

ACO's 42nd Annual
Geranium Heritage House Tour

Exploring Old East



Sunday June 7, 2015

1:00 to 5:00

Walk begins at Lorne Ave. Public School
723 Lorne Ave.

Refreshments are available from 2:30 to 5:00

Architectural Conservancy Ontario—London Region Branch
www.acolondon.ca

“preserving London’s heritage”

The Architectural Conservancy of Ontario Founded in 1933

Aims

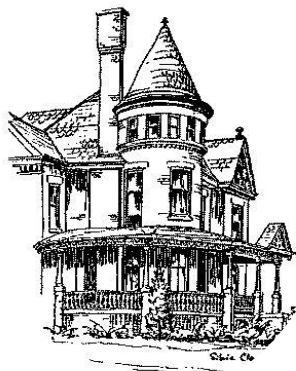
- To preserve the finest examples of architecture in the province.
- To protect its places of natural beauty.
- To preserve significant buildings regardless of age, style and size.
- To protect such buildings from unsympathetic alteration
- To preserve the architectural integrity of streetscapes.
- To protect places of natural beauty from destructive uses.

The London Region Branch Founded in 1966

When faced with the probable loss of the buildings in London's earliest and professional areas on Ridout Street, concerned citizens and groups combined to form the London Region Branch of the ACO. As a branch of the Provincial ACO it serves to further the *aims* of the parent organization in the London Region.

Activities

- Organizing walking tours, lectures, bus trips and workshops.
- Providing financial assistance to owners of selected properties.
- Influencing public policy at local and provincial levels.
- Holding an annual architectural tour on the first Sunday in June.
- Appointing a representative to the London Advisory Committee on Heritage (LACH).



Introduction

Welcome to the 42nd annual Geranium Heritage House Tour. We are pleased to welcome you today to the Old East Heritage Conservation District, which became London's third heritage conservation district in 2006 and Ontario's second largest HCD. The village of London East developed outside the official boundary of London (Adelaide Street) until it was amalgamated in 1885, with its own distinct community and even its own Town Hall, now known as Aeolian Hall. As London expanded, the streets of Old East became lined with houses, and the neighbourhood has maintained its residential character through the years. On today's tour we explore five streets in the heart of the village and showcase a series of harmonious streetscapes with well-built and, for the most part, well-preserved heritage homes.

One of the main aims of the Architectural Conservancy of Ontario is "to preserve the finest examples of architecture in the province". Our annual heritage house tour provides an opportunity for Londoners to appreciate the richness of our built heritage. To further the preservation of our built heritage, proceeds from today's tour will help fund ongoing ACO heritage projects, including:

- an annual grant to homeowners to help preserve or restore heritage features of their homes
- an annual grant to post-secondary students for projects/ skills training related to built or natural heritage in the London region.

Enjoy your stroll along the picturesque streets of Old East. You will find a map on the back cover of this booklet, but remember that the route shown there is just a suggestion. Except for the refreshment stop which opens at 2:30, sites are open from 1:00 to 5:00, and can be viewed in any order. A potted red geranium marks each house open for viewing (hence, the name of the tour!).

NOTE: As part of our commitment to property owners we would ask that tour participants be prepared to remove their shoes if asked, and please do not take interior photographs.

Thank you for your participation.

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Geraniums for today's tour have been graciously provided by Parkway Gardens.

HISTORY

The Old East Heritage Conservation District which is bounded by Adelaide, Central, Quebec Streets and Queens Ave. was originally known as the English survey. In 1819 Noble English was granted 100 acres in London Township, Lot 12, Concession 1 and later added another 100 acres to the east in an area that was primarily forest. English's original log cabin, with potato patch, and a later mansion stood on the present site of the Palace Theatre.

In 1856, English made a wise financial move when he subdivided 35 acres of his farm into almost 120 one quarter and one half acre lots between Elizabeth and Adelaide, Dundas and Elias Streets in a five block street grid. Elias, Elizabeth and English Streets all take their names from the area's first developer's family. Many of these large lots were subdivided during the building boom from 1895 to 1915.

The newly incorporated city of London(1855) deemed land uses such as cemeteries, oil refineries, railway car shops and later street car shops inappropriate businesses within its boundaries. What choice did these new industries have but to move east where land was readily available and taxes were low?

