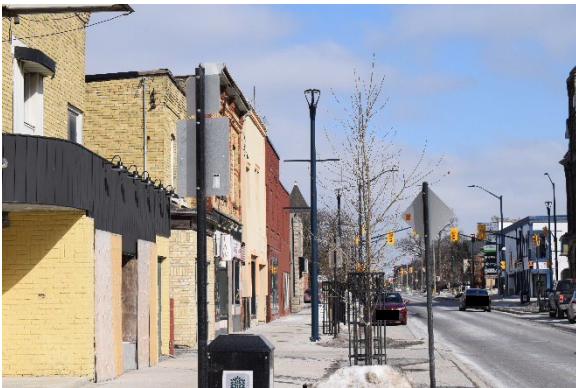


Plate 6: Streetlighting and street trees along Dundas Street, looking east



Plate 7: Late 19th commercial structures, looking west



Plate 8: Example of modified structures, looking north



Plate 9: Asphalt driveway, looking north



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description
August 8, 2023



Plate 10: Parking area, looking north



Plate 11: Looking east towards laneway and service entrances



Plate 12: Vacant area, looking north towards chain link gate



Plate 13: Vacant area, looking west

3.3 763-769 DUNDAS STREET

The structure at 763-769 Dundas Street is a two-storey structure with a low-pitched roof with soffits, two chimneys, and asphalt shingles (Plate 14). The east end of the structure contains a hip roof, and the west contains a side gable roof attached to 755-759 Dundas Street (Plate 15 and Plate 16). While the structure contains several additions at the rear (south) façade, the main section of 763-769 Dundas Street contains a rectangular shaped plan. In general, the structure is simple in design and contains few architectural embellishments. The foundation of the structure is not visible.

The front (north) façade of 763-769 Dundas Street contains a second storey fenestration consisting of ten modern 1/1 windows in segmental arch window openings with painted brick voussoirs, painted shutters, and modern sills (Plate 17). The spacing between windows, window heights, and window widths are irregular. For example, the two easternmost second storey windows contain different sized segmental arches, and the voussoir of the second window is located higher (Plate 18). Another example is the



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description

August 8, 2023

narrower width of the windows and smaller spacing between windows located just above the main entrance (Plate 19). The second storey of the front façade contains a buff brick exterior which has been painted a dark shade of gray.

The first storey of the front façade of 763-769 Dundas Street contains two storefronts. The eastern storefront contains the municipal address 769 Dundas Street and consists of a recessed entrance with a glass and metal door, modern sidelights, and modern transom. The recessed entrance is flanked by two storefront windows and the storefront is clad in stucco which has been painted gray. The occupant of this storefront was formerly a coin operated laundromat (Plate 20). Located to the west at the municipal address 763 Dundas Street and 765 Dundas Street is another commercial storefront. This storefront consists of three sets of modern fixed windows, a secondary entrance, and a main entrance. The storefront of 763-765 Dundas Street is clad in red brick which has been painted gray (Plate 21 and Plate 22). The main entrance is recessed and contains a modern door, modern opaque sidelights, and a terrazzo floor. Located above the door is a digital sign and located just west of the sidelight is a horseshoe, likely a remnant of the former use of the storefront as a country themed bar (Plate 23 and Plate 24). Located above the main entrance is a sign and overhang for the “Old East 765 Bar & Grill” (Plate 25).

The east façade of the structure includes the main rectangular shaped section of the structure, several additions, and a staircase to the second storey attached to the main section of the structure. The main section of the structure is clad in stucco painted gray to the north of the attached staircase. South of the attached staircase, the exterior is painted brick. The main section of the east façade contains no windows (Plate 26). The attached staircase is clad in corrugated metal and contains two modern windows and modern doors (Plate 27). While not visible from the exterior, a section of buff brick quoins is visible from the doorway window. This indicates that the following gable roof section is a later addition. To the south of the main rectangular shaped section is the east façade of a gable roof addition attached to the south façade. The east façade of this addition contains a painted brick exterior and modern door. Above the doorway is a modern exterior light fixture (Plate 28). To the south of the gable roof addition is the east façade of a flat roof addition with shingle clad parapets attached to the adjacent previously discussed gable roof addition. The east façade of this addition is clad in stucco painted gray and contains no windows or doors (Plate 29). South of this addition is the east façade of a flat roof addition attached to the adjacent previously discussed addition. The east façade of this addition contains a concrete block exterior, modern door, and sign for “Old East 765 Backstage Lounge” (Plate 30).

