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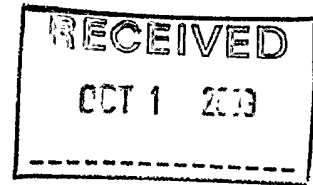
This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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**.



London
CANADA

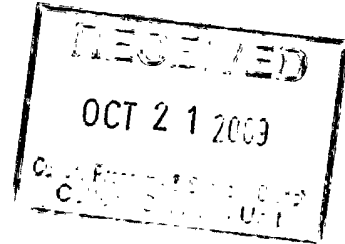
300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9



REGISTERED

October 8, 2009

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




205 Victoria Street
London ON N6A 2B9

Re: Designation of 205 Victoria 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.-3407-284, entitled "A by-law to designate 205 Victoria Street to be of historical and contextual value, passed by the Municipal Council of the Corporation of the City of London on September 21, 2009 and registered as Instrument No ER667659 on October 2, 2009.

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.

Linda Rowe
Acting City Clerk

/rv

Encl.

c: G. Kotsifas, Building Division, Room 710
D. Menard, Planning Division, Room 603
L. Fisher, Committee Secretary, Room 308

The Corporation of the City of London
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Bill No. 387
2009

By-law No. L.S.P.-3407-284

A by-law to designate 205 Victoria 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 205 Victoria Street has been duly published and served and no notice of objection to such designation has been received;

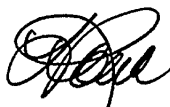
THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at 205 Victoria 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 September 21, 2009.



Anne Marie DeCicco-Best
Mayor



Linda Rowe
Acting City Clerk



CITY OF LONDON
BY-LAW CERTIFICATION RECORD

First Reading – September 21, 2009
Second Reading – September 21, 2009
Third Reading – September 21, 2009

I, James C. Purser, 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.-3407-284 passed by Municipal Council on September 21, 2009.

Dated at London, Ontario, this 8th day of October, 2009.



James C. Purser, Manager of Records and
Information Services

SCHEDULE "A"
To By-law No. L.S.P.-3407-284

All of Lots 13 and 14 on Registered Plan 244(W) in the City of London and County of Middlesex.

SCHEDULE "B"
To By-law No. L.S.P.-3407-284

Reasons for Designation: 205 Victoria Street

Description of Property

205 Victoria Street is a white painted brick two storey building situated on Lots 13 and 14, Plan 244 on the south side of Victoria Street west of Richmond Street in the City of London.

Statement of Cultural Heritage Interest

205 Victoria Street is a building of cultural heritage value and interest recommended for designation under Section 29.1(a) of the Ontario Heritage Act for its design value and for its historical associative value. It is rare example, for London, of the International / Moderne Style of architecture. Built in 1937 for John Gillespie McEachern, a teacher of history, art and literature at the London Normal School, it was designed by the noted Toronto architectural firm of Page and Steele. Forsey Page was an athlete, soldier (wounded at Vimy Ridge) and one of Canada's most honoured architects. He formed the partnership of Page and Steele in 1926 and was President of the Ontario Association of Architects in 1933-34. Harland Steele served as President of the Association in 1946-47. The firm later designed buildings such as the O'Keefe Centre, the Queen Elizabeth Building at the CNE and many other well-known Ontario buildings.

The house features many elements of the International / Moderne Style of the late nineteen thirties and forties. Its heritage interest also includes the formal landscaping features designed by the London Ontario firm of Bergstrom and Carver Landscape Architects in 1938.

Description of Heritage Attributes

Key exterior elements that establish the building as a good example of the International / Moderne Style include:

- clean monochromatic surfaces created by white paint over white brick
- a recessed hip roof suggesting a flat roof capped along the edge
- a string coursing below the roofline linking the visible facades creating a horizontal thrust
- a central front projection on its north elevation flanked by sections to the east and west
- a front entrance with a minimal porch and two columns
- a front door featuring wide mahogany boards
- a second story roof deck on the east façade and a balcony on the north façade with wood and metal balcony railings
- varied placement and sizes of windows
- two small octagonal shaped windows on the rear facade
- wooden gate on the east façade in a style similar to that of the front door
- tall rectangular chimneys on the east and west walls
- some original design landscaping details include an octagonal shaped pool suggestive of an earlier water pool in the rear yard and an original metal sculpture

Key interior elements reflecting the International / Moderne Style:

- decorative wrought iron spindles with a maple hand rail on the staircase balustrade
- a staircase with both curvilinear and rectangular elements leading to a landing on the second storey.
- original metal lighting fixtures in the three bedrooms and an original metal fixture in the lower hall
- original hardware on many doors
- built-in wooden book cases in the main floor library / den

Associative heritage attributes include:

- its original design by the firm of Page and Steele evidenced by the architectural renderings available in the Provincial Archives of Ontario
- its original landscape design by Bergstrom and Carter
- its commission and occupation by J. G. McEachern