London's new mayor himself, Murray Anderson, moved his Globe Foundry to what is now Adelaide and Dundas after a disastrous explosion at its former site on Richmond Street and built a grand mansion on the north side of Dundas, London's most fashionable residential street. It may have been Anderson who convinced English to subdivide lots where his foundry employees could build homes close to their work.

The 1871 census showed 217 people in 51 families most of whom were skilled labourers often employed in the building trades and whom had immigrated from Britain.

When Noble English died in 1872, the property of the estate was divided among his children. It was probably shortly after this that his son Rev. Noble F. English built the house at 470-472 English Street which was named Woodlands when Rev. E. N. English inherited the property c1876. Woodlands stayed in the family until 1890.



In 1875 the residents of London

470-472 English Street

East voted to incorporate as a village rather than amalgamate with London whose water supply would have helped the industries that were driving the growth of the area. On the other hand, land prices were more attractive east of Adelaide and new businesses could be started on a slimmer budget. Coincidentally the second English subdivision was begun the same year and new houses began to appear, particularly along Queens Avenue. Many of these new residents were also craftsmen involved in the building trade.

From 1895 to 1915 the relocation of many factories to the east end following amalgamation with London in 1885 and the reopening of the Grand Trunk (later CN) car shops created a population boom in the area and the number of houses doubled to 904. The growth was reflective of Canada's and London's booming economy. Many of the immigrants who accounted for this growth found homes in the English survey.

Most of the new development was between Ontario and English Streets after English's Creek was contained in an underground tunnel and Princess and Dufferin Avenues were put through the block. After the sale of Woodlands in 1890, the rest of the English estate was subdivided. Ontario and Elias Streets and Princess and Lorne Avenues were extensively developed as well as the south side of Queens Avenue. By 1915 few pockets were left undeveloped except for Dufferin Avenue between English and Ontario Streets.

English's Creek's course may have delayed the building on the north side of Dufferin which was not developed until the 1920s. Many of the houses here were built for men who held middle management positions at nearby businesses.

By 1939 there was nowhere left to build in the area and post-war replacement of existing building accounts for a very small fraction of the over 1000 houses. According to the Old East Heritage Conservation Study of 2004, "the most significant aspect of the community up to now is how intact the residential character of the community has remained."

With the adjacent commercial stretch of Dundas Street to the south and the factories built to the east, the area is "a living archive of the historical development not only of London but of urban Ontario." The architectural assessment of the Conservation study determined, "The architecture of Old East collectively reflects a key period of development in London and presents a well preserved and definable physical and aesthetic setting that is worthy of protecting for the benefit of London as well as the city as a whole."

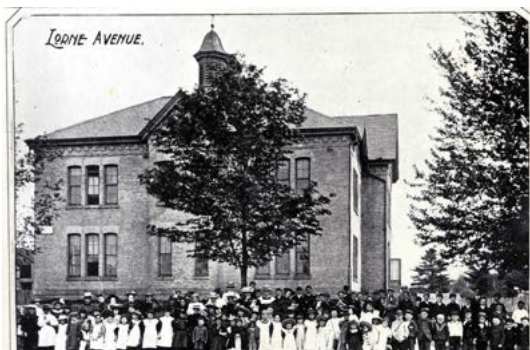


Lorne Avenue Public School 723 Lorne Avenue



Lorne Avenue Public School as you see it today bears little resemblance to the original building. The history of the school is closely linked to the history of what is now the Old East Heritage Conservation District. By 1875 when the scattered suburbs on both sides of Carling's Creek were large enough to be incorporated into the village of London East, building schools was seen as one of the first steps to creating a community. It is ironic that just as Old East Village has once again become a vital community the school that has been a vital part of the evolution of the area for 140 years will close in 2016.

First called Timothy Street School, it was briefly renamed the Anderson School for Murray Anderson, a school trustee and London's first mayor. Built at a cost of \$7,000, the two room, coal stove heated structure was officially



From "City of London, Ontario Canada - The Pioneer Period & The London of To-Day" circa 1900

opened in October 1875 with the village council present and also London's mayor, Benjamin Cronyn. The school was claimed to be "the neatest and best furnished school in Canada." A hat was passed at the opening ceremony and more than enough money was quickly raised to equip the new school with a bell.