The majority of the main rectangular section of the south façade has been obscured by subsequent additions. The south façade consists primarily of a series of additions. Directly attached to the main rectangular shaped section of the structure is a gable roof addition, flat roof addition, and flat roof addition with a gable parapet. Located south of these three additions are approximately six flat roof additions. This number of additions was determined by a review of aerial photography. The visible rectangular section of the south façade is clad in a modern vertical siding or corrugated metal to the west of the gable addition and painted brick to the east of the gable roof addition. The main rectangular section contains two modern windows and a modern door. The gable roof addition is clad in modern siding and contains two modern windows and a metal chimney (Plate 31). To the south of the gable roof addition is the south façade of the flat roof with parapet addition. This exterior is clad in stucco painted gray and contains a



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description

August 8, 2023

bulletin board and modern door (Plate 32). The south façade of the concrete block additions is mostly clad in board and batten siding and contains modern doors and an exterior light fixture (Plate 33). A small section of the south façade of the concrete block additions has a concrete block exterior and two modern doors (Plate 34). Located north of the flat roof concrete block additions is a flat roof with gable and mansard parapet addition attached to the southwest corner of the main rectangular section. This addition is clad in wood siding faux half timbering. Views of this addition are partially obscured by Heating Ventilation and Air Conditions (HVAC) systems (Plate 35).

The main rectangular section of the west façade is attached to the adjacent property. The visible sections of the west façade include the gable and mansard parapet addition and the concrete block additions attached to the south façade. The gable parapet addition contains a modern window with a faux gable dormer and half timbering. Additional views are obscured by HVAC equipment. The west façade of the concrete block addition contains no windows or doors (Plate 36).



Plate 14: Looking southwest at 763-769 Dundas Street showing two storey structure and roof



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description
August 8, 2023



Plate 15: Hip roof section showing east chimney, looking south



Plate 16: Gable roof section showing west chimney, looking south



Plate 17: Front façade showing fenestration, looking south



Plate 18: Size difference between eastern windows, looking south



Plate 19: Narrower spacing and width of windows above main entrance, looking south



Plate 20: Storefront of 769 Dundas Street, looking south



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description
August 8, 2023

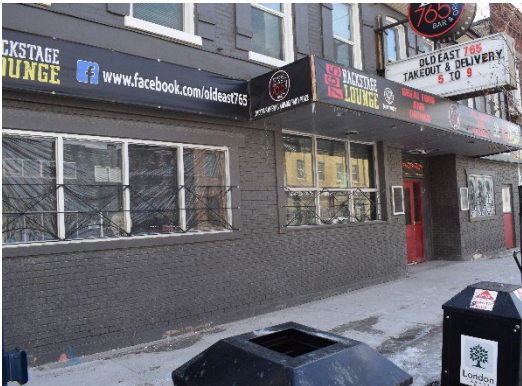


Plate 21: Looking west at storefront of 763-765 Dundas Street



Plate 22: Looking east at storefront of 763-765 Dundas Street



Plate 23: Main entrance, looking south



Plate 24: Terrazzo flooring, looking south



Plate 25: Overhang and signage, looking east



Plate 26: East façade of main section, looking west



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description
August 8, 2023



Plate 27: Enclosed staircase, looking south



Plate 28: East façade of gable roof addition, looking west



Plate 29: East façade of flat roof addition with parapets, looking west



Plate 30: East façade of concrete block addition, looking west



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description
August 8, 2023



Plate 31: Looking north showing south façade of main section and gable addition



Plate 32: Looking north showing south façade of flat roof with parapet addition



Plate 33: South façade of concrete block additions, looking east



Plate 34: South façade showing doors and concrete block exterior



Plate 35: Looking southwest at gable and mansard parapet addition

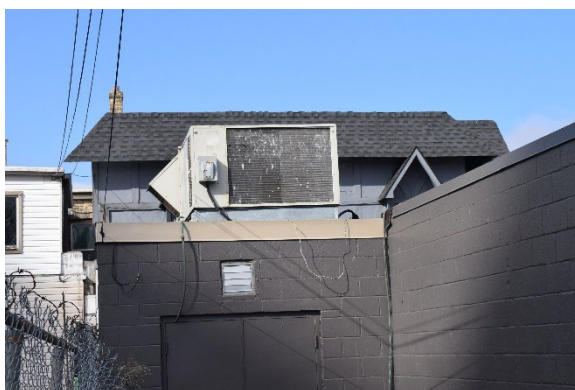


Plate 36: Gable and mansard parapet addition south façade, looking north



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Site Description
August 8, 2023



Comparative Analysis
August 8, 2023

4.0 COMPARATIVE ANALYSIS

The municipal addresses 763-769 Dundas Street are listed on the Heritage Register and no date of construction or architectural style is indicated. It is one of many listed properties along Dundas Street added to the Register on March 26, 2019. Based on historical research, the structure was built between 1864 and 1871 and served as a hotel from at least 1871 to between 1881 and 1888; a relatively short time period until its return to hotel use in the 1930s. The front façade of the building was extended to its current length between 1888 and 1907 following its use as a hotel.

