



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

Middlesex

Rec'd
Oct. 3/02

REGISTERED

October 1, 2002

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

**RE: DESIGNATION OF 267 DUNDAS STREET, LONDON, ONTARIO
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18. Should you have any questions, please contact C. Nelson at 661-5102.

Linda Rowe
Manager of Legislative Services
/edl

cc: Jean Monteith, LACH Chairperson, [REDACTED]
R. Sanderson, Manager of Realty Services, 111 Horton Street
C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office 519.661-4939
Fax 519.661-4892
eddilore@city.london.on.ca
www.city.london.on.ca

Objection
rec'd
2/28/03
✓

(Tree
Logo)

**NOTICE OF INTENTION TO DESIGNATE PLACE
OF ARCHITECTURAL AND/OR HISTORICAL VALUE**

NOTICE IS HEREBY GIVEN that the Council of The Corporation of the City of London intends to designate as a place of architectural, historic and/or contextual value or interest the following properties in accordance with the *Ontario Heritage Act, R.S.O. 1990*:

| <u>Property Descriptions</u> | <u>Publication Date</u> | <u>Last Date For Objection</u> |
|------------------------------|-------------------------|--------------------------------|
| 267 Dundas Street | October 5, 2002 | November 4, 2002 |
| 317 Wolfe Street | October 5, 2002 | November 4, 2002 |

The detailed reasons for designation of these properties can be seen in or obtained from the Office of the City Clerk, Room 308, City Hall, 300 Dufferin Avenue, London, Ontario N6A 4L9 during normal office hours (8:30 a.m. to 4:30 p.m. Monday to Friday) or by contacting C. Nelson at 661-5102. Any person who objects to any intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk a notice of objection in writing, setting out the reason for the objection and all relevant facts. The *Ontario Heritage Act* provides that where a notice of objection has been served, the Council shall refer the matter to the Conservation Review Board for a hearing.

DATED at London, Ontario on October 5, 2002.

Linda Rowe
Manager of Legislative Services

PLEASE PUBLISH IN LONDON FREE PRESS LEGAL SECTION: Saturday, October 5, 2002



London
CANADA

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

SEP 19 2002

Middlesex

RECEIVED
SEP 25 2002
HERITAGE & LIBRARIES BRANCH

September 13, 2002

London Advisory Committee on Heritage

I hereby certify that the Municipal Council, at its session held on September 3, 2002 resolved:

11. That on the recommendation of the London Advisory Committee on Heritage, notice of the Municipal Council's intention to designate the property located at 267 Dundas Street to be of historical and architectural value **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 pointed out that the owner of the subject property (The Corporation of the City of London) has concurred in the above recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll. (11/18/PC)

for L. M. Rowe
Manager of Legislative Services
/hat

cc: C. Nelson, Heritage Planner
R. Sanderson, Manager of Realty Services
Ontario Heritage Foundation, 77 Bloor Street West, 2nd Floor, Toronto, M7A 2R9
E. DiLoreto, Documentation Clerk

The Corporation of the City of London
Office: 519-661-6400
Fax: 519-661-4892
council&committees@city.london.on.ca
www.city.london.on.ca

(11)

01

267 Dundas Street (former Toronto Dominion Bank building)

Reasons for Designation

Historical Reasons

The Bank of Toronto (later Toronto-Dominion and then TD Bank) moved to the south west corner of Wellington and Dundas Streets shortly after World War I. The move was likely sparked by the relocation of city hall to the north east corner of the intersection in 1913. In February 1928 the bank announced it would erect a new five-story office on the site. The resulting building was opened a year later.

In addition to housing the bank, 267 Dundas Street was also home to the real estate office of London's on-again, off-again mayor, George Wenige. Over the years, its upper floors housed a variety of businesses including investment companies, lawyers' offices and insurance agencies.

"A very traditional approach was taken by the Bank of Toronto's architect who created a 1920s version of the Renaissance-inspired banking houses then standing on Richmond Street," notes Michael Baker in *Downtown London: Layers of Time*. These included the Canadian Bank of Commerce (built in 1905, demolished 1964) and the Imperial Bank (built 1907). The design of the Bank of Toronto was also strikingly similar to the landmark Hotel London (built 1926-27, demolished 1972) which was located across the street from the bank.

The design of the Bank of Toronto stood in marked contrast with the Art Deco façade of the nearby Huron and Erie (later Canada Trust) building which was constructed between 1930 and 1931. These two structures would mark the last of downtown London's new financial houses until the construction boom of the 1950's.

In the early 1970's the first in a series of electronic signs was installed at the southern corner of the building's roof. These displayed the time and temperature to motorists and pedestrians. They were fixtures in downtown London until removed in 2001. With the merger of the TD Bank and Canada Trust in 2001, 267 Dundas Street was declared a surplus building by the company. It was sold to the city of London for \$1.00 and named after former Canada Trust president J. Allyn Taylor.

Architectural Reasons

The design is a well proportioned Renaissance style structure faced in red brick and cut stone. As a corner building, the architecturally significant elevations face Dundas and Wellington Streets. Vertically, these elevations are divided into the heavy stone faced ground floor, three intermediate floors and an attic storey surmounted by an entablature and a parapet. Horizontally the northeast, northwest and the southeast corners are recessed slightly with quoins to "frame" each façade. The street floor is built in smooth faced ashlar stone with recessed horizontal joints. The window openings between the indented corners are round-arched with vousoirs and keystones. The entrances on the northeast and northwest corners have projecting entablatures carried on carved stone console brackets. The architrave around these openings carries up and around the transom windows over the doors and these are decorated with volute or scroll moldings. In front of the transom windows are Roman metal grilles with a traditional fish scale pattern. The projecting entablatures on the northeast corner carry arched stone sculptures that at one time no doubt contained clocks. This first storey is crowned with a cornice above which is a cut stone "parapet" band. The carved stone surrounds to the second floor window openings grow out of this band and, with the exception of the windows on the corners, these openings are pedimented. All have decorative metal balustrades which interrupt the stonework false parapet band. The third and fourth floor window openings again have stone surrounds and the sills are carried on plain stone brackets.

The fifth floor, although it is below the cornice, is placed above a stone string course which defines the floor as an "attic" storey. Carved stone medallions are set in the brickwork between the windows on this floor and this further emphasizes its distinction as the top floor.

A full entablature and parapet caps the building. The architrave and frieze of the entablature are in cut stone and the cornice, which projects approximately twenty-four inches, is in metal with

modillions under the soffit. Above the cornice is a brick parapet with cut stone panel divisions.

The aluminum entrance framing and at least some of the window frames are not original, however, the frames for the round headed windows are very well detailed.

Contextual Reasons

Contextually this building is important as it supports the scale and pattern of London's downtown streetscape. Its street level architecture, without storefront windows, provides interest and shows an attention to detail and quality in execution that is not often achieved in buildings of a later date.

A Recommendation from LACH Stewardship Sub-Committee

As owners of this building, the City should be encouraged to remove the boxed illuminated signs from the two street façades. These are very inappropriate and they detract from an otherwise thoughtfully designed and well preserved building.



For
Row Sanderson Manager Realty Services.
I agree to the Reasons for Designation

August 7th 2007
Date