In the next ten years another two classrooms were added and the new school notched a first when Bella Boon was named principal, a rare promotion for female teachers of that era. Annexation of London East in 1885 was the most significant event in this period when the school came under the jurisdiction of the London Board of Education whose Inspector Boyle felt that Lorne Avenue had "not a single good classroom".

The new Ward Five's growth created overcrowding in the school and so the first floor rooms of the former town hall (now Aeolian Hall) were used until four more classrooms were added in 1890. A male principal was then appointed to the eight room school in keeping with current policy at the time.

A two storey two room addition was built in 1896 at the south end of the school which included the school's first kindergarten on the first floor. By 1900 the enrollment of 600 students was taught by a male principal and 11 female teachers.

The school underwent some modernization in 1905 with the change to a steam heat furnace from coal, and water toilets replacing dry lavatory compartments as the city's sewage system expanded. But crowding was still a problem with average class size of 55.5 and 80 to 100 children in each half-day kindergarten. In 1909 four more classrooms were added on the west face of the school bringing it almost to Lorne Avenue. The new look made it "one of the most modern buildings in the city standing in the front ranks of public schools in the province". The addition included one of the first centres for manual training and was followed in 1911 with a household science room.

This latest expansion of the school to fourteen rooms from its original two left little playground space so 150 feet was bought from each of the four owners with lots facing Lorne Avenue on the west side of the school. The school was still lacking many modern conveniences of the day. In 1909 electricity was added to just the kindergarten and caretaker's space in the basement of the south end 1896 addition. The newly formed Home and School Association precipitated this change as its evening meetings were lit by kerosene lamps which the ladies brought to each meeting. The group raised money for pictures, extra library books and special equipment for the school including a phonograph for the

kindergarten. In the next five years many new schools were built and the opening of Boyle Public School in 1915 alleviated the overcrowding of Lorne Avenue.

After four decades of constant change, Lorne Avenue's next decades brought less dramatic change. Updating the school meant a phone was installed in the principal's office in 1912 and the principal, W.E. Opper, and vice principal installed a public address system and intercom in 1935. In 1936 the basement underwent a major renovation for a heating and ventilation system.

In 1950 the old school bell was cracked when it was struck by lightning. When the damage to the roof was repaired both the bell and its belfry were removed.



c1967 Via Vintage London (Sharon Rundle Moore)

The baby boom following World War II created another series of enrollment surges and in 1952 a fifteenth classroom was created in the basement beneath the kindergarten. In June 1956 work began on a three floor west wing, but by the time the addition was complete two more classrooms were needed for the burgeoning enrollment which hit 725. A three floor east wing with its nine new classrooms was constructed in 1961 and a new boiler system was installed that would be able to heat the entire school, no small feat when you consider the warren of rooms created by so many additions. This addition marked the first inclusion of Hard of Hearing classes in the school. Since the 1960s Lorne Avenue's Hearing Classes have led the way for the integration of students with special hearing needs to be integrated into the school system. Lorne Avenue School now had an enrolment of 731 pupils with 28 staff in 25 classrooms.

By 1967 over 800 students were crammed into 29 classrooms of various shapes and sizes, including four portables which took up limited space in the playground. Gym space was needed but

the already limited school yard space would not accommodate a portable gym facility. The question was - demolish and rebuild or renovate once again?

In October 1967 London Board of Education approved the mostly new construction of the school, retaining only the nine room 1961 addition and adding 26 classrooms and 2 kindergartens at a proposed cost of \$1,224,140. Staff and students were to remain in the school during the entire demolition and construction. Six houses on English Street were appropriated and demolished before construction began in March 1969. The original 1875 section of Lorne Avenue School had been the oldest remaining school structure in London.

In 88 days the new school, designed by London Board architect R. D. Schoales and built by Ellis Don Construction, was complete. The 80,000 square foot building boasted ample space and many special purpose rooms including a large double gymnasium. Of even greater pride to the Board of Education the cost of the building was \$166,840 less than the proposed budget and \$9 per square foot less than the provincial average.

By 1978, London's suburbs were growing and downtown schools were experiencing dropping enrolments. Empty rooms at Lorne Ave. became the site of a Neighbourhood Resource Centre, a Community School programme, Family and Children's Services office and a public health nurse office. In 1981, empty space at Lorne Ave. was put to use for two kindergarten classes of London's fledgling French Immersion programme, however the school's future continued to be uncertain.



