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# THE CORPORATION OF THE CITY OF LONDON



DEPARTMENT OF THE CITY CLERK  
K.W. SADLER, CITY CLERK

## REGISTERED

May 14, 1991

Ontario Heritage Foundation  
2nd Floor, 77 Bloor St. W.  
Toronto, Ontario  
M7A 2R9

Re: Designation of 710 Dundas Street  
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-3120-161, entitled "A by-law to designate 710 Dundas Street to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on May 6, 1991 and registered as Instrument No. 888863 on May 13, 1991.

*for*  
*D. Seeley*  
R.J. Tolmie  
Assistant City Clerk

/ds

Enc.

By-law No. L.S.P.-3120-161

A by-law to designate 710 Dundas Street to be of architectural value.

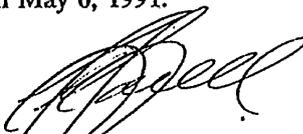
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

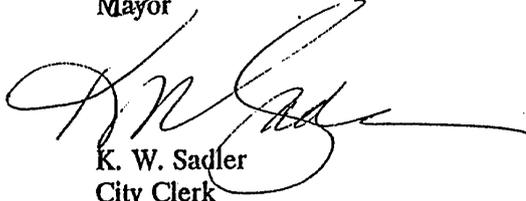
AND WHEREAS notice of intention to so designate the property known as 710 Dundas Street has been duly published and served and no notice of objection to such designation has been received;

The Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of architectural value or interest, the real property at 710 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, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on May 6, 1991.

  
T. C. Gosnell  
Mayor

  
K. W. Sadler  
City Clerk

First reading - May 6, 1991  
Second reading - May 6, 1991  
Third reading - May 6, 1991

**SCHEDULE "A"**

To By-law No. L.S.P.-3120-161

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of London, in the County of Middlesex, and in the Province of Ontario, being composed of Part of Lot 4 in Block "L" according to a plan registered in the Registry Office for the said City of London as Number 304(3), the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the southerly limit of Lot 4, being also the northerly limit of Dundas Street, distant seventy-five feet (75.00') measured easterly thereon from the south-westerly angle of the said Lot 4;

THENCE northerly along a line drawn parallel to the westerly limit of the said Lot 4, a distance of two hundred and twenty-nine and fifty hundredths feet (229.50') more or less to a point distant one hundred and seventy-eight feet (178.00') measured southerly along the said parallel line from the northerly limit of the said lot;

THENCE easterly parallel to the aid southerly limit of Lot 4, a distance of seventy and fourteen hundredths feet (70.14') more or less to a point distant seventy-five feet (75.00') measured westerly from the easterly limit of the said Lot 4 on the course of the said southerly limit;

THENCE southerly parallel to the said easterly limit, a distance of two hundred and twenty-nine and fifty hundredths feet (229.50') more or less to the southerly limit of Lot 4 aforesaid;

THENCE westerly along the last mentioned limit, a distance of seventy and fourteen hundredths feet (70.14') more or less to the point of commencement;

**SCHEDULE "B"**

To By-law No. L.S.P.-3120-161

**Park Theatre (710 Dundas Street)**

Built and owned by the Hyatt family in 1929, the Park Theatre (originally the Palace Theatre) was hailed as "London's first high-class neighbourhood theatre". Harry Hyatt was a well known contractor in the 1920s specializing in stone construction. He built the London Life headquarters and the Old City Hall at Dundas and Wellington. It is believed that the Park Theatre was Hyatt's last stone building. The shoebox auditorium has excellent acoustics and the 7 foot drop between the back of the auditorium and the stage provides excellent sightlines.

### Architectural Reasons (Interior and Exterior)

Constructed in 1929, the Park Theatre reflects many of the standard architectural treatments in cinema and theatre design. Though structurally sound, the building has been neglected and altered over the years. There have been some unfortunate alterations, resulting in some loss of ornamentation. Much of the building's original character, however, is intact. With the intention of staging live theatre, the building will be undergoing a second renovation which will result in further changes, including an expanded stage and space to accommodate lighting equipment. The renovation, however, will also provide an opportunity to restore and repair elements from the past. Therefore, the building should be seen as a juxtaposition of historic and contemporary spaces and elements.

The façade is eclectic, with Spanish Revival references with a stone veneer over brick construction. The façade has sustained some damage particularly the stone ornaments during the 1951 renovation. The symmetrical one storey façade is defined by a central entry into the theatre and flanked by two store fronts. The decorated parapet is enlivened with scroll work and decorative caps associated with Spanish Revival architecture. The façade has borders which frame the shop windows and plain shield ornaments. The existing marquee is much larger than the original marquee which possessed classical references.

The interior underwent a significant renovation in 1951 resulting in some original features being lost. These include the chandeliers, seating and other lighting fixtures in the auditorium, the plaster cameos and ticket booth in the lobby, two of the side exits were added, and rooms on the mezzanine level on either side of the back wall. A candy counter was added in the upper lobby and acoustical tile applied to the auditorium wall. The original gold and tan colour scheme was also changed.

The interior reflects neo-classic detailing associated with the English Baroque. Starting with the front of the auditorium, the proscenium arch is framed with a plaster frieze and plain moulding. The frieze is decorated with rosettes, urns, and acanthus leaves in a Classical manner. On either side of this are semi-circular arched faux porticos with a "seating box" hidden behind a plaster lattice screen. The opening on the lower half has decorative moulding above with a classical greek vase and acanthus leaf motif. The entire niche is bordered by barley twist plaster moulding with a plaster frieze within. This frieze is Baroque inspired with oak and acanthus leaves.

The auditorium has plaster walls (on metal lath) with a prominent cornice with egg and dart and acanthus mouldings. At intervals there are doric fluted pilasters with ram's head capitals.

Four cameos have survived across the back wall; the stylized Greek female figures have Art Deco overtones. Plain plaster mouldings surround the exit doors.

The ceiling is patterned with a decorated moulding - featuring rosettes, wheat sheaves, and framed in egg and dart. There are 6 diamond - shaped lozenges formed by the moulding which contain air conditioning outlets but were designed for the original chandeliers. Another interesting ceiling detail is the delicate plaster lattice which covers the air vents above.

The lobby and upper lobby walls and staircases are faced with stucco in the popular "wallcraft" method of the 1920s and 1930s. The ceiling is covered with a frieze and cornice with interwoven roses and thistles.