

**10TH REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on September 14, 2011, commencing at 5:35 p.m.

PRESENT: J. O'Neil (Acting Chair), D. Brock, C. Carrothers, J. Cushing, M. Kerr, J. Lutman, J. Manness and H. Lysynski (Secretary).

ALSO PRESENT: A. Macpherson, D. Menard and C. Saunders.

REGRETS: D. Dudek, G. Goodlet, J. Peters and N. Van Sas.

**I YOUR COMMITTEE RECOMMENDS:**

Cultural  
Heritage Report  
South Street  
Hospital  
Complex

1. (iii) That the following actions be taken with respect to the Cultural Heritage Report provided by N. Tausky, Heritage Consultant, relating to the buildings in the South Street Hospital Complex; it being noted that the London Advisory Committee on Heritage (LACH) noted Ms. Tausky's report provides a detailed description of the evolution of the South Street campus, clearly establishes the cultural heritage significance of the site, is supported by extensive and detailed research, including relevant photos, and provides a strong case for the retention of aspects of the site to provide a material reference to remind Londoners and visitors of the importance of this site within the development of the community; it being further noted that with the various changes in London's health history occurring at this time (ie. the decommissioning of the LPH site, the move to the Westminster campus and the projected renovations at St. Joseph's Hospital), it is appropriate to consider how to place the South Street complex into the context of the medical and social history of London:

- (a) the Inventory of Heritage Resources **BE AMENDED** to change the Priorities of the following buildings:
  - (i) Medical School as a Priority 1;
  - (ii) Nurses Residence as a Priority 1; it being noted that the Nurses Residence is the last one in existence;
  - (iii) Colborne Street Building as a Priority 1;
  - (iv) Main Building (North Wing) as a Priority 2; and,
  - (v) War Memorial Children's Hospital as a Priority 1;
- (b) the Inventory of Heritage Resources **BE AMENDED** to include the following properties:
  - (i) the Old Surgical Building as a Priority 1; and,
  - (ii) the Old Isolation Building as a Priority 1;
- (c) the heritage features of the Nurses Residence **BE RETAINED** and **BE INCORPORATED** in the new structure;
- (d) the exterior walls on the east, south and west sides of the buildings **BE RESTORED** to their original condition, with necessary alterations being made to achieve greater accessibility for disabled persons;
- (e) the following **BE RETAINED** and **BE RESTORED**:
  - (i) vestibules in the Nurses' Residence and the former Medical School;
  - (ii) the reception halls in the Nurses' Residence and the former Medical School;
  - (iii) the auditorium in the former Medical School;
  - (iv) the sunrooms in the former War Memorial Children's Hospital;

it being noted that where the lowered ceilings cut across windows, the original ceiling heights should be restored;

- (f) the Colborne Building, on the south side of South Street, **BE PRESERVED**, including the original doors, door and window surrounds and fire protection equipment;
- (g) the art deco features in the North Wing of the Main Building **BE PRESERVED** and **BE INCORPORATED** into a new development;
- (h) the buildings in the South Street Hospital Complex for which conservation is now anticipated or for which conservation may be considered in the future **BE PROTECTED** by:
  - (i) keeping the buildings tenanted;
  - (ii) installing a good security system;
  - (iii) all necessary repairs being completed to prevent water infiltration and to provide adequate ventilation; and,
  - (iv) preventing the removal of any original or significant features of the relevant buildings;
- (i) the Civic Administration and a qualified restoration architect **BE REQUESTED** to prepare a detailed conservation plan for each building to be conserved;
- (j) if any of the buildings listed in part (a), above, are not conserved, the building **BE THOROUGHLY** documented, including complete photographic documentation of the building's older features and with measured drawings that indicate as much as can be discerned of the original layout, where such drawings do not already exist;
- (k) the streetscape, within the study area north of South Street, and any conserved buildings within the study area south of South Street, **BE GIVEN** consideration to designation as a Heritage Cultural Landscape or a Heritage Conservation District;

it being noted that the SoHo area has applied to become a Heritage Conservation District;

- (l) a form of interpretation, such as a passive park, a small museum, interpretive signage, commemorative works of art, memorial walls or paving stones, **BE INSTALLED** as a means of commemorating the history and importance of the hospital;

it being noted that the Thames Valley River Master Plan will be installing plaques along the Thames River;

- (m) the three properties on the north side of South Street and the southwest corner of Colborne Street and South Street **BE CONSERVED**;
- (n) the entrance pavilion in the yellow brick building **BE CONSERVED**;
- (o) the Municipal Council **BE ACKNOWLEDGED** for recognizing the significance of this area; and,
- (p) N. Tausky **BE THANKED** for her excellent work on the Cultural Heritage Report;

it being noted that the London Advisory Committee on Heritage received the attached comments from its Stewardship Sub-Committee with respect to this matter.

Heritage  
Property  
Monitoring Sub-  
Committee

2. (iv) That the London Fire Fighters' Association **BE REQUESTED** to give consideration to the inclusion of Daniel Sullivan's name to the Firefighters Monument for the following reasons:

- Mr. Sullivan was a firefighter with the Hook and Ladder Company who was killed in the Hyman Tannery fire;
- a state funeral was ordered and paid for by the City of London Fire Department; and,

- Mr. Sullivan is included on the previous Firefighters Monument (erected in 1856, originally located at the former McCormick Building and moved to the Mount Pleasant Cemetery in 1875);

it being noted that the London Advisory Committee on Heritage heard a verbal presentation from J. O'Neil, on behalf of the Heritage Property Monitoring Sub-Committee, with respect to this matter.

Heritage  
Alteration  
Permit  
Application – M.  
Hyland – 63  
Elmwood  
Avenue East

3. (2,13) That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of M. Hyland requesting permission for exterior additions to the heritage property located at 63 Elmwood Avenue East **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed additions and has advised that the impact of such alteration on the heritage features of this property is negligible; it being also noted that the London Advisory Committee on Heritage heard a verbal presentation from M. Hyland with respect to this matter.

