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London
CANADA

REGISTERED

April 3, 2007

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

Middlesex Condominium Corporation #173
(London Towers)
c/o9 Marianne Donovan
379-389 Dundas Street
London ON N6B 3L5

Re: Designation of 379-389 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.-3387-667, entitled "A by-law to designate 379-389 Dundas Street to be of historical and contextual value, passed by the Municipal Council of the Corporation of the City of London on November 27, 2006 and registered as Instrument No ER476668 on December 20, 2006.

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 value.

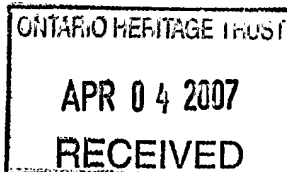
Kevin Bain
City Clerk

/rv

Encl.

cc : R. Cerminara, Building Division, Room 710
D. Menard, Planning Division, Room 603
L. Fisher, Committee Secretary, Room 308

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dated
Nov 27/06

Bill No. 513
2006

By-law No. L.S.P.-3387-667

A by-law to designate 379-389 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 379-389 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 the 379-389 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 November 27, 2006.


Anne Marie DeCicco-Best
Mayor


Kevin Bain
City Clerk

First Reading - November 27, 2006
Second Reading - November 27, 2006
Third Reading - November 27, 2006

SCHEDULE "A"
To By-law No. L.S.P.-3387-667

Middlesex Condominium Plan No. 173; Firstly: All of Lot 9 and part of Lot 10, South side of Dundas Street East and all of Lot 9 and part of Lot 10, North side of King Street East designated as Parts 1 and 5 on Reference Plan 33R-9166, and Secondly: part of Lot 10, North Side of King Street East designated as Part 3 on Reference Plan 33R-9166 all in the City of London and County of Middlesex.

SCHEDULE "B"
To By-law No. L.S.P.-3387-667

(revised 10 April 2006)

Proposed Reasons for Designation: 379 Dundas Street (London Towers)

The church tower at 379 Dundas is worthy of preservation under Part IV of the Ontario Heritage Act as a structure of cultural heritage value. It stands as a visible link to the history of the Congregational church in London, to William Clarke one of its important founders and to Gordon Jeffrey, a London lawyer noted for his interest in music. Architecturally, it is a remnant of a major work by one of London's noted architects, Thomas Tracey, of the firm of Robinson and Tracey.

Historical Reasons

In 1837 the London (England) Missionary Society sent the Reverend William Clarke to Establish a Congregational church in London. Clarke also assisted in establishing Congregational churches in other parts of southern Ontario including Warick, Frome and, after leaving London in 1843, Simcoe. Before his retirement the Reverend Clarke was also connected to the Indian Mission. He died in April 1878.

While serving in London Clarke lived and farmed forty acres on the south side of the river. He was instrumental in canvassing for funds for the building of Clarke's bridge, on Wellington Road (London's third bridge.) Clarke Street ran for one block east of Wellington Road, south of Front Street. It was later renamed Grand Avenue.

Initially, Clarke's congregation met in June, 1837, in the O'Dell school in Westminster Township on the south side of Commissioners Road west of Wellington Road. Later, services were held in the old grammar school on the southwest corner of the court house block. The church was relocated three more times before acquiring the quarter lot on the south side of Dundas between Colborne and Waterloo. In 1875 the site of the tower was purchased from Thomas Scatcherd with the intent to build a new Congregational church in London.

Thomas Tracey of Robinson and Tracy was the architect for the building which opened in August, 1876. Its sanctuary had semicircular seating for 500 people, with a gallery housing another 300. Colonel Robert Lewis, London stained glass craftsman, supplied the church with eighteen stained glass windows. By 1890 First congregational Church was the largest Congregational church in Western Ontario. It was the site of the annual meeting of the Congregational Union of Ontario and Quebec in 1878, 1883, 1893 and the first annual meeting of the Congregational Union of Canada in 1906.

In March, 1914, the church interior was destroyed by fire but was rebuilt and reopened in October. In 1925 first congregational was involved in the national discussion over church union when it voted to join the United Church of Canada. It became Beecher United Church, named after Henry Ward Beecher, a popular American Congregational evangelist and brother to Harriet Beecher Stowe. Subsequently, further mergers were contemplated with Pilgrim United Church and Dundas-Centre United but neither was completed. In 1947 Beecher United closed. Shortly afterwards the church property was sold to lawyer Gordon Jeffrey and Ernest White, director of the Music Teachers' College. The building was renamed the Aeolian Hall and its first concert was an organ recital on December 11th, 1948. Twenty years later, on Victoria Day, the Aeolian Hall was destroyed by fire caused by arson. It was not economically feasible to restore the building so, while the tower was preserved, the Aeolian Hall relocated to the former London East Town Hall at 795 Dundas Street. The tower is currently owned by the London Towers Corporation formed in 1990.

Architectural Reasons

As designed by Tracy, the original church, in the High Victorian style, featured some unique elements. The remaining tower retains some of these features. The principle of polychromy is expressed with the contrasting Ohio stone in the base, the deep red Brantford brick and the Westminster pressed white brick. The tower retains the high patterned roof even though it has lost the tallest portion of its pinnacle. The round and round-arched windows on the front façade

represent the 'later Norma style', an English version of the Romanesque. In the original church Tracy had designed two towers, identical below the cornice. However, the western tower, the surviving structure, rose through a series of stages to a height twice that of the eastern tower making it quite visible through the city at the time.

Other features of note include:

- decorative brickwork around the round and round-arch windows and above the ground floor windows and door.
- slightly flared eaves at three levels, the lowest of which was once part of the cornice of the original church façade.
- drip mouldings over the rounded windows and door.
- brick pilasters and buttresses with concrete caps on all sides.
- original door with trefoil pattern and transom window moulding to match on the west façade.

Contextual Reasons

While the remaining tower has now been dwarfed by the surrounding high-rise residential buildings the structure retains sufficient presence to be a major landmark on this portion of Dundas Street.