Based on architectural style, the structure was likely purposely built to serve as a hotel. It is a vernacular version of an Upper Canada hotel built in the Georgian style. The Georgian style was a popular choice for hotels and saloons in Upper Canada because the symmetry, proportions, and balance of the style lent a sense of orderliness and gave the impression that the hotel was a well-run establishment (Roberts 2009: 14; 17).

Hotels dating to the 19th century are rare within the City of London. The Heritage Register contains eight identified hotels, one of which has been demolished. Although the structure at 763-769 Dundas Street is a modest and vernacular interpretation of the Georgian style, this style of architecture is overall rare in London. The Heritage Register contains 5,948 properties and the Georgian style accounts for slightly over one percent of properties on the Heritage Register (City of London 2019).



5.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 INTRODUCTION

The criteria for determining CHVI is defined by O. Reg. 9/06 (see Section 1.3). If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. Should CHVI be identified, a summary statement of cultural heritage value will be prepared, and a list of heritage attributes which define the CHVI identified. Where a cultural heritage resource is identified, consideration should be given to the effects of a proposed change on the heritage attributes of that property. The evaluation of 763-769 Dundas structure according to O. Reg. 9/06 is provided below and a summary of the findings of the screening of adjacent properties contained in Appendix A is also provided.

5.2 763-769 DUNDAS STREET

5.2.1 Design or Physical Value

The structure at 763-769 Dundas Street is a rare example of a 19th century hotel with Georgian design influence located within the City of London. The hotel was built between 1864 and 1871. It is a modest and vernacular example of the Georgian style, which was widely used in hotel and saloon construction in 19th century Canada. The Georgian style was a popular choice for hotels and saloons in Upper Canada because the symmetry, proportions, and balance of the style lent a sense of orderliness and gave the impression that the hotel was a well-run establishment (Roberts 2009: 14; 17). The roof pitch, massing, lack of ornamentation, and second storey fenestration containing a strong horizontal emphasis is clearly inspired by typical Georgian style hotels in Upper Canada (Plate 1). Vernacular design elements include the use of buff brick, a building material locally available in southwestern Ontario. The irregular window layout suggests the structure may have been built without the close supervision of a professional architect. These vernacular aspects do not diminish the heritage integrity of the structure as there is no indication that they are a result of recent modifications.

The Georgian style was popular in Ontario between approximately 1784 and 1860, though examples of Georgian buildings and buildings with Georgian design influence continued to be built during the 1860s. The Georgian style is generally meant to evoke the architectural style popular during the rule of King George I to King George IV, which was between 1714 and 1830. The style was brought to Ontario by United Empire Loyalists and British immigrants (Blumenson 1990: 5). Georgian structures account for slightly over one percent of all structures listed or designated within the City of London while eight identified hotels are on the Heritage Register, one of which has been demolished (City of London 2020).

While the front façade of the building was extended to its current length between 1888 and 1907, this modification was sympathetic, and differentiation between the original and extended section of the front façade is not discernible. Over the years, several additions were built along the rear (south) façade of the structure, these additions do not contribute to the design value of the property, are mostly not visible from



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest
August 8, 2023

the public realm, and do not detract from the front façade. During the early to mid-20th century, the first storey of the front façade was heavily modified. However, these modifications have not affected the overall Georgian style massing and horizontal emphasis of the structure.



Plate 37: Georgian style hotel on the Bay of Quinte, circa 1830. Note the lack of ornamentation, massing, and strong horizontal line on the second storey fenestration similar to 763-769 Dundas Street (Roberts 2009:19)

The structure is a modest and vernacular example of a 19th century hotel. It does not exhibit a high degree of craftsmanship or artistic merit but incorporates a level of craftsmanship and detailing typical of mid to late 19th century vernacular structures in Ontario. The building techniques and materials used in the construction of the structure are also typical and do not demonstrate a high degree of technical or scientific achievement.

5.2.2 Historic or Associative Value

The structure at 763-769 Dundas Street is historically associated with its use as a hotel between approximately 1864 and 1871 to sometime between 1881 and 1888. Hotels, saloons, and taverns were important institutions in 19th century Ontario. It is likely that the Forester's Arms Hotel and Dew Drop Inn, which operated at the structure during the 19th century, not only provided lodging to travelers, but also played an important role in the social cohesion and public life of East London. In general, a saloon, tavern, or hotel (these terms were used interchangeably) in 19th century Canada was a building that was open to the public and travelers at all hours, was licensed to sell alcohol, sold food, provided lodging, provided stables, and was usually family owned (Roberts 2009: 2-3). Therefore, the structure would have made a noticeable contribution to overall public and social life in East London while it was used as a hotel in the 19th century.

When the structure was built, it was located at the frontier of East London along the widely traveled Dundas Street (also called Governor's Road). Therefore, it was likely one of the first hotels travelers



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest

August 8, 2023

encountered when entering East London. Between 1933 and 1981 the structure once again returned to use as a hotel and was occupied by the Queen's Hotel. By this time, the structure was located in the commercial core of the Old East Village neighbourhood and was no longer one of the first resting places for travelers coming to London from points east. The structure ceased to be a hotel in 1981 and has operated as a bar and laundromat into the 2010s. Therefore, there is no indication the property contains information that contributes to an understanding of East London, Old East Village, or the City of London.

