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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

795 Dundas Street

Publication Date

November 1st, 2003

Last Date For Objection

December 1st, 2003

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.

DATED at London, Ontario on November 1, 2003.

Kevin Bain  
City Clerk

**PLEASE PUBLISH IN THE LONDON FREE PRESS LEGAL SECTION – Saturday, November 1st, 2003.**



London  
CANADA

**CITY OF LONDON  
DOCUMENT CERTIFICATION RECORD**

I, Linda Rowe, Manager of Legislative Services of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of the Notice of Council's intention to designate 795 Dundas Street, published in the London Free Press on, November 1, 2003 and sent by registered mail to the owner of the subject property and to the Ontario Heritage Foundation on October 24, 2003.

Dated at London, Ontario, this 12<sup>th</sup> day of December 2003.

  
Linda Rowe, Manager of Legislative Services

1. (8) That notice of the Municipal Council's intention to designate the property located at 795 Dundas Street (Aeolian Hall) to be of historical, architectural and contextual 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.0.18*; it being noted that the owners of the subject property have not concurred in the above recommendation; it being further noted that this recommendation is consistent with the intent of the recommendations contained within the report by the Planners Action Team entitled "Re-establishing Value – A Plan for the Old East Village".



**CITY OF LONDON  
DOCUMENT CERTIFICATION RECORD**

I, Linda Rowe, Manager of Legislative Services of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of clause 1 of the 9<sup>th</sup> Report of the London Advisory Committee on Heritage adopted by the Municipal Council of The Corporation of the City of London on September 10, 2003.

Dated at London, Ontario, this 12<sup>th</sup> day of December 2003.

A handwritten signature in cursive script, appearing to read "Linda Rowe".

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Linda Rowe, Manager of Legislative Services

4. (10) That, on the recommendation of the London Advisory Committee on Heritage, notice of the Municipal Council's intention to designate the property located at 795 Dundas Street (Aeolian Hall) to be of historical, architectural and contextual 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.0.18*; it being noted that the owners of the subject property have not concurred in the above recommendation; it being further noted that this recommendation is consistent with the intent of the recommendations contained within the report by the Planners Action Team entitled "Re-establishing Value – A Plan for the Old East Village".



London  
CANADA

**CITY OF LONDON**  
**DOCUMENT CERTIFICATION RECORD**

I, Linda Rowe, Manager of Legislative Services of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of clause 4 of the 21<sup>st</sup> Report of the Planning Committee adopted by the Municipal Council of The Corporation of the City of London on October 6, 2003.

Dated at London, Ontario, this 12<sup>th</sup> day of December 2003.

  
Linda Rowe, Manager of Legislative Services

## **Reasons for Designation - 795 Dundas Street**

Originally London East Town Hall, now known as Aeolian Hall

- edited 27 August 2003

### **Historical Reasons**

Constructed between September 1883 and June 1884 at the south west corner of Dundas and Rectory Streets, the current Aeolian Hall was built as a town hall for London East, which had attained town status in 1881. Its construction was also intended to thwart any annexation attempts by the city of London. Like similar municipal buildings of its time, it had a combined auditorium and council chamber on the second floor and a fire department on the ground floor.

However, its life as a centre for municipal government was short. London East was in serious financial trouble by 1885, partly because construction costs for its new municipal centre had been double the original \$7,000 estimate. London East residents voted for amalgamation with the city and its year-old town hall became redundant.

The Rectory Street side of the building housed a fire station until 1946 when the service was moved to Florence Street. The Dundas Street frontage was initially used as a public school and a divisional court but soon lapsed into more commercial uses. These included a grocer, a workshop, a shoe maker, a public library, a Toronto Star office, a welfare office, a billiard parlour, a radio and television repair shop, a cigar factory and Salvation Army headquarters. Currently, this area is used by the Forest City Art Gallery.

When the original Aeolian Hall on Dundas Street near Colborne was gutted by fire in May 1968, its owner, London lawyer Gordon Jeffery, purchased the old East London Town Hall for \$42,000, intending to use it for temporary headquarters until the original hall could be restored or rebuilt. That plan was abandoned in March 1977 because of costs and Aeolian Hall has remained at its East London location.

During renovations the original ceiling – being fastened to the base of the trusses – was removed. The original stage was raked and an orchestra pit was added in hopes of staging small operas and musicals. In December 1971 a pipe organ was installed.

The primary function of the hall was recitals. Orchestra, choir, solo instrument and chamber music concerts were produced starting in 1969.

While The Grand Theatre was under renovations during its 1977-78 season, Aeolian Hall was used by artistic director William Hutt to stage a reduced playbill, including Tony Van Bridge in his one-man show on G. K. Chesterton and "An Evening with the Above" with Dinah Christie and Tom Kneebone.

### Architectural Reasons

The construction dates of the London East Town Hall, are indicated by two date stones high on the Dundas street façade. The building was designed by well-known London architect George F. Durand, one of the most important Victorian architects in Southwestern Ontario, who also designed the Perth County Court House in Stratford (1885-87) and the Petrolia Town Hall (1887-89).

The London East Town Hall, a 2½ storey brick building, was built in the Italianate style, and uses trademark materials and forms of the Durand firm: bichromatic brickwork, pilasters, paired and tripled narrow vertical windows, single round arched Italianate windows, and corbelled brackets. Like many Canadian urban town halls of this era, it has a central projecting tower. The mansard roof and the gabled dormers on the principal and secondary façades also give the building public prominence, while the storefronts, originally cast-iron with plate glass, are in line with the commercial context for the area. The west storefront still retains its original cast iron frame and entrance, while the east storefront maintains the two central cast iron columns only. The Town Hall does not have its original spire atop the tower, as is documented by historic photographs and drawings. The building is still a major focal point on Dundas Street.

The Hall still retains all its original window and door openings although some on the ground floor have been blocked in. On the Rectory Street façade, the two large doors in the projecting two middle bays accommodated the fire carriages and trucks until 1946. Original wood entablature materials above these two doors and above the storefronts, as well as original wood features of the dormers, have been altered. The second floor windows retain the original wood 4/4 sash frames and arches. Roman numeral markings in the bottom of the top sashes indicate the window numbers.

The interior of the Hall has undergone significant changes over its history. The second floor and the rear of the main floor of the Hall were renovated in 1969 to accommodate the new performance space, as mentioned in the historical reasons. The vertical circulation of the Dundas Street section of the second floor was altered to accommodate an elevator and a new staircase (although the overall layout remained mostly unchanged), while the heavy timber W-trusses in the main Hall space were exposed (original drawings indicate a coved plaster ceiling at the connection of the wall to the ceiling/trusses). The original molding at the base of the cove still remains, as do the original baseboards at floor level. The original proscenium arch above the stage, and some of the original window and door trim materials in the lobby, also still exist. On the main floor, the interiors of the storefronts have been combined, but they still retain the original hardwood floors. Some of the corner block door trim of the rear section performance space has also been retained.

### Contextual Reasons

This building is an eastern anchor to the original London East business district.