Demolition  
Application –  
Farhi Holdings  
Corporation –  
764 Waterloo  
Street

4. (3,11) That the following actions be taken with respect to the proposed demolition of the property located at 764 Waterloo Street:

- (a) the Director of Building Controls and Chief Building Official **BE ADVISED** that the London Advisory Committee on Heritage (LACH) does not oppose the demolition of the property located at 764 Waterloo Street; it being noted that the LACH was advised that the Bishop Hellmuth Community Association has not had an opportunity to review and respond to the proposed demolition; it being also noted that there will be a public participation meeting at the Built and Natural Environment Committee at its meeting held on September 26, 2011, with respect to this matter; and,
- (b) as required by the *Ontario Heritage Act*, the LACH **BE CONSULTED** on drawings for the proposed dwelling to be constructed at this location if a demolition permit is issued;

it being noted that the LACH heard verbal presentations with respect to this matter from the following:

- J. Chapman, Jim Chapman Holdings Incorporated;
- N. Aroutzidis, NA Engineering Associates Inc.;
- M. Ferenc, NA Engineering Associates Inc.;
- M. Pundaky, Farhi Holdings Corporation;
- A. Marcotullio, 766 Waterloo Street; and,
- S. Farhi, Farhi Holdings Corporation;

it being also noted that the LACH received the following communications with respect to this matter:

- a communication dated September 13, 2011 from M. Parks, Bishop Hellmuth Community Association;
- a communication dated July 28, 2011 and the attached photographs of the house, from M. Ferenc, NA Engineering Associates Inc.

Statement of  
Significance – 5  
Paddington  
Avenue

5. (9) That, on the recommendation of the London Advisory Committee on Heritage, on the recommendation of the Stewardship Sub-Committee, notice of the Municipal Council's intention to designate the property located at 5 Paddington Avenue to be of cultural, historical and architectural value or interest **BE GIVEN** for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O., 1990, c.0.18*; it being noted that the owner of the subject property (C. & S. Mayberry) has concurred with the above recommendation, with the understanding that the land to be included in the designation will be as shown on the assessment roll.

Statement of  
Significance –  
719-721  
Dundas Street

6. (12) That, on the recommendation of the London Advisory Committee on Heritage, on the recommendation of the Stewardship Sub-Committee, notice of the Municipal Council's intention to designate the property located at 719-721 Dundas Street to be of cultural, historical and architectural value or interest **BE GIVEN** for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O., 1990, c.0.18*; it being noted that the owner of the

subject property (S. Langer/Unity Project for Relief of Homelessness in London) has concurred with the above recommendation, with the understanding that the land to be included in the designation will be as shown on the assessment roll.

## II YOUR COMMITTEE REPORTS:

- |  |   |
|--|---|
| Education Sub-Committee  | 7. (ii) That the London Advisory Committee on Heritage was advised by the Heritage Planner that he is still in discussions with Sifton Properties Limited for the placement of the Theatre Royal plaque.  |
| Stewardship Sub-Committee  | 8. (iii) That the London Advisory Committee on Heritage was advised by J. Lutman, on behalf of the Stewardship Sub-Committee, that the Stewardship Sub-Committee is: <ul style="list-style-type: none"> <li>(a) researching the architectural, historical and cultural history of the Glanworth Library; and,</li> <li>(b) determining the feasibility of establishing a Heritage Conservation District for the Beaufort Street, Irwin Street, Gunn Street and Saunby Street area.</li> </ul>   |
| Heritage Conservation District Representative                          | 9. (vii) That the London Advisory Committee on Heritage was advised by the Heritage Planner of the following: <ul style="list-style-type: none"> <li>(a) a draft of Phase 1 of the Wortley Road/Old South Heritage Conservation District has been prepared; and,</li> <li>(b) a draft of the proposed guidelines for the Downtown Heritage Conservation District has been prepared.</li> </ul>  |
| Heritage London Foundation Representative                              | 10. (viii) That the London Advisory Committee on Heritage was advised by J. Manness of the following: <ul style="list-style-type: none"> <li>(a) renovations are proceeding on the Red Antiquities Building; it being noted that the trim and dentils are original;</li> <li>(b) as part of the SoHo Community Plan, the City donated \$50,000 for the restoration of the Antiquities Building; and,</li> <li>(c) a "Red, Hot Hallowe'en" fundraiser is being held on October 21, 2011 at the Elmhurst Inn for the Antiquities Building.</li> </ul>   |
| Cultural Heritage Plan – Western Counties Health & Occupational Centre | 11. (8) That the London Advisory Committee on Heritage (LACH) received a communication and heard a presentation from A. Macpherson, Manager, Parks Planning and Design and L. McNiven, Parks Project Coordinator, with respect to the Cultural Heritage Plan for the Western Counties Health and Occupational Centre. The LACH noted that J. Cushing, J. Manness and M. Kerr volunteered to assist the Civic Administration with the review of the Cultural Heritage Plan and to report back at the next LACH meeting.  |
| 2012 Budget  | 12. (10) That the London Advisory Committee on Heritage (LACH) received a communication dated August 11, 2011, from the Manager of Legislative Services with respect to the LACH 2012 budget request. The LACH asked that its budget remain at \$7,035 for 2012.  |
| Advisory Committee Review  | 13. That the London Advisory Committee on Heritage (LACH) heard a verbal presentation from C. Saunders, City Clerk, with respect to the review of Advisory Committees. The LACH advised the City Clerk of the following: <ul style="list-style-type: none"> <li>• expressing support for a reporting relationship to more than one Standing Committee;</li> <li>• advising that Parks and Recreation and Parks Planning should be differentiated; noting that Environmentally Significant Areas are not considered part of the parks system; and,</li> <li>• noting that some mandates are larger than others.</li> </ul> |

Heritage  
Planner's  
Report

14. That the London Advisory Committee on Heritage was advised of the following by the Heritage Planner:

- (a) the "train car" restaurant in Orillia has gone bankrupt and the City of Orillia is selling the railway cars and rail tracks; it being noted that the Halton Railway Museum may be interested in purchasing the railway car originally from London;
- (b) the City of London has donated \$50,000 to the City of Goderich to plant trees around the courthouse that were destroyed after the tornado in August, 2011;
- (c) the University of Western Ontario Public History Class will be preparing research on 12 homes in the SoHo area;
- (d) the City is undertaking repairs on the Flint Cottage in Springbank Park;
- (e) the Eldon House may become self-governing; and,
- (f) electrical upgrades are being completed on the Batty House, located at 700 Pond Mills Road.