5.2.3 Contextual Value

The character of the streetscape along Dundas Street between Hewitt Street and Rectory Street is varied and contains a mix of attached, detached, and semi-attached structures. Many of these structures date to the late 19th century to early 20th century, but some have been heavily modified. Based on this, the area does not have a unique or definable character from a cultural heritage perspective and 763-769 Dundas Street does not contribute to defining, maintaining, or supporting the character of the area.

The structure at 763-769 Dundas Street is located along Dundas Street, an important roadway in 19th and 20th century Ontario. Originally located at the eastern frontier of East London, the hotel was likely frequented by travelers coming from points east along Dundas Street. The structure, as a former hotel, is historically and physically linked to its location on Dundas Street.

As one of several semi-attached structures along Dundas Street with a similar height and setback, the structure at 763-769 Dundas Street is not especially memorable or easily discernible. There is no indication the structure serves as an orientation guide or is a particularly notable tourist attraction. Therefore, the property is not considered to contain a landmark structure within the community.

5.2.4 Summary of Evaluation

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg 9/06.

Table 1: Evaluation of 763-769 Dundas Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The structure at 763-769 Dundas Street is a rare example of a 19 th century hotel in the City of London generally, and the former community of London East more specifically. The hotel was built between 1864 and 1871 and is a modest and vernacular example of the Georgian style. The roof pitch, massing, lack of ornamentation, and second storey fenestration is clearly inspired by Georgian style hotels.
2. Displays a high degree of craftsmanship or artistic merit	No	The structure incorporates a level of craftsmanship and detailing typical of mid to late 19 th century structures in Ontario.
3. Demonstrates a high degree of technical or scientific achievement	No	The building techniques and materials used in the construction of the structure are typical and do not demonstrate a high degree of technical or scientific achievement.



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest
August 8, 2023

Table 1: Evaluation of 763-769 Dundas Street According to Ontario Regulation 9/06

Criteria of O. Reg. 9/06	Yes/No	Comments
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The structure at 763-769 Dundas Street is historically associated with its use as a hotel between approximately 1864 and 1871 to between 1881 and 1888. Hotels, saloons, and taverns were important institutions in 19 th century Ontario. It is likely that the hotels which operated at the structure not only provided lodging to travelers, but also played an important role in the social cohesion and public life of East London.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	Since 1981, the structure has been occupied by a bar and laundromat. There is no indication the property contains information that contributes to an understanding of East London, Old East Village, or the City of London.
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is unknown.
7. Is important in defining, maintaining, or supporting the character of an area	No	The character of the streetscape along Dundas Street between Hewitt Street and Rectory Street is varied and contains a mix of attached, detached, and semi-attached structures. Many of these structures date to the late 19 th century to early 20 th century, but some have been heavily modified. Based on this, the area does not have a unique or definable character from a cultural heritage perspective.
8. Is physically, functionally, visually, or historically linked to its surroundings	Yes	The structure at 763-769 Dundas Street is located along Dundas Street, an important roadway in 19 th and 20 th century Ontario. The structure, as a former hotel, is historically and physically linked to its location on Dundas Street. Originally located at the eastern frontier of East London, the hotel was likely frequented by travelers coming from points east along Dundas Street.
9. Is a landmark	No	As one of several semi-attached structures along Dundas Street with a similar height and setback, the structure at 763-769 Dundas Street is not especially memorable or easily discernible. There is no indication the structure serves as a landmark.

5.2.5 Statement of Cultural Heritage Value

5.2.5.1 Description of Property

The property at 763-769 Dundas Street is located in the City of London on the south side of Dundas Street, approximately 60 metres east of the intersection of English Street and Dundas Street. The property contains a commercial structure built 1864 and 1871 which was operated as a hotel between approximately 1864 and 1871 to sometime between 1881 and 1888. Between 1888 and 1909, the front façade was extended west and attached to the adjacent 755-761 Dundas Street. The former hotel is an Ontario vernacular structure with Georgian design elements.



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest

August 8, 2023

5.2.5.2 Cultural Heritage Value

The structure at 763-769 Dundas Street contains design value as a rare example of a 19th century hotel with Georgian design influence located within the City of London. The hotel was built between 1864 and 1871. It is a modest and vernacular example of the Georgian style, which was widely used in construction in 19th century Canada. The Georgian style was a popular choice for hotels and saloons in Upper Canada because the symmetry, proportions, and balance of the style lent a sense of orderliness and gave the impression that the hotel was a well-run establishment. Georgian design elements at 763-769 Dundas Street are demonstrated in the roof pitch, massing, lack of ornamentation, and second storey fenestration containing a strong horizontal emphasis.