The old school bell is on display on the second floor landing

After a well-planned and concerted effort by the Old East Village community for the past five years, the Thames Valley Board of Education decided in 2014 that Lorne Avenue would be closed in June 2015, the students moved to Bishop Townshend Public

School, and the school building and land sold to the city of London. Delays in the renovations to Bishop Townshend changed the scenario again and Lorne Avenue is to remain open for one more year.

Exit the school and turn right (east) on Lorne Avenue. When you reach the corner turn right (south) on English Street.

As you stroll the streets of Old East Village today you will notice that many of the homes display heritage signs which indicate the year that the house was built, the name and occupation of the first resident and the name of his or her employer. These signs were an initiative of the Old East Village Community Association and the research was done by the property owners.

Most of the houses you will pass were constructed between 1880 and 1930. They range from small modest cottages to much grander residences, some with elaborate ornamentation and others more restrained and dignified. The residents, self-employed craftsmen, skilled tradesmen and labourers as well as merchants, manufacturers and teachers, were proud of their homes and took good care of them. Although there have been alterations over the years, most of the houses have been maintained in their original style. The streetscapes have had few major changes.

506 English Street (1896), on the east side, is constructed of local "white" brick and has a distinctive open-arched recessed corner porch. Like many of the houses you will see on today's tour it has highly detailed carpentry decoration in the gable. Notice the oculus on the north side.

487 English Street (1886), with its delicate and highly detailed ornamental red and white brickwork, is an impressive building. Take a moment to admire the ornate woodwork in the gable. This building is Queen Anne style, typically characterized by irregular outlines and decorative details, especially in the gables and chimneys. Local contractor Edward Martyn was the first resident of the home.



485 English St.
Italianate brackets

485 English Street is Italianate style and also adorned with bichromatic brick. Note the double brackets under the wide projecting eaves as well as simulated bracketing in red brick.

Carefully cross to the east side of English Street and continue to walk south.

The term vernacular is used to describe a style exhibiting local design characteristics and using easily available local building materials. In Old East some of the vernacular designs incorporate influences from other styles.

482, 480 and 478 English Street are tasteful, vernacular interpretations of Queen Anne style. Observe the shingle details and bargeboard decoration in the gables of 482 and 480 English St. as well as the gingerbread that trims the inset porch on 480 English.

470-472 English Street (c1872), the house set back from the street, was built for the son of the first settler in the area, Noble English, who owned 200 acres of land. When he died the property was divided among his children. English Street was named for this family, and Elizabeth Street (one block to the west) for Noble's wife.

Continue to the corner of Queens Avenue and English Street.

When you reach Queens Ave., look across the street to the stately Late Victorian red brick home at 755 Queens (c1910) and notice the cement trim with egg and dart design around the windows and door – appearing almost like picture frames. This



755 Queens Ave.

was the home of John Banks, a cement block manufacturer, who operated a cement block manufacturing yard at 802 – 804 Dufferin Avenue from 1910 to 1917.

757-759 Queens Ave. (c1907), the double house next door, has similar window treatment. This house is built entirely of concrete block, unusual for London. Note the fluted columns and capitols. The first resident of 759 Queens was O. G. Keene, the founder of Ontario Furniture Company on Dundas St.



Window detail

Take note that 754, 758, 762 and 766 Queens Ave. all boast cement or stone as part of the gable and window decoration.



766 Queens Avenue



766 Queens Ave. is a fine example of the Queen Anne style of architecture, with its impressive gable, decorative window headings, and variety of window shapes. Built c1897, the home's first resident was Richard D. Allen, a conductor for the Canadian Pacific Railway. After Richard passed away in 1903, his widow Mary continued to live in the house for many years.

As with many Queen Anne style homes, the projecting gable draws your eye upward toward the apex where a triangular inset, supported with a row of mini brackets, features a beaded sunburst design. Three attic windows, linked by stone lintels, rest on a beaded stone heading above the paired windows of the second storey. Bargeboard framing in the gable has a "bars and squares" pattern, and the floral quatrefoils inside the squares add a whimsical touch. The floral theme continues at the ends of the stone window heading, which together with the beaded pattern trim, softens the heavy appearance of the stone.