15. That the London Advisory Committee on Heritage received and noted the following:

9th Report of  
the LACH

(a) (1) the 9th Report of the London Advisory Committee on Heritage from its meeting held on August 17, 2011; it being noted that clause 3 was amended by deleting therefrom the word "Springbank" and replacing it with the words "Victoria Park"; and amending clause 15(c) by deleting the apostrophe in "1850s" and "1860s";

2004145  
Ontario Ltd. –  
1021  
Wonderland  
Road South

(b) (4) a Notice, dated August 25, 2011, from N. Musicco, Planner, with respect to an application submitted by 2004145 Ontario Limited relating to the property located at 1021 Wonderland Road South;

Royal Host  
Limited  
Partnership –  
800 Exeter  
Road

(c) (5) a Notice, dated August 25, 2011, from N. Musicco, Planner, with respect to an application submitted by Royal Host Limited Partnership relating to the property located at 800 Exeter Road;

1209571  
Ontario Ltd. –  
519 York Street

(d) (6) a Notice, dated August 18, 2011, from N. Musicco, Planner, with respect to an application submitted by 1209571 Ontario Limited relating to the property located at 519 York Street; and,

Brescia  
University  
College – 1285  
Western Road

(e) (7) a Notice, dated August 25, 2011, from M. Tomazincic, Planner II, with respect to an application submitted by Brescia University College relating to the property located at 1285 Western Road.

Disclosure of  
Pecuniary  
Interest – J.  
O'Neil

16. That J. O'Neil disclosed a pecuniary interest in clause 15(d) of this Report having to do with an application submitted by 1209571 Ontario Limited relating to the property located at 519 York Street by indicating that he lives in the neighbourhood.

### III MATTERS REFERRED TO SUB-COMMITTEES:

Demolition  
Application –  
Church –  
Corner of  
Southdale  
Road and  
White Oak  
Road

17. (Add) That the London Advisory Committee on Heritage (LACH) was advised that the Heritage Planner has received a demolition application for the church located at the corner of White Oak Road and Southdale Road. The LACH referred the application to the Stewardship Sub-Committee for consideration.

Next Meeting

18. That the London Advisory Committee on Heritage will hold its next meeting on October 12, 2011.

The meeting adjourned at 9:22 p.m.

1

## **LACH Stewardship Comments re Tausky's South Street Hospital Report: August 24, 2011**

The following attempts to pull together comments made by those Stewardship members present at the Aug. 24 meeting about the recommendations in the Tausky report with respect to the South Street Hospital complex, its cultural heritage significance and recommendations to go forward to the full LACH.

Given the importance of the site and the fact that several members of the Stewardship Committee were unable to attend, other members of Stewardship are asked to provide any additional comments or suggestions prior to the submission of the Stewardship report to LACH.

### **General Comments**

The Tausky Report on the South Street Hospital Complex provides a detailed description of the evolution of the South Street campus and clearly establishes the cultural heritage significance of the site. Supported by extensive and detailed research, including relevant photos, a strong case is made for the retention of aspects of the site to provide a material reference to remind Londoners and visitors of the importance of this site within the development of the community. Given that various changes in London's health history are occurring at this time with the decommissioning of the LPH site, the move to the Westminster campus and the projected renovations at St. Joseph's Hospital, it is appropriate to consider how to place the South Street complex into the context of the medical and social history of London.

Before looking at each of the specific recommendations in the report, members expressed a preference for the conservation, if possible, of the War Memorial Children's Hospital and the Colborne Building, and, generally supported the retention of the north side buildings as an entity. Comments were made that it would be unrealistic to expect that a large number of buildings could be conserved.

It was also noted that building condition reports had not been completed for any of the buildings but that two buildings were currently being evaluated for their potential for reuse, the Colborne Building and the War Memorial Children's Building. It was also noted that discussions are ongoing between the City, LHSC and the Provincial Ministry of Health with regard to disposition of the site and the structures on it. Comments were also made about the potential for hazardous materials likely to be found in many of the buildings. Site remediation for potential hazardous materials in the ground would be required following the removal of buildings.

### **Specific Recommendations and Stewardship Comments:**

Working from the recommendations proposed in Section 6.2 of the Report, Stewardship has suggested the following in response to each of the Tausky Recommendations:

#### **Recommendation 1- Inventory Listing - 8 properties-**

Currently the Inventory of Heritage Resources lists 6 structures on the South Street campus

- a) Former Medical School – Priority 3
- b) Former Nurses Residence – Priority 2
- c) Colborne Street Building – Priority 1
- d) Main Building (North Wing)- Priority 2
- e) War Memorial Children's Hospital – Priority 2



The Tausky Report recommends changes in rankings and two additions to the Inventory:

- a) Medical School – to Priority 1
- b) Nurses Residence – to Priority 1
- c) Colborne Street Building – Priority 1
- d) Main Building – remains Priority 2
- e) War Memorial Children's Hospital – to Priority 1
- f) The Old Surgical Building – added as a Priority 1
- g) The Old Isolation Building – added as a Priority 1

Stewardship committee supports the proposed changes in ratings and the two additions as representative of the cultural heritage importance of each of these buildings indicating they are worthy candidates for designation, although the reality of the situation is that it is unlikely that all can be conserved.