The property demonstrates historical and associative value through its use as a hotel in the 19th century. Hotels were important institutions in 19th century Ontario. It is likely that the hotels which operated at the structure not only provided lodging to travelers, but also played an important role in the social cohesion and public life of East London. In general, a saloon, tavern, or hotel (these terms were used interchangeably) in 19th century Canada, was a building that was open to the public and travelers at all hours, was licensed to sell alcohol, sold food, provided lodging, provided stables, and was usually family owned.

The property demonstrates contextual value through its historical and physical link to Dundas Street, an important 19th and 20th century roadway in Ontario. When the hotel was built, it was located at the edge of East London. Therefore, it was likely one of the first hotels travelers encountered when entering East London on Dundas Street from points east.

5.2.5.3 Heritage Attributes

- Rare example of a 19th century hotel with Georgian design influence, including:
 - Two storey semi-attached structure with rectangular plan
 - Low pitched hip and gable roof with two chimneys and soffits
 - Buff brick exterior (including sections obscured by modern cladding)
 - Second storey fenestration consisting of ten windows with segmental arch openings and brick voussoirs

5.3 ADJACENT PROPERTIES

A total of 12 adjacent properties were screened for CHVI. The detailed results of the screening exercise is located in Appendix A. Following screening, a total of six properties were determined to contain CHVI. Properties determined to contain CHVI have been assigned a built heritage resource number (BHR). A summary of the screening exercise is contained in Table 2.



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest
August 8, 2023

Table 2: Determination of CHVI for Adjacent Listed and Designated Properties






Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	BHR Number
762 Dundas Street	Civic		The property is currently designated and the heritage attributes are contained in the designating bylaw (Appendix B)	Yes	BHR-1
755-761 Dundas Street	Commercial		Two storey height, flat roof, red brick parapet, red brick exterior, stone band, four bays with commercial storefronts on first storey	Yes	BHR-2
768 Dundas Street	Commercial		None Identified	No	N/A
772 Dundas Street	Commercial		None Identified	No	N/A
776 Dundas Street	Commercial		Flat roof, brick chimney, brick corbels, segmental arch window openings, and buff brick voussoirs	Yes	BHR-3
773 Dundas Street	Residential (converted to commercial)		None Identified	No	N/A
774 King Street	Residential		One and one half storey structure, front facing gable roof clad in slate, gable dormer, buff brick exterior, brick voussoirs, bargeboard, fish scales, partial width porch, and stone foundation	Yes	BHR-4



CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

Evaluation of Cultural Heritage Value or Interest
August 8, 2023

Table 2: Determination of CHVI for Adjacent Listed and Designated Properties

Municipal Address	Resource Type	Photo	Identified Attributes	CHVI	BHR Number
768 King Street	Residential		One and one half storey structure, front facing gable roof, gable dormer, buff brick exterior, bay window, brick voussoirs, stained glass transom, partial-width porch, and stone foundation.	Yes	BHR-5
764 King Street	Residential		One and one half storey structure, front facing gable roof, brick chimney, red brick exterior, concrete lintels, full-width porch, and rusticated concrete block foundation	Yes	BHR-6
762 King Street	Residential		None Identified	No	N/A
758 King Street	Residential		None Identified	No	N/A
754 King Street	Residential		None Identified	No	N/A



Recommendations

August 8, 2023

6.0 RECOMMENDATIONS

Following an evaluation of the Study Area according to O. Reg. 9/06, the property was found to contain CHVI. Specifically, the property containing the structure at 763-769 Dundas Street was found to meet three criteria of O. Reg 9/06, criteria 1, 4, and 8. The property meets criterion 1 as a rare example of a 19th century hotel with Georgian design influence. The property meets criterion 4 as a former hotel, which would have been a significant institution to East London. The property meets criterion 8 for its historical and physical link with Dundas Street, an important roadway leading into London, Ontario during the 19th and 20th century.

Following a screening of adjacent listed and designate properties, six properties were found to contain CHVI, including:

- 762 Dundas Street (Designated)
- 755-761 Dundas Street
- 776 Dundas Street
- 774 King Street
- 768 King Street
- 764 King Street

Should changes be proposed for the Study Area, a Heritage Impact Assessment (HIA), should be completed prior to the commencement of any work for the Study Area and adjacent properties found to contain CHVI. The HIA should be completed by a member in good standing with the Canadian Association of Heritage Professionals (CAHP).



