

Bill No. 160
2012

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

A by-law to designate 719-721 Dundas St 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 719-721 Dundas St 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 719-721 Dundas St, 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 April 10, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – April 10, 2012
Second Reading – April 10, 2012
Third Reading – April 10, 2012

**SCHEDULE “A”
To By-law No. L.S.P.-**

“Part of Lots 5 and 6, South of Dundas Street and Part of Lot A, West of Glebe Street on Registered Plan 229(3) in the City of London and County of Middlesex.”

**SCHEDULE “B”
To By-law No. L.S.P.-**

Statement of Significance of 719-721 Dundas Street

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
- 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)
-