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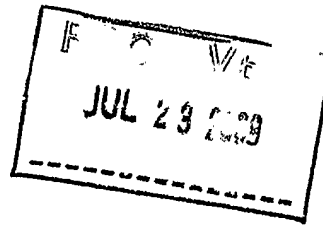
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London
CANADA

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



REGISTERED

July 22, 2009

██████████
205 Victoria Street
London ON N6A 2B9

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

**RE: DESIGNATION OF 205 VICTORIA STREET
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.

Linda Rowe
Acting City Clerk

/rv

c. Don Menard, Heritage Planner

The Corporation of the City of London
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www.london.ca



London
CANADA

**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 property in accordance with the *Ontario Heritage Act, R.S.O. 1990*:

Property Descriptions

205 Victoria Street

Publication Date

July 25, 2009

Last Date For Objection

August 24, 2009

The detailed reasons for designation of this property 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). 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.

Linda Rowe
Acting City Clerk



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

London
CANADA

June 30, 2009

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

I hereby certify that the Municipal Council, at its session held on June 29, 2009 resolved:

12. That, on the recommendation of the London Advisory Committee on Heritage, notice of the Municipal Council's intention to designate the property located at 205 Victoria Street to be of cultural heritage value or interest **BE GIVEN** for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*; it being pointed out that the owner of the subject property, [REDACTED], 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. (12/16/PC)

L. M. Rowe
Acting City Clerk
/hw

cc: [REDACTED] 205 Victoria Street, London, ON N6A 2B9
G. Barrett, Manager, Land Use Planning Policy
D. Menard, Heritage Planner
L. Fisher, Heritage Register
R. Verhoeven, Documentation Services Representative

205 Victoria Street: Statement of Cultural Heritage Significance

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 façade
- 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

Statement of Owner Agreement and Consent

I / We are in agreement with the above Statement of Significance as written

(name) _____

June 5/09
(date)

(name) _____

(date)

As the owner(s) of the property I / We consent to its designation under Section
29(1) of the Ontario Heritage Act.

(name) _____

June 5/09
(date)

(name) _____

(date)

(Please retain one copy for your records and return a signed copy to the office of the
Heritage Planner, PO Box 5035, 300 Dufferin Avenue, London, ON N6A 4L9)