Window detail

This is the middle house of a set of three by the same builder, with identical plans but variations in trim. Notice the different styles of window headings for example. The house to the east has a more typical (probably original) porch with brick piers and short pillars supporting the porch roof. Unfortunately the porch here has been rebuilt, an unsympathetic alteration which prompted the current owners to paint the entire house in order to unite the porch with the house.

Exit the house, turn right (west) and walk to the corner of English Street. Turn right (north) and retrace your steps to Dufferin Avenue. Cross the street and turn right (east).

Most of the houses you are passing are variations of the Queen Anne style. Observe the varying shapes of the parlour windows, many containing unique patterns of stained glass.

Look up at the gables and appreciate the variety of decorative details.

778 Dufferin has a fan design at the gable peak and bargeboard with a bars and squares pattern.

779 Dufferin, across the street, has a prominent sunburst trim pattern in the north and west gables. This house was constructed by homebuilder Henry Hayman, who resided at 848 Dufferin.

796 Dufferin has a gable with a lattice and diamonds trim pattern.

Some of the gables have interesting shingled designs.

802 and 806 Dufferin Avenue exemplify the Foursquare style with their hipped roofs with deep overhang, centered dormer windows and wide verandahs. The rafter tails (visible ends of the rafters) are an Arts and Crafts detail.



778 Dufferin Street - fan design



796 Dufferin Street - lattice and diamond design



808 Dufferin Avenue



This two-and-a-half storey Edwardian red brick home has a quiet, stately presence on the street with its muted colours and restrained decoration. The first residents, listed in the 1931 City Directory, were Robert Samuel Nichol, conductor for CP rail, and his wife Anne.

Take a moment to appreciate the well-balanced proportions of the home's facade. The hipped roof has a wide overhang and very large dormer, providing a nice balance to the wide roofline of the verandah. Notice the arrangement of triple windows on both the second and third floors, containing triple narrow panes within, except for the centre window which has five. The pattern of threes is repeated in the smaller windows which are symmetrically placed on each side of the second storey. The windows have simple stone lintels and narrower stone sills, the shape and colour of which is repeated in a band atop the verandah wall.

Like most homes on the street, a starring feature is the deep, full-width verandah with overhanging roof supported by brick piers and short, thick pillars. Despite the Edwardian tendency toward restrained decoration, there is a hint of decorativeness in the home's variety of brick colours and the stone diamonds embedded in the brick piers of the verandah.

Exit the house.

Look across the street to 801 Dufferin, a gracious two and a half storey white brick house (c1905), with a broad classical verandah that is perfect for visiting with neighbours and catching the summer breezes. Notice the second storey bay window and the gable which is supported by double brackets at each end and features scalloped shingles and decorative scroll patterns in the woodwork.

Continue to stroll east along Dufferin Avenue.

The original name of this street was Franklin Avenue, named for one of Noble English's sons. The name was changed to Dufferin Ave. after amalgamation, as was Timothy Street (now Lorne Ave.) and Lyman Street (now Princess Ave.).

Take a moment to enjoy the large overhead canopy, provided by stately trees, which enhances and unifies the streetscape you are passing.

This part of Dufferin Ave. developed later than other areas on our route. This may be because an open water course, referred to as English's creek, passed just north of here.

816, 818 and 820 Dufferin Ave. are fine examples of Bungalow style, which is a variation of Arts and Crafts design. The gable roofs are gently pitched, extend over the porch and are supported by oversized piers. There is a large centre dormer. These features are typical of Bungalow style.



821 Dufferin Ave. oriel window

821 Dufferin still has a slate roof. Notice the oriel window on the east façade.



829 Dufferin Avenue



This charming Arts and Crafts cottage, built in 1931, was home to CPR engineer William F. Hickson and his wife Flossie. The Arts and Crafts movement began in Britain as a reaction to the expanding Industrial age and the "sameness" of mass production. There was a return to traditional craftsmanship, simple forms, and the use of local, often rustic, materials such as wood, stone, and stucco.

Arts and Crafts elements evident here include the overhanging shingle roof with exposed raftertails (on all four sides of the house), banks of windows, and recessed entrance. The porch roof, supported by tapered pillars, complements the main roof in size and shape, and half timbering gives the distinct feel of an English cottage. A square oriel window on the east side also features half timbering.

Exit the house and continue east.

