



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**.

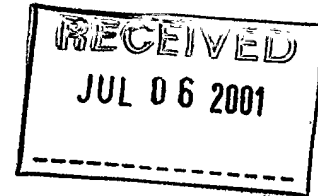
Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



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

London
CANADA

Handwritten signature



REGISTERED

July 5, 2001

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

Frank Marchese, Headmaster
Weldon Park Academy
451 Ridout Street North
London, ON N6A 2P6

Re: Designation of 435-451 Ridout Street, London
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.-3330-152, entitled "A by-law to designate 435-451 Ridout Street to be of historical and architectural value", passed by the Municipal Council of the Corporation of the City of London on June 11, 2001 and registered as Instrument No. ER110621 on June 22, 2001.

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 architectural value.

Handwritten signature: Cathie L. Best

for Cathie L. Best
Deputy City Clerk

/ch

Encl.

c: R. Cerminara, Building Division, Room 710
M. Gladysz, Planning Division, Room 603
M. Casavecchia

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
cbest@city.london.on.ca
www.city.london.on.ca

Bill No. 229
2001

By-law No. L.S.P.-3330-152

A by-law to designate 435-451 Ridout Street to be of historical and architectural value.

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 or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 435-451 Ridout 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 architectural value or interest, the real property at 435-451 Ridout 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.

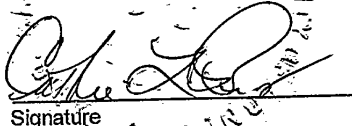
PASSED in Open Council on June 11, 2001.



**CITY OF LONDON BY-LAW
CERTIFICATION RECORD**

I, Cathie L. Best, Deputy City Clerk, of The Corporation of the City of London, hereby certify that the By-law hereunder is a true copy of By-law No. L.S.P.-3330-152 of the City of London, passed on June 11, 2001.

Dated at London, Ontario, this 4th day of July, 2001.


Signature



Anne Marie DeCicco
Mayor



Cathie L. Best
Deputy City Clerk

Form No. 0926

First reading - June 11, 2001
Second reading - June 11, 2001
Third reading - June 11, 2001

SCHEDULE "A"
To By-law No. L.S.P.-3330-152

435, 441 and 451 Ridout St N: Part Lots 1 & 6, All of Lots 2-5 w/Ridout St., Plan 61(w), Part 1 on 33R10795 s/e Part 1 33R13858, in the City of London and County of Middlesex being all of PIN 08261-0135.

SCHEDULE "B"
To By-law No. L.S.P.-3330-152

REASONS FOR DESIGNATION

435-451 Ridout Street North (between Queens and Fullarton Avenue)

Historical and Architectural Reasons

Ridout Street North was London's first financial district and the city's original main street until about 1855 since most traffic of that time came to London from the north and west via Blackfriars and Westminster bridges. The banks established here were branches with head offices in Toronto and Hamilton. London was attractive to the banks because of the money spent by soldiers of the Garrison and by the British government that maintained them. Yet in the 1840's and 1850's, the deposits gained locally were not advanced as credit to local merchants or manufacturers; it was sent to the head offices.

This changed during the 1860's, 1870's and 1880's, as more scope in decisions about the financing of local ventures was given to London bank managers. This was short lived, however, when the head offices' power over local branches was reestablished again after this time.

The buildings at 435 Ridout Street and 441-447 Ridout Street are the oldest commercial structures in the City. They are excellent examples of Georgian Commercial architecture. With 451 Ridout Street built for a residence they provide an important link between London's oldest home - Eldon house - and the old Middlesex Court House, now the Middlesex County building, the oldest building in the city.

435 Ridout Street

Georgian (c.1838)

This is the earliest commercial building in the City of London. This two storey, white brick building rests on a stone foundation. It has parapet gables and an Adamesque doorway with side and upper fan lights and a classical porch.

Built in 1838, this building housed the Bank of Upper Canada until its demise in 1866. James Hamilton managed the bank from 1856 to 1865 and then bought the building as a residence where he resided until his death in 1896.

Born in 1810 in London, England, Hamilton was the son of a British army officer. The family came to Canada in 1820. Hamilton started his career as a teller at the Bank of Upper Canada in Toronto before moving to London, Ontario.