#### **Recommendation 2 – North Side of South Street Streetscape**

The Tausky Report establishes the importance of the streetscape on the north side of South Street for both architectural and historical reasons. Tausky suggests the conservation of all three be sought. Stewardship agrees with this and specifically notes that it would appear, given the more modern construction of these buildings and their lower profile, each would perhaps be good candidates for adaptive reuses in the context of the redevelopment of the site.

#### **Recommendation 2A- North Side Façade Restoration**

Stewardship supports this sub-recommendation for the same reasons as provided in the report.

#### **Recommendation 2B – Interior Features North Side**

Stewardship agrees that this would logically follow if these buildings can be conserved and adaptively reused.

#### **Recommendation 3 – South Street Side**

- i. Stewardship is in agreement with Tausky's recommendation that serious attempts should be made to conserve the exterior walls of the Colborne Building including interior features and spaces with original doors, door and window surrounds, and fire protection equipment in the Colborne Building. However, it does not recommend the remaining suggestions with respect to the other buildings mentioned here – the Old Surgical Building, the Old Isolation Building, and the Pastoral Care Facility.
- ii. With reference to the North Wing of the Main Building, Stewardship members suggest that the main entrance of the North Wing, with its Art Deco features, be integrated into some new development. It made no further comment on the other aspects of this recommendation.



#### **Recommendation 4- Priority List**

In the event that Tausky's earlier suggestions could not be achieved, the report prioritized the structures with several explanatory notes. Stewardship supports the Priority positions of 1 & 2 given to the Colborne Building and the War Memorial Children's Building and #3 given to the Nurses Residence. It recommends that # 6, former Medical Building, be moved into position 4 and that # 7 be modified to refer only to the entrance pavilion of the North Street hospital and moved slightly higher on the priority list.

#### **Recommendations 5-8**

Stewardship supports these recommendations and would forward them to the LACH. #8 is reasonable if the north side buildings can be preserved.

#### **Recommendation 9 – Legacy Interpretation**

Stewardship recommends this and supports the creation of a passive park, perhaps within proximity of the river, within any site redevelopment on the former campus to bring together many of the commemorative materials identified in the Tausky report.

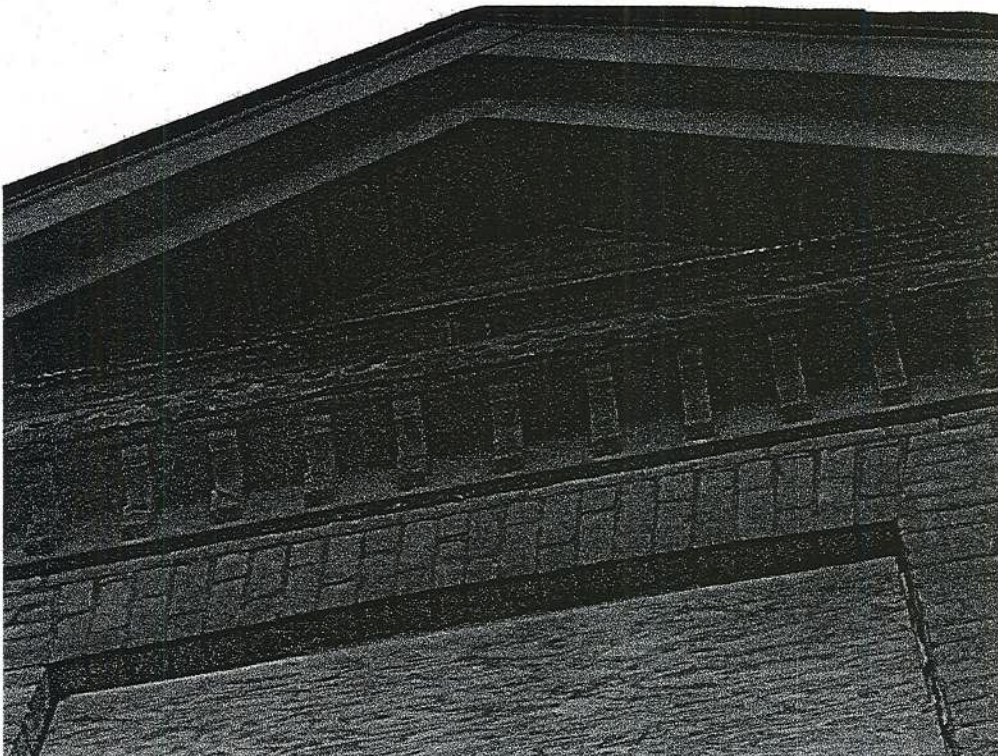


4



**NA**  
ENGINEERING  
ASSOCIATES IN  
Consulting Engineers

The existing residential building located at 764 Waterloo St.



Damage to existing exterior. Metal soffits and fascias are not original.



(4)