Closure
August 8, 2023

7.0 CLOSURE

This report has been prepared for the sole benefit of Cross Cultural Learning Centre and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

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August 8, 2023

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CULTURAL HERITAGE EVALUATION REPORT: 763-769 DUNDAS STREET, LONDON, ONTARIO

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APPENDIX A

Adjacent Listed and Designated Properties Inventory Sheets



Municipal Address: 762 Dundas Street

Former Township: London

Municipality: City of London

Resource Type: Civic

Associated Dates: 1931

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Part IV (Bylaw 3421-186)

Description: This property contains a semi-attached two-storey commercial structure with a flat roof. The exterior of the structure is red brick and cut stone. The main (south) elevation is symmetrical and contains red brick pilasters. The exterior has modern windows with brick lintels, a decorative stone medallion above the second storey centre window, and stone frontispiece, and stone name panel which states "Canada Trust" and "Huron and Erie Mortgage Corporation". The main entrance doors are wood, and glass and the secondary entrance contains a wood and glass door and transom.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,	✓	
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓	
7. Is important in defining, maintaining or supporting the character of an area,	✓	
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.	✓	

Draft Statement of Cultural Heritage Value or Interest: N/A. The property is currently designated and the statement of CHVI is contained in the designating bylaw (Appendix B)

Identified Heritage Attributes: N/A. The property is currently designated, and the heritage attributes are contained in the designating bylaw (Appendix B)

Identification of CHVI: Yes	Cultural Heritage Resource Number: BHR-1
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 755-761 Dundas Street

Former Township: London

Municipality: City of London

Resource Type: Commercial

Associated Dates: 1889-1906

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a two-storey attached commercial structure with a flat roof. The building contains a red brick parapet with brick corbel band, and a stone band above the second storey windows and below the first storey windows. The structure contains modern windows. The first storey contains modern storefronts clad in board and batten, faux-stone, and storefront windows. The building is divided into four bays and each bay contains a storefront.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This commercial structure is a late 19th to early 20th century Ontario vernacular structure with elements of the Renaissance Revival design style. This architectural style was popular in Ontario between 1870 and 1910. Renaissance Revival design elements include the parapet with red brick ornamentation and stone band.

Identified Heritage Attributes: Two storey height, flat roof, red brick parapet, red brick exterior, stone band, four bays with commercial storefronts on first storey.

Identification of CHVI: Yes	Cultural Heritage Resource Number: BHR-2
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 768 Dundas Street

Former Township: London

Municipality: City of London

Resource Type: Commercial

Associated Dates: c.1865-1888

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a two-storey semi-attached commercial building. The building contains a flat roof and painted brick exterior. The building contains modern windows in segmental arch openings with brick voussoirs on the second storey. The first storey contains a heavily modified storefront. The rear (north) façade contains a flat roof and shed roof addition.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: Yes	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 772 Dundas Street



Former Township: London

Municipality: City of London

Resource Type: Commercial

Associated Dates: c.1865-1888

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a two-storey detached commercial structure. The structure contains a flat roof with a brick parapet containing a brick corbel band just below the roofline. The building has a buff brick exterior and modern windows on the second storey. The first storey contains a modern storefront which was boarded up at the time of the site visit.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: Yes	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 776 Dundas Street

Former Township: London

Municipality: City of London

Resource Type: Commercial

Associated Dates: c.1865-1888

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a two storey semi-attached commercial building. The structure contains a flat roof with a brick chimney. The exterior of the building is buff brick and the front (south) façade contains a brick corbel band just below the roofline. The building has modern windows on the second storey in a mix of segmental arch openings with buff brick voussoirs and rectangular window openings. The first storey contains a storefront clad in buff brick, modern windows, and glass and metal double doors. This storefront is sympathetic to the overall design of 776 Dundas Street.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This commercial structure is a mid-to late 19th century Ontario vernacular commercial structure. Vernacular design elements of the structure include the use of a flat roof, brick corbel, segmental arch window openings, and buff brick exterior. These design elements were widely popular in Ontario during the mid-to late 19th century.

Identified Heritage Attributes: Flat roof, brick chimney, brick corbels, segmental arch window openings, and buff brick voussoirs.

Identification of CHVI: Yes	Cultural Heritage Resource Number: BHR-3
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 773 Dundas Street



Former Township: London
Municipality: City of London
Resource Type: Residential (converted to commercial)
Associated Dates: 1916-1922
Relationship to Project: Adjacent to Study Area
Heritage Recognition: Listed Property



Description: This property contains a two and one half storey detached residence that has been converted to commercial use. The residence has a steeply pitched front facing gable roof. The exterior is clad in painted brick. The residence contains a 1/1 wood frame window in the second- and one-half storey with a segmental arch opening, brick voussoir, and concrete sill. The second storey contains modern windows with segmental arch openings, brick voussoirs, and concrete sills. The front (north) façade of the first storey contains a flat roof addition containing a modern storefront with modern windows and a recessed entrance with a glass and metal door. The integrity of this common type of structure has been compromised by the addition of the modern storefront.

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: Yes	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 774 King Street

Former Township: London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1889-1907

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property



Description: This property contains a detached residence. The residence is a one- and one-half storey structure with a medium pitched front facing gable roof with a gable dormer on the west façade. The roof is clad in slate. The exterior is buff brick. The front (south) facade contains bargeboard and fish scales. The residence contains modern windows with brick voussoirs and wood sills and a partial width porch. The main entrance contains a modern door and modern transom. The foundation is stone.

Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains design elements that are representative of the Queen Anne revival design style, popular in North America between 1880 and 1910. Elements that are representative of the Queen Anne design style include the general massing and proportions of the structure, the front facing gable roof clad in slate, gable dormer, bargeboard, fish scales, and bay window.

Identified Heritage Attributes: one and one half storey structure, front facing gable roof clad in slate, gable dormer, buff brick exterior, brick voussoirs, bargeboard, fish scales, partial width porch, and stone foundation

Identification of CHVI: Yes	Cultural Heritage Resource Number:
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 768 King Street

Former Township: London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1889-1907

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a detached residence. The residence is a one- and one-half storey structure with a medium pitched front facing gable roof with a gable dormer on the west façade. The roof is clad in shingles. The exterior is buff brick and modern siding. The residence contains modern windows with brick voussoirs and wood sills and a partial width porch. The main entrance contains a modern door and stained glass transom. The foundation is stone.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains design elements that are representative of the Queen Anne revival design style, popular in North America between 1880 and 1910. Elements that are representative of the Queen Anne design style include the general massing and proportions of the structure, the front facing gable roof, and bay window.

Identified Heritage Attributes: one and one half storey structure, front facing gable roof, gable dormer, buff brick exterior, bay window, brick voussoirs, stained glass transom, partial-width porch, and stone foundation.

Identification of CHVI: Yes	Cultural Heritage Resource Number:
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 764 King Street

Former Township: London

Municipality: City of London

Resource Type: Residential

Associated Dates: c.1922

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a detached residence. The residence is a one- and one-half storey structure with a medium pitched front facing gable roof, brick chimney, and clad in shingles. The exterior of the residence is red brick. The residence contains modern windows, concrete lintels, and concrete sills. The residence contains a full width porch. The foundation is rusticated concrete block.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,	✓	
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: This residence contains elements that are representative of an early 20th century Ontario vernacular structure. These representative design elements include the general massing and proportions of the structure, one- and one-half storey structure, front facing gable roof, red brick exterior, concrete lintels, full-width porch, and rusticated concrete block foundation

Identified Heritage Attributes: one and one half storey structure, front facing gable roof, brick chimney, red brick exterior, concrete lintels, full-width porch, and rusticated concrete block foundation

Identification of CHVI: Yes	Cultural Heritage Resource Number:
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 762 King Street

Former Township: London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1889-1907

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a detached residence. The residence is a one storey structure with a low-pitched hip roof and centre gable dormer. The gable dormer contains a small window. The exterior of the residence is buff brick, and it contains modern windows with segmental arch openings and brick voussoirs. The front (south) façade contains a stained-glass window about the modern window located below the gable dormer. The residence has a modern partial width porch.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest:

Identified Heritage Attributes:

Identification of CHVI: Yes	Cultural Heritage Resource Number:
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 758 King Street

Former Township: London

Municipality: City of London

Resource Type: Residence

Associated Dates: 1923-c.1950

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a heavily modified detached residence. The residence is a one storey structure with a hip roof and parapet under construction. The exterior is clad in red brick and contains modern windows with concrete lintels. The foundation is poured concrete. According to available street photography, the front (south) façade was heavily modified to its current appearance in about 2018.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: Yes	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith	Date Completed: February 24, 2022

Municipal Address: 754 King Street



Former Township: London

Municipality: City of London

Resource Type: Residential

Associated Dates: 1923-c.1950

Relationship to Project: Adjacent to Study Area

Heritage Recognition: Listed Property

Description: This property contains a detached residence. The residence is a one storey structure with a low-pitched hip roof, brick chimney, and asphalt shingles. The exterior is clad in red brick and modern siding. The residence contains modern windows, a partial-width porch, and a concrete foundation.



Indicators of Cultural Heritage Value or Interest from O. Reg. 9/06:

	Yes	No
1. Is a rare, unique, representative or early example of a style, type, expression, material or construction method,		✓
2. Displays a high degree of craftsmanship or artistic merit, or		✓
3. Demonstrates a high degree of technical or scientific achievement.		✓
4. Has direct associations with a theme, event, belief, person, activity organization or institution that is significant to a community,		✓
5. Yields, or has the potential to yield, information that contributes to an understanding of a community of culture, or		✓
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		✓
7. Is important in defining, maintaining or supporting the character of an area,		✓
8. Is physically, functionally, visually or historically linked to its surroundings, or		✓
9. Is a landmark.		✓

Draft Statement of Cultural Heritage Value or Interest: N/A

Identified Heritage Attributes: N/A

Identification of CHVI: Yes	Cultural Heritage Resource Number: N/A
Completed by (name): Frank Smith	Date Completed: February 24, 2022

APPENDIX B

Designating By-Law for 762 Dundas Street





An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

REGISTERED

July 24, 2012

Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON M5C 1J3

J. Leonard, Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

**Re: Designation of 762 Dundas Street
The Ontario Heritage Act, R.S.O.1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3421-186, entitled "A by-law to designate 762 Dundas Street to be of Historical and Cultural value", passed by the Municipal Council of the Corporation of The City of London on June 12, 2012 and registered as Instrument No. ER829449 on June 20, 2012.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of Historical and Cultural value.