James Hamilton was a father of four, a member of St. Paul's Cathedral, and a Secretary-Treasurer of the Proof Line Road Company. This was the company that built the toll road between London and Lucan. However, Hamilton may be best known as a painter. Although he was more of a "Sunday painter" for much of his life, he devoted considerable time to art during his retirement. His earlier watercolours and oils depict the landscape of Toronto and area. Later works, generally in oil, portray London, Ontario and are an important source of information on London's early period. The J. J. Talman Regional Collection at The D. B. Weldon Library, University of Western Ontario and the London Regional Art and Historical Museums each have several examples of his work in their collections.

Restoration

In 1970, the John Labatt Company carried out a thorough restoration and renovation of the then very dilapidated buildings. In the interest of structural solidity, the buildings were all placed on new foundations and the old floor structures were replaced by reinforced concrete. These alterations required the removal of the cooking fireplace in the basement of 435 Ridout Street North, though the andirons were retained in the collection of the London Historical Museums. Otherwise, an effort was made to restore both the exteriors and the interiors of the buildings, retaining the porches and the interior architectural fittings that the buildings had at the time of the restoration. Because the brick work at 451 Ridout Street North was badly deteriorated, the bricks were entirely removed on that building, and the walls rebuilt from the ground up. In keeping with the aim of restoring as much of the original material as possible, however, the outside faces of the building were almost entirely recovered with original bricks, though many were cut in half to achieve this result.

441-447 Ridout Street

Georgian (c.1847)

Actually two buildings, one with a central carriageway, this three storey, white brick structure had corbelled parapet walls. It also has a cornice with dentil work and doors with transoms.

The building was built by Dr. Alexander Anderson in c.1847. It was a home to both the Gore Bank and the Commercial Bank of Canada by the mid 1840's. It was also a popular residence for barristers like Richard Bayly and Thomas Westcott because of its proximity to the court house. The latter's daughters, the Misses Westcott, operated a private school in the structure between 1887 and 1919.

451 Ridout Street

Victorian Eclectic (c.1850)

The mansion, which initially held 23 rooms, has a Georgian arched doorway with side lights and a transom at its centre. On the second floor there is a narrower central entrance to the roof of the doorway porch. The building is three storeys in height, with mullioned windows on the third floor. The foundation is stone and the exterior walls are brick.

Dr. Alexander Anderson also built this building but used it as his own residence. He called it, "Walmington House". He lived and practised medicine there until his death in 1873. His widow resided there until past the turn of the century.

Dr. Anderson was a surgeon in the Royal Navy before coming to Canada. He opened an office in London in December of 1835. Dr. Anderson was a paradoxical mixture of the modern and the old fashioned. He was the first local doctor to be trained in both the arts and sciences, and many prominent local doctors did preliminary training under him. A notable example was John McLeay of Lobo. McLeay was with Sir John Franklin expeditions of 1819 and 1829. It was Dr. Anderson's wife who convinced Anderson not to join up with the ill-fated trip of 1845. Nonetheless, Dr. Anderson was certainly not a progressive in other matters. He reportedly disliked surgery and still employed bleeding as a technique. There is a record of his bleeding a son of Reverend William Proudfoot on November 14, 1836.

Profile

Dr. Anderson was equally divided in matters of religion. His father was a Presbyterian and his mother a Roman Catholic. Anderson was brought up Presbyterian but later converted to Catholicism. During his final illness, he had a change of heart when he realized that his Protestant wife would not be able to be buried beside him when she died. This upset the priest attending Dr. Anderson. In the end, a compromise was reached; a mass was said in St. Peter's Cathedral, and the internment followed in a Protestant cemetery. Bells tolled from the Episcopal and Roman Catholic churches, and all business in the City was suspended during the service.

After Mrs. Anderson's death, the house had a variety of uses. The Knights of Columbus renamed it Branden Hall when they acquired it in 1914. In 1917, a monastery was set up by the Sisters of the Precious Blood. Between 1920 and 1952, the Brothers of the Christian Schools of Ontario provided Catholic instruction at the high school level there. Briefly it was again a single family dwelling. Then it was a Royal Canadian Legion Branch, and later the John Labatt Limited head office.