Although some building occurred here close to the turn of the century, most took place in the 1920s. Homes built of red brick, which had been more expensive than local white brick since it had to be imported, became more common post World War 1. The brick on 831 and 836 Dufferin Ave. is an example of textured rug brick.

837 Dufferin has some interesting features. Note the gambrel roof,

the prominent stone voussoirs over the front window and the oriel window with decorative shingling on the east façade.

843/845 Dufferin Ave. (c1926) exhibits many recognizable features that define the Arts and Crafts style. These include simplicity of design, restrained decorative elements, broad overhanging eaves and natural, stucco finish. Notice the rafter tails (base of second storey inset porch), tall chimney and eyebrow dormer.



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847 Dufferin Avenue



John A. Rose, a sales manager at Hobbs Hardware Company, and his wife Stella were the first residents of this Bungalow style home, built by Henry (Harry) Hayman in 1922. Its most striking feature is the massive gable roof which encompasses the entire house, extending over and including the spacious front verandah. The large central dormer, a typical Bungalow style feature, makes a bold statement with its triple bank of windows and half-timbering forming a diamond design. Beneath the verandah's shady roof, an off-centre front door with inset glass, large triple front window and smaller foyer window bring light into the home's interior.

Rusticated stone window sills and lintels, together with a heavy block foundation give the house a solid, stately appearance. Even the brick verandah wall is topped with rustic stone slabs. It is only at the outer corners of the verandah where the home's angular lines are softened, with the graceful s-curves of the wooden supports joining the verandah's triple pillars to its roof.

Exit the house.

844 Dufferin, on the north side of the street, is another "Hayman" home built c1929 by Roy Hayman, son of home builder Henry Hayman who lived next door. The second storey gable, gabled roof above the porch entrance and attic dormer represent a change from the "simple square" design.

Cross the street to visit the next house.

848 Dufferin Avenue


 6


This was the residence of home builder Henry (Harry) Hayman and his wife Matilda. Built in 1916 at a cost of \$2,800.00, it is a fine example of Foursquare style, a design popular in the early 1900s for its ability to make maximum use of space on small city lots. Characteristics of the Foursquare style include a hipped roof with wide overhang, centered dormer window, full-width verandah, and large windows with simple stone sills and headings. The roof of the verandah and dormer echo that of the main house, and the resulting strong horizontal lines make the house appear broad and solid.

This elegant home has added custom features such as rafter tails, a bay window on the second floor and oriel windows on both the east and west sides, nicely accented by white paint so they stand out against the red rug brick walls. Small windows on either side of the doorway have bevelled glass designs.



Three generations of the Hayman family - William, Roy, Harry (circa 1908) Courtesy Diana Scholl (Roy's daughter)

Exit the house. Continue east on Dufferin to the corner and turn left (north) on Ontario Street.

487 Ontario is a one and a half storey Side Hall Plan Cottage with heavy Queen Anne influence. This charming cottage boasts gingerbread bracketing on the south façade bay window and shingle design on the front gable.

491-493 Ontario Street (1900) is a double house in the vernacular style. Observe the gambrel roof, diamond fish scale decoration, ornate bargeboard and oriel windows above the main floor bays.

496 and 500 Ontario Street have double bracketed corner windows. You will see many more of these on Lorne Avenue.

506 Ontario Street (c1902) is an outstanding house architecturally. Its Queen Anne features include an irregular outline, gables, porches with columns and polygonal tower. The detail in the gable matches that in the porch. Now look across the intersection at 509 Ontario Street on the northwest corner. Are the two houses identical?

When you reach Lorne Avenue, turn right and cross Ontario Street. Continue to walk east along Lorne Avenue.

885 to 913 Lorne Avenue comprise a handsome streetscape of ten originally almost identical houses built in 1902-1903. These one and a half storey late Victorian homes were built by John and Thomas Wilkey. The Wilkey Brothers were carpenters located on Lorne Ave. as early as 1883. By the 1890s they were listed in the City Directory as contractors, and in the next 30 years with the help of their sons built nearly 50 houses in the area.

The original residents of this charming "Row of Ten" had a range of occupations including foreman at the Grand Trunk Railway car shops, jeweller, and horse trainer. Common features include highly decorative matching front and porch gables, large curved stained glass windows and corner double bracketed windows.