Catharine Saunders
City Clerk

/rs

Encl.

cc : D. Menard, Planning Division

The Corporation of the City of London
Office: 519-661-2500 ext. 0916
Fax: 519-661-4892
rszwec@london.ca
www.london.ca

ONTARIO HERITAGE TRUST

JUL 27 2012

519-661-4892

Bill No. 256
2012

By-law No. L.S.P.-3421-186

A by-law to designate 762 Dundas Street to be of historical and contextual value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 762 Dundas Street has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at 762 Dundas Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on June 12, 2012.


Joe Fontana
Mayor


Catharine Saunders
City Clerk



London
CANADA

CITY OF LONDON

I, James C. Purser, Manager of Records Information of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3421-186 passed by Municipal Council on June 12, 2012.

Dated at London, Ontario, this 24th day of July, 2012.


James C. Purser
Manager of Records Information

First Reading – June 12, 2012
Second Reading – June 12, 2012
Third Reading – June 12, 2012

SCHEDULE "A"
To By-law No. L.S.P.- 3421-186

Part of Lot 2 in Block "M" on Registered Plan ³⁰⁴302(3rd) in the City of London and County of Middlesex designated as Parts 2, 3 and 4 on Reference Plan 33R-18072.

SCHEDULE "B"
To By-law No. L.S.P.- 3421-186

REASONS FOR DESIGNATION:

Statement of Significance for 762 Dundas Street

Description of Property

This property is located at the municipal address, 762 Dundas Street, Registered Plan 304, Part Lot 1, in the City of London, County of Middlesex. The building is a two storey red brick structure in the Art Deco style with a flat roof, central main entrance and adjacent secondary side entrance.

Statement of Cultural Heritage Interest

The cultural heritage interest for the structure at 762 Dundas Street includes its art deco design elements, its historical associations and its significant contextual value.

Completed in 1931, this building is a good example of Art Deco architecture, an uncommon style in the city of London and more so in this commercial area of the City.

This building was built as the East London branch of the Huron & Erie Mortgage Corporation and the Canada Trust. Built to replace an existing branch office established in the area in 1919, the new building testified to growing financial size of the company and its activities in east London. The Huron & Erie Mortgage Corporation was founded in London in 1864, and was an important local financial institution. Its later subsidiary, the Canada Trust Company became Canada's largest independent mortgage company, and was acquired by Toronto Dominion Bank in 2000. 762 Dundas was one of six Huron & Erie branches in London when the company vacated the building in 1965. The main floor of the new building provided a customer service area, while the second floor was divided into two rooms used as staff locker rooms and a book vault.

This building is also of interest because of its historical associations with local architectural firm Watt & Blackwell. Established by Victor Blackwell and John Watt, Watt & Blackwell designed numerous buildings throughout South-western Ontario, including 762 Dundas.

Located just south of the Old East Conservation District, 762 Dundas Street has significance because of its contextual value. Its high degree of historic integrity and association with important local institutions help it to define this section of Dundas Street as part of East London's commercial district. Furthermore, because of its distinctive architecture it is landmark structure in the area.

Description of Heritage Attributes

The Art Deco heritage attributes as expressed in the form, massing and materials of this building include:

The ornamentation of the central bay of the south façade including
 Front entranceway jambs in the form of stylized stone pilasters with an abstract geometrical capital

The stylized decorative elements in the carved stone transom between the name panels
 The carved stone crest terminating the central bay set between two stylized stone columns inset into the brick forming a cornice

Stepped brick pilasters frame the centre bay and are reflected in the columns of stretchers that frame the apertures in the two side bays.
 Three symmetrically placed sash windows are located directly above each ground floor opening.

The concrete window sills

Stone facing along the foot of the building

Concrete Name panels above the main entrance with the respective inscriptions carved in concrete "THE CANADA TRUST COMPANY"(below) and "THE HURON & ERIE MORTGAGE CORPORATION" (above)

The textured red brick exterior on the front façade laid in an English Garden Wall / Flemish Bond pattern

The central main entrance and wooden double doors with large rectangular window panes

The offset secondary entrance on the front facade with single door with large rectangular window pane and transom window above

The pattern, style and construction of all original windows, including the offset window with transom on the main floor and the double hung, four-over-one wooden windows on the east (side) façade

Venetian style Windows are divided into three vertical lights with a broader centre section and transoms divided by vertical muntin bars into a row of seven panes echoed on the transoms on all the visible walls