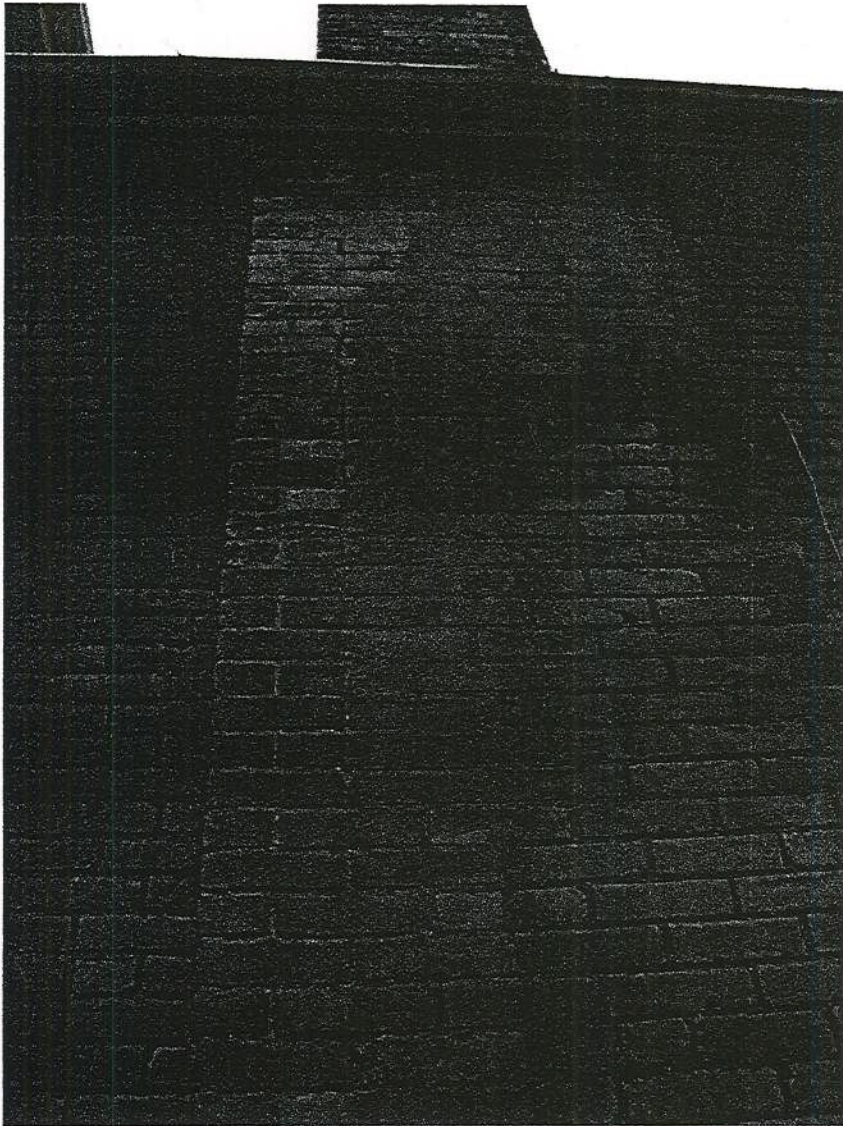


  
N Δ  
ENGINEERING  
ASSOCIATES IN  
*Consulting Engineers*

**Wood enclosure over south stair accessing basement and brick damage.**



4

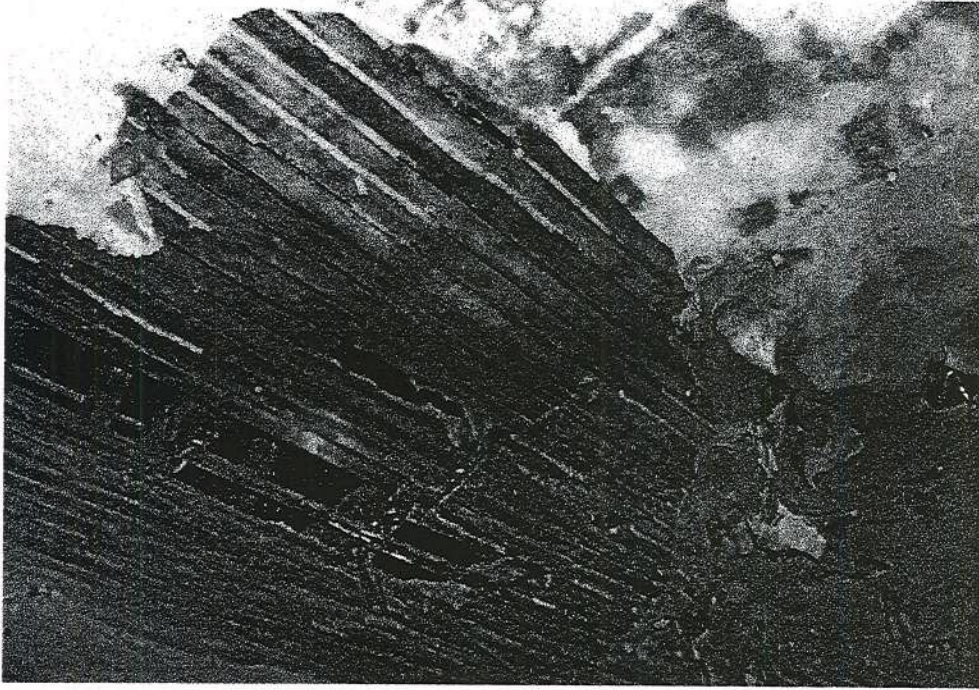


  
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ASSOCIATES IN  
*Consulting Engineers*