Postcard of the Lorne Ave. Row of Ten, Courtesy Western Archives

897 Lorne Avenue



This charming Late Victorian home has the same design as its neighbours in the "Row of Ten", with a gable on the front and west sides, elaborate porch, and tall angled windows on either side of the round-headed front window, almost forming a bay. This arrangement of windows results in an angled, or chamfered, corner window which begs for a decorative topping, a variety of which you will see along the street. In this case there is a shake covering with spindle trim, matching that on the porch roof. Take a moment to appreciate the pleasing proportions of these unique design elements.

The intricate gable and its matching porch pediment have bar and squares bargeboard and a square pattern design within. The gable also features fishscale shingle infill surrounding its tall paired windows and bands of dentil trim. Notice the small window in the peak of the gable, placed there by the current owner who discovered it in the basement.

The first resident here was Robert G. Kilpatrick of Kilpatrick Coal and Wood at 711 York Street.

Exit the house and continue to walk east to appreciate this unique streetscape.

Can you locate the two houses in the "Row of Ten" that have reversed floor plans?

When you reach 913 Lorne Avenue, cross carefully to the north side of the street. Turn left (west) and walk back toward Ontario Street.

896 Lorne Ave. is nicely adorned with string coursing and gable detail. The front door with an oval window is an attractive feature.

After about 1910 the Wilkeys started to build large two and a half storey red brick houses with slate roofs and concrete block foundations. Porches with concrete piers and columns were commonly found on these houses as well as stained glass. 882 Lorne is an example of one of them. Notice the detail in the gable and gablet.

When you reach Ontario Street, turn right (north).

As you continue your exploration of Old East you will see a mix of house styles.

542 Ontario Street has a double leaf door and interesting transoms over the door and front window.

Cross Ontario Street to the west side to reach the next house that is open for viewing.



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545 Ontario Street

There has been a house at this address since 1886, but not necessarily this one. 545 Ontario Street first appears in the City Directory in 1886 as a grocery run by James Grisman who remained at this address until 1894. After a series of proprietors, the grocery closed in 1899 and the address was listed as vacant. In 1911 J. H. Wilkey applied for a building permit for "alteration and addition" to 545 Ontario St. at an estimated cost of \$1,200. This would suggest quite a significant addition, likely adding a second storey and red brick veneer. The 1912 City Directory lists it as a new house. Is there still evidence of the original house to be seen inside? As is the case with many heritage homes, the detective work continues.

The decorative elements of this late Queen Anne home are nicely accented in white against the red brick facade, most notably the balustrades on the first and second storeys with turned spindles. The impressive gable has a bars and squares pattern in the barge-board, scalloped shingle infill, and bands of dentil moulding. A unique and elaborate pair of spindles draw attention to the gable's double window. The full-width verandah is supported by graceful fluted columns with Ionic capitals resting on brick piers.

Exit the building and turn right (south) on Ontario Street.



537 Ontario Street



The imposing building at 537 Ontario St. was built c1900 by John Wilkey for his son James H. Wilkey who, together with his wife Edna, operated the King Edward Grocery and lived in an apartment above. Edna continued to operate the grocery until her death in 1969 at the age of 86.

With its angled doorway and three storey square tower, the eclectic style building certainly dominates the intersection. The fishscale pattern of the tower's roof is repeated in the mansard roof along the south facade. Notice the interesting inset dormer window. Although the building has undergone alterations throughout the years and is now serving as a yoga studio, it remains a reminder of the heritage of the neighbourhood.

The attached two storey building to the north, 539 Ontario, was built in 1911 as an adjoining butcher shop



Mansard roof and dormer

whose first proprietor was, interestingly enough, William Grills. The longest serving butcher was George Ley, who moved there in 1914.

Exit the building, turn right (south) and cross Princess Avenue. When you reach Lorne Avenue, turn right (west).

Earlier in the walk you passed a streetscape of ten houses built by the Wilkeys. They also built 846 to 858 Lorne Ave., another row of originally identical houses (except for 856) which, with the distinctive corner home at 509 Ontario Street, form another very harmonious streetscape.

858 Lorne Avenue has many noteworthy architectural details. The large window on the front facade is capped by a semi-circular stained glass window and the brick window arch is edged by a rusticated brick surround. The gable front peak features a "lattice and diamonds" trim pattern which is repeated in the front porch gable.

The colour choices of paint on 854 Lorne Ave. enhance our appreciation of the heritage features.

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This yellow brick home was built in 1903 and had a series of occupants during its early years. Among the first were Mary Tennent, widow of John S. Tennent, and Albert S. Connor, dealer of coal and wood. Also finding a home here were Alonzo Hall, proprietor of Queens Hotel at 122 Carling St. and George Elliott, bookkeeper for McClary Manufacturing.

The home's basic design matches those of its neighbours along this row, with a decorative gable, matching porch, large round-headed window with stained glass and semi-circular voussoirs, and corner window capped with decorative woodwork. Many of this home's decorative features have been lovingly restored after spending years hiding behind aluminum cladding, and have been painted in colours that accent their intricate details such as geometric designs and bands of dentils.

Exit the house and continue to walk west along Lorne Avenue.

You may have noticed that many of the homes in this neighbourhood have concrete block foundations and concrete brick ornamentation. The widespread use of concrete in this period was due to the availability of block and brick makers

in London where two of the province's largest manufacturers were located. Earlier in the Tour you passed some outstanding examples of concrete block buildings on Queens Ave.

841 and 839 Lorne Ave. have concrete brackets over the corner windows.

838 Lorne Ave. has concrete quoins that match the brick in size. Concrete bricks are also used as part of the window surrounds and headings. Admire the decorative vegetative scrolls in the gable.

833, 831, 830 and 828 Lorne Ave. all have foundations made of concrete blocks.

832 Lorne Ave has a prominent and rather unusual second storey gable.

831 Lorne Ave. is an Ontario Cottage characterized by symmetry on the front façade with the entrance door in the centre and topped by a peaked gable. Notice the Queen Anne decorative elements in the gable and verandah.

825 to 815 Lorne Ave. form a consistent streetscape of substantial red brick houses. They were built just before World War I by the Wilkeys. Observe the differences in gable details, window and verandah treatments. Nearly every house in Old East built



The Chapman family at 812 Lorne Ave.
Courtesy Cindy Hartman

before 1914 was designed to have a front porch or verandah. They create a neighbourliness and welcoming atmosphere that is absent from newer subdivisions and they are an important heritage element.

The buildings at 812 and 812 ½ Lorne Ave. replaced the first house to be built on the north side of Lorne Ave. (c1882). See photograph.

813 Lorne Ave. is probably the oldest house on today's tour. Records indicate it was built as a Tenant House in 1858. Workers on the farm owned by Noble English or a tenant farmer who leased the land from English may have lived here.

As you make your way west along Lorne Ave you will pass homes that differ in age, brick colour (red, white and painted), gable decoration, verandah treatment and other details – but they are compatible.

When you reach English Street cross to the west side. Turn left and cross to the south side of Lorne Avenue. Enter the school from Lorne Ave. and follow the signs to the gym.

Refreshments will be served between 2:30 and 5:00.

Thank you for supporting ACO. We hope you have enjoyed today's tour.



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Glossary

Balustrade: a railing with supporting posts

Bargeboard: board, usually ornamented, under a gable

Bay: a division of a façade usually indicated by an opening such as a door or window; or projection, as in "bay window"

Bracket: a projection from a wall, usually beneath the eaves

Bungalow: an Arts and Crafts style derived from small, practical dwellings in India, featuring a gently pitched roof extending over a verandah

Capital: block at the top of a column

Column: tall, cylindrical support, usually with details from Classical orders (Doric - plainest with a simple capital, Ionic - decorated with scrolls on the capital)

Corbel: stepped brickwork projecting from a wall, usually to support a window or chimney top

Coursing: a continuous horizontal row of bricks

Dentil: small rectangular block, similar to teeth; usually a number of blocks repeated as a band in a classical cornice

Dormer: vertical window in a projection built onto a sloping roof

Eclectic: drawing from a variety of styles

Edwardian: a style similar to Queen Anne but with more restrained ornamentation, typically featuring a moderately pitched, gable roof and classical porch

English Cottage Style: a subtype of Tudor Revival featuring an asymmetrical plan, steeply pitched roof, large stone or brick chimney, and front facing gable with arched doorway

Fluting: long, vertical grooves decorating a column or pillar

Foursquare: a practical, Edwardian style with four rooms on each floor, hipped roof, and simple decoration

Gable: the triangular portion of a wall between the enclosing lines of a sloping roof

Gambrel Roof: a gