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Bill No. 511
2014

By-law No. L.S.P.-3441-366

A by-law to designate 1156 Dundas 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 1156 Dundas 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 1156 Dundas Street, more particularly described in Schedule "A" attached hereto, for the reasons set out in Schedule "B" attached 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 Londoner, 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 and effect on the day it is passed.

PASSED in Open Council on November 11, 2014.



Denise Brown
Acting Mayor



Catharine Saunders
City Clerk

SCHEDULE "A"
To By-law No. L.S.P.-3441-366

All of Block "E" on Registered Plan 494(C) in the City of London and County of Middlesex.;

Part of Gleeson Street on Registered Plan 494(C) (closed by Instrument ER171498 registered on July 11, 2002) in the City of London and County of Middlesex designated as Part 2 on Reference Plan 33R-14929.

and

All of Lots 98 to 106 and all of Block "F" on Registered Plan 494(C) in the City of London and County of Middlesex.

SCHEDULE "B"
To By-law No. L.S.P.-3441-366

Reasons for Designation

Description of Property

The property consists of a five story, "E" shaped, main building built in 1913 located at 1156 Dundas Street, between McCormick Boulevard on the west and Ashland Avenue on the east in the City of London on Lots 98 -106, Part Blocks E and F on Plan 494. Subsequent additions have been made to the original structure but the designation statement does not apply to these with respect to architectural features.

Statement of Cultural Heritage Value and Interest

Built as the McCormick's Biscuit Company, this structure retains importance for its historic association with Thomas McCormick and family who played significant roles in London's economic and cultural development. Architecturally, it is one of the few remaining examples of the early modern industrial style in London with some unique features adding to its importance. Contextually, the former factory illustrates the relationship of the building to the industrial growth of the city and the role the factory played for the east London community.

Thomas McCormick came to London from Ireland as a young man. In 1858, he opened a small shop on Clarence Street and began to make and sell candy. Success forced a move to larger premises on Dundas Street and then to Wellington and Dundas, the site, later, of Hotel London. McCormick Senior founded the McCormick Retirement Home in London. In 1906, Thomas McCormick Sr. died and the business was taken over by his sons, including Thomas Jr. By 1912, a larger and more efficient plant was needed. Thomas McCormick Jr. largely designed the new plant after visiting over a hundred biscuit and candy factories in Europe and the United States. What he, and the London architectural firm of Watt and Blackwell, created was considered to be one of the finest and most sanitary factories in North America. In 1914, the new plant was opened in East London on more than 100 acres of farmland, called Priests Swamp on old maps.

Constructed by the firm of Frost and Winchester, Windsor, the building featured the early use of the Kahn System of reinforced steel encased in concrete in the London area. Albert Kahn was one of the great industrial architects of the early twentieth century and his brother, Julius, established the Trussed Concrete Steel Company in Walkerville. Considered fireproof, its outside walls were faced with white glazed terra cotta, also relatively unique in London. With windows making up about 68 per cent of the outside walls the plant was exceptionally well lit and ventilated. It was described in company brochures as a "sunshine palace" and a "Palace of Sweets". The total floor space of almost 10 acres was occupied by as many as 1000 workers producing 135, 000 pounds of candy and 100, 000 pounds of biscuits in a regular working day.

The McCormick's Factory was meant to be a model factory illustrating state of the art features of factory design and included features such as the provision of a baseball park, bowling greens, a tennis court and croquet grounds for the enjoyment of the workers.

In 1927, McCormick's Ltd. amalgamated with D. S Perrin to form the Canada Biscuit Company. Thereafter the ownership changed several times. Regardless of ownership, the factory remained a notable landmark in Old East London and is one of several district structures exemplifying the industrial growth of the city into this area.

Heritage Attributes(Draft Revisions to the Previous Statement)

Key exterior attributes that embody the cultural heritage value of the former McCormick's factory as a unique example of early 20th century industrial architecture in London include:

- Rectangular massing set back approximately 18 m. from Dundas Street, with east and west pavilions of four stories and the central projection of five stories; dimensionally, its length across the front, Dundas Street, façade is approximately 109 metres, with a depth of varying dimensions, from 43 metres on the west, to 34 metres in the centre. (Later additions to the original factory are not identified as having heritage interest worthy of preservation.)
- White cladding has been applied to define and delineate façade features including a pilaster like effect from ground level to cornice line and to frame window openings on the front, east and west facades. The pattern of the cladding is worthy of preservation in the event a substitute material is applied. Beneath the window sills are rectangular panels with a slightly raised border.
- Along the Dundas façade, window openings on each floor form a pattern of five openings on the east and west bays, four between each bay, three in the central bay. One full opening is present on the sides of each projecting bay with a smaller single window at the point where the bay meets the main structure.
- A main entrance canopy is supported by chains; Box like pendants on the canopy feature the letters M and C on the outer faces; secondary entrances to the east and west on the front façade have similar, but smaller, canopies.