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London
CANADA

Middlesex

RECV/RECEIVED
27-07-2004

REGISTERED

July 26, 2004

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

R. Aldrich, C. Brown, R. Mill, A. Rowe
Aeolian Hall
c/o 695 Richmond Street
London, ON N6A 3Y8

**Re: Designation of 795 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.-3363-168, entitled "A by-law to designate 795 Dundas Street to be of historical and contextual value", passed by the Municipal Council of the Corporation of the City of London on June 28, 2004 and registered as Instrument No.ER299772 on July 14, 2004.

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 contextual value.

Kevin Bain
Kevin Bain
City Clerk

/cl

Encl.

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

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8/10/04
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Bill No. 271
2004

By-law No. L.S.P.-3363-168

A by-law to designate 795 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 795 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 795 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 28, 2004.


Anne Marie DeCicco
Mayor


Kevin Bain
City Clerk



CITY OF LONDON
DOCUMENT CERTIFICATION RECORD

First Reading - June 28, 2004
Second Reading – June 28, 2004
Third Reading - June 28, 2004

I, Kevin Bain, City Clerk 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.-3363-168 to designate 795 Dundas Street to be of historical and contextual value or interest on June 28, 2004.

Dated at London, Ontario, this 26th day of July, 2004.


Kevin Bain,
City Clerk

SCHEDULE "A"
To By-law No. L.S.P.-3363-168

Part of Lots 16 and 17, South side of Dundas Street, on Registered Plan 229(3) in the City of London and County of Middlesex as in Instrument 788515.

SCHEDULE "B"
To By-law No. L.S.P.-3363-168

Reasons for Designation

795 Dundas Street

Originally London East Town Hall, now known as Aeolian Hall

Historical Reasons

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

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

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

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

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

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

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

Architectural Reasons

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

The London East town Hall, a 2 ½ storey brick building, was built in the Italianate style, and uses trademark materials and forms of the Durand firm: birchromatic brickwork, pilasters, paired and tripled narrow vertical windows, single round arched Italianate windows, and corbelled brackets. Like many Canadian urban town halls of this era, it has a central projecting tower. The mansard roof and the gabled dormers on the principal and secondary facades also give the building public prominence, while the storefronts, originally cast-iron with plate glass, are in line with the commercial context for the area. The west storefront still retains its original cast iron frame and entrance, while the east storefront maintains the two central cast iron

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columns only. The Town Hall does not have its original spire atop the tower, as is documented by historic photographs and drawings. The building is still a major focal point on Dundas Street.

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

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

Contextual Reasons

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