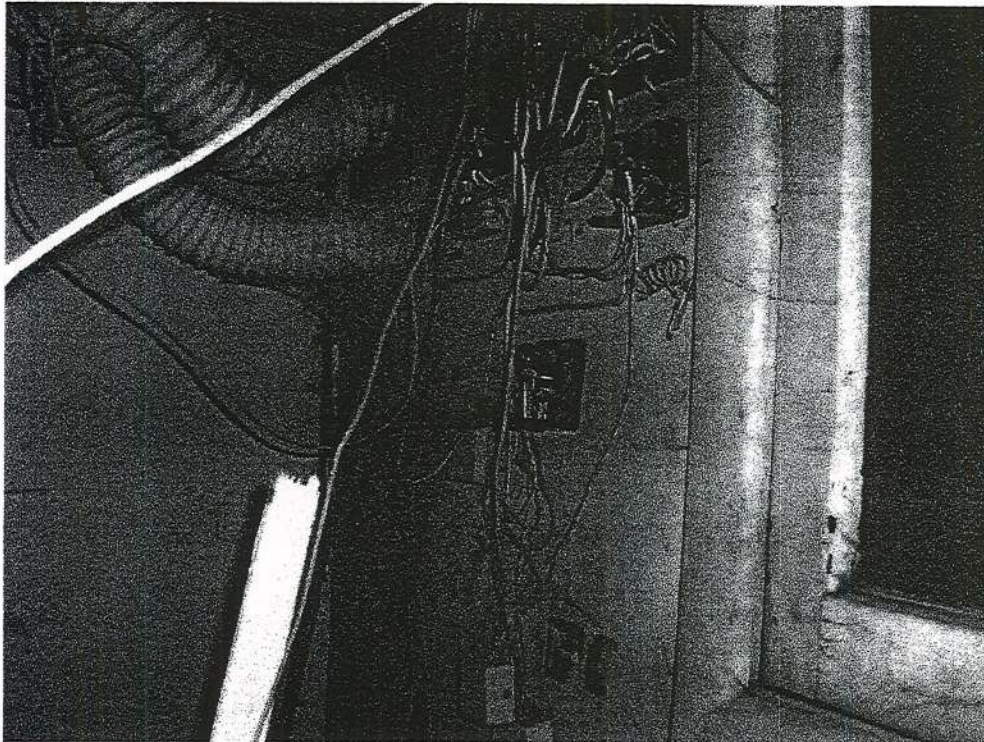
**Crack in the brick of the chimney, and deterioration of the mortar joints.**



4



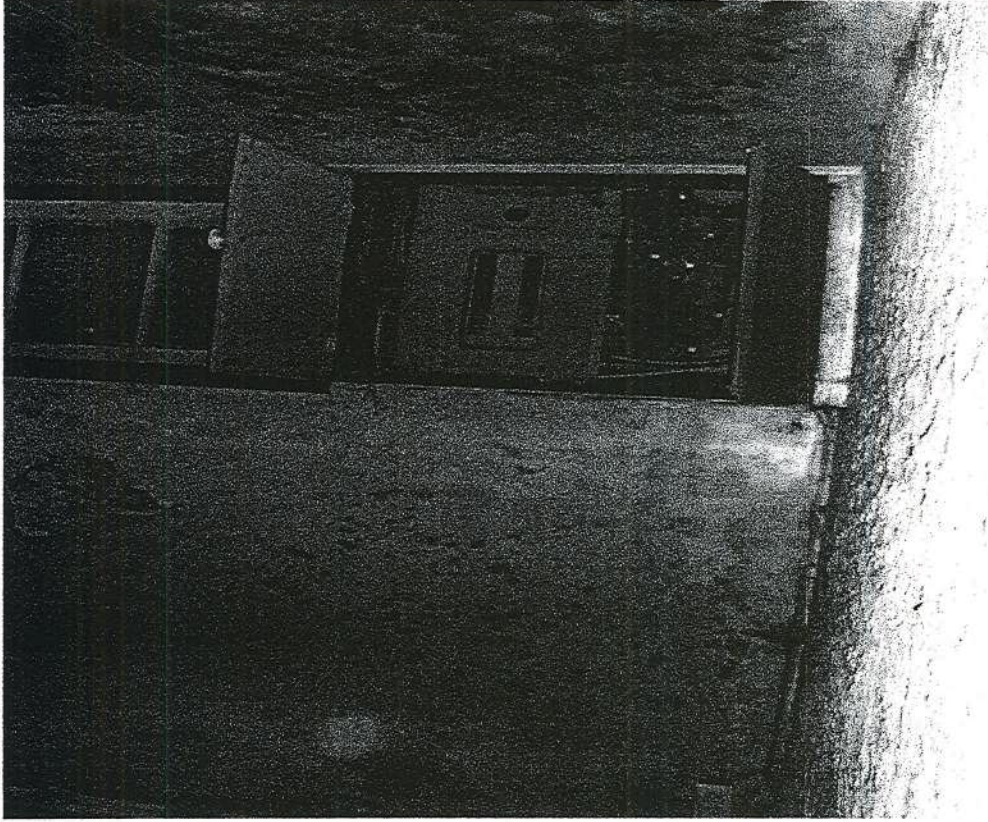
**Damage to the upper floor ceiling because of water leakage.**



**The existing voice/data and cable TV systems for building located at 764 Waterloo St.**

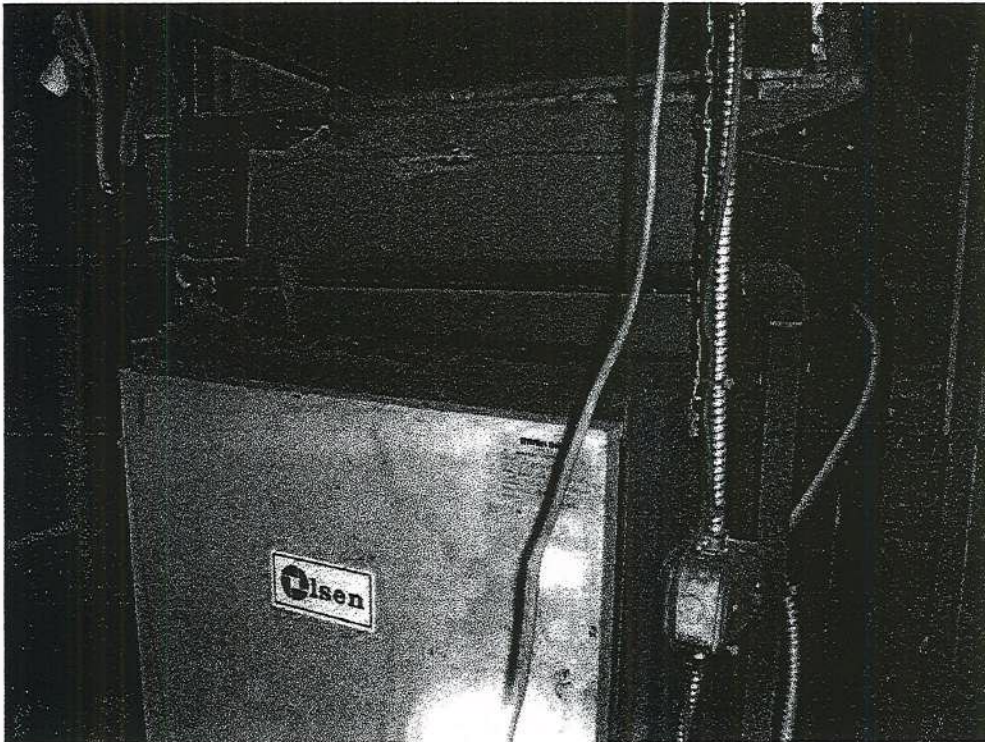


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N A  
ENGINEERING  
ASSOCIATES IN  
Consulting Engineers

The existing main distribution panel for building located at 764 Waterloo St.



The existing gas furnace heater for building located at 764 Waterloo St.

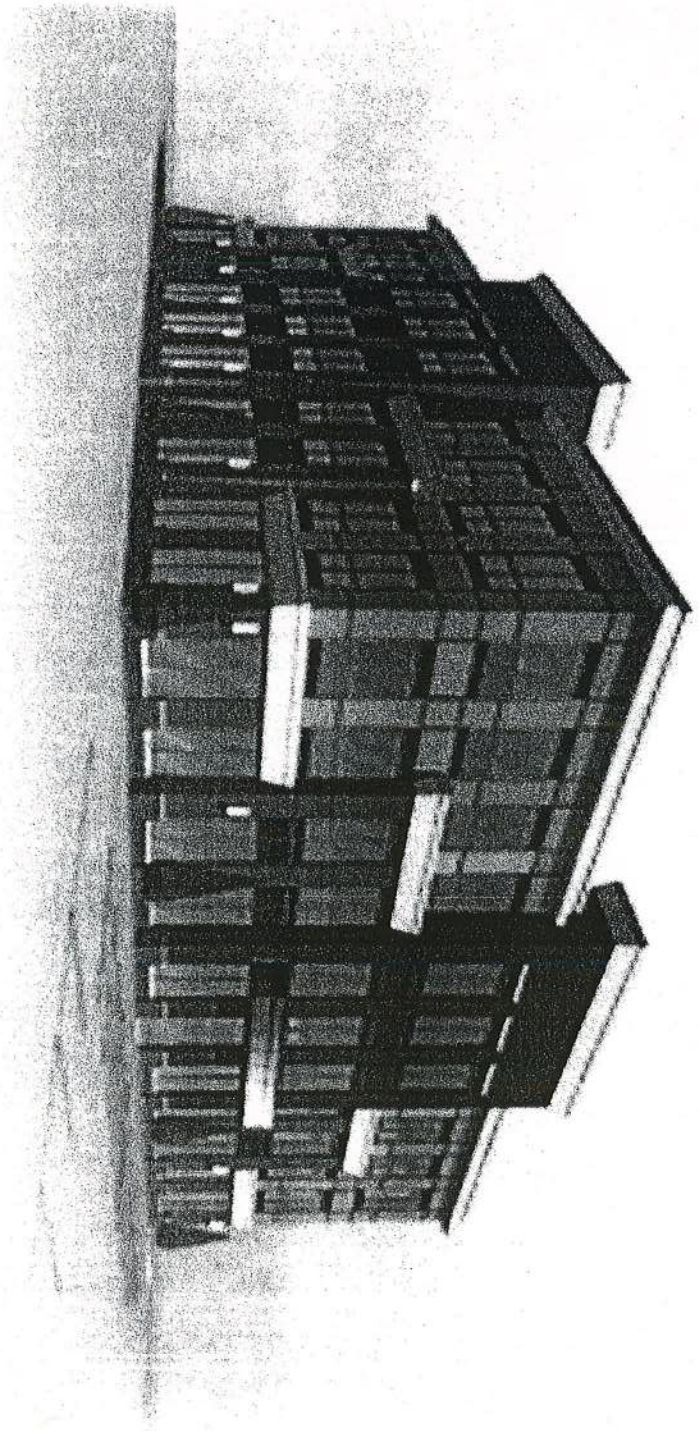


4

# FARHI

HOLDINGS CORPORATION

Farhi Holdings Corporation  
484 Richmond Street, Suite 200  
London, Ontario, Canada N6A 3E6  
Tel 519.645.6666 Fax 519.645.7735



Possible Future Development



5

## Draft Statement of Significance - 5 PADDINGTON AVE.

### Legal Description of Property

5 Paddington is a two storey white brick residence officially listed as Plan No. 488, Lots 210-212 and Lots 217-219 ES MacKay in the City of London, County of Middlesex. It was originally described as Part Lots 1-3, west of the Wharnccliffe Highway in Westminster Township, County of Middlesex.

### Statement of Cultural Heritage Interest

The residence at 5 Paddington Ave. is a property of cultural heritage interest and value as it is a good example of mid-19<sup>th</sup> century farmhouse influenced by the Georgian style. Of the few remaining examples of this style, it is one of the oldest surviving former farmhouse structures now in the City of London.

Built ca. 1849 by James McArthur who died in 1851, his son, Alexander, began managing the property around 1860. The property remained in family hands until 1914.

This property and adjacent lots sold off by the McArthurs form a major part of what is now Manor Park subdivision. Sited on a large parcel of land, the residence at 5 Paddington Avenue retains a sense of its former rural setting and remains a local landmark although the character of the surrounding area has changed to that of a single family residential neighbourhood.

### Description of Heritage Attributes

The architectural features of this farmhouse that exemplify Georgian style influences and that are worthy of preservation include:

#### Exterior

- cladding in white brick, probably of local origin.
- uncoursed rubble stone foundation.
- a symmetrical three bay façade.
- a medium pitch roof with returned eaves.
- a main front doorway with sidelights and transom of clear glass.
- two brick chimneys at each end.

#### Interior

- high baseboards in hallway and two front rooms with simple crown moulding in both front rooms.
- wood moulding, especially the symmetrical cross section and simple floral emblem at corner blocks at each doorway and on the window in both the entrance hall and the family room.
- rectangular decorative woodwork in deep window wells and door openings.
- two fireplaces in principal rooms; the fireplace in the family room has dentil moulding below the undermantel which is framed by fluted pilasters and a simple capital; the parlour fireplace is paneled wood with a mantel.
- a simple wood newel post and handrail on the main staircase.



**Owners' Declarations**

I / We am / are the owner(s) of the property at 5 Paddington Avenue.

\_\_\_\_\_  
(Name)  
Sept 5, 2011  
(Date)

\_\_\_\_\_  
(Name)  
Sept 5, 2011  
(Date)

I / We have reviewed the draft statement of significance and am / are in agreement with it as written above.

\_\_\_\_\_  
(Name)  
Sept 5, 2011  
(Date)

\_\_\_\_\_  
(Name)  
Sept 5, 2011  
(Date)

I / We request the municipal Council to issue a notice of intent to designate the building at 5 Paddington Avenue under Section 29 of the Ontario Heritage Act on the basis of the draft Statement of Significance above.

\_\_\_\_\_  
(Name)  
Sept 5, 2011  
(Date)

\_\_\_\_\_  
(Name)  
Sept 5, 2011  
(Date)



## Statement of Significance of 719-721 Dundas Street 6

### Legal Description of Property

719-721 Dundas Street is a two and one half story red and buff brick duplex residence on Part of Lots 5 & 6, S/S Dundas Street and Part Lot A W/S Glebe Street. (The structure at the municipal address of 717 Dundas is not included in this statement of significance.)

### Statement of Cultural Heritage Interest

The semi-detached, two and one half story residence located at 719-721 Dundas Street is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural heritage value.

The building has architectural value as an interesting example of the Queen Anne style applied to an earlier building. It is significant as a physical reminder of the former residential nature of this section of Dundas Street now greatly encroached by commercial uses.

The building has an extremely unusual architectural history. Superficially, from a cursory observation of the Queen Anne architecture of the front elevation, the assumed date of construction would be the mid to late 1890s. A close examination of the entire fabric of the building, however, most especially the side elevations together with the archival resources, reveals that the 719 half was built much earlier. City Directory research indicates that 719 Dundas Street was erected in 1877 and that its first occupant was Francis S. Bickley, listed as a "machine hand" later a "plumber" among other occupations. The 1881 updated to 1888 London fire insurance plan clearly depicts a single family house. From the evidence provided by the two sets of corner quoins of the west elevation, the original two story building was probably designed in the prevailing Italianate style. In 1899, the house was doubled in size with the side and rear elevations of the new 721 duplicating the white brick, and the number of stories increased to two-and-one-half from two. Interestingly, the original façade of 719 Dundas Street was demolished and unified with 721 by means of new façade built of red brick (now painted yellow) with gray stone block trim and a new roof. A building permit was issued by the City of London in 1918 allowing a one story, white brick addition to the rear wing of 719, which functioned as a doctor's office until 1954.

From 1899, the building served as residences, 719 until 1945, 721 until 1937. Thereafter, both sides accommodated various commercial and professional functions including real estate and chartered accountant offices, a hair stylist and a law office among many other uses. Both addresses were the location of the residence and office of several doctors most particularly for Dr. Edwin Seaborn at 721 for the years 1904-07. Seaborn authored *The March of Medicine in Western Ontario* and was a long-time member of The University of Western Ontario's Faculty of Medicine.

### Description of Heritage Attributes

The residence was designed in the Queen Anne style with Romanesque Revival influences that are worthy of preservation. The important architectural features comprise (limited to the front elevation):

- a high pitched hip roof matched on either side by two elaborately decorated gables each crowning a two story projection
- a large elaborately detailed roof dormer centred over the recess between the two projections
- an elaborately decorated shallow porch crowned by cast-iron cresting and supported by classical columns resting on stone block piers which serves to connect the two front projections and to shelter the front doors in the recess between the two projections thereby unifying the balanced elements of the design
- two ground story round headed windows in the front projections either side of the porch which are outlined by large rusticated stone block voussoirs, which each radiate from a central keystone
- rusticated stone block coursing which extends from the voussoirs and raps around to overlap a small length of the side elevations

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- rusticated stone labels over the windows of the second story; over the single windows either side of the first story doors for 719 and 721; and over the single windows set in the angled corners
- rounded corners on the second story meet the earlier buff brick quoins of the side elevation of 719 and the side elevation wall of 721
- rounded corners are also present on the inside corners of the second story projections
- the corner quoins of the side elevation of 719 where they meet the 1899 front elevation; they provide evidence of the earlier structure
- several stained glass windows: in the transoms over the two centre windows in the recess of the second story; in the semi-circular transom over the large first story window of 721; over the windows in the diagonally cut sections of the wall at the corners that angle away on both sides of the first stories of the two front projections; over the door of 721 which incorporates the 721 address (the stained glass transoms over the large first story window and door of 719 have been removed)

**Owner's Declarations**

I (We) are in agreement with the Statement of Significance as written above with respect to the designation of the building at 721-723 under Section 29 (1) of the Ontario Heritage Act and request the designation of this property.

*[Signature]*  
(Name) *Sylvia Langer*

Sept. 7 2011  
(Date)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Date)

I (We) have the authority to represent the Board of Directors for the Unity Project for Relief of Homelessness in London, the owner of 719-721 Dundas Street.

*[Signature]*  
(Name)

Director  
(Position)

Sept. 8 2011  
(Date)

*[Signature]*  
(Name)

Past Chair Board Director  
(Position)

Sept 8 2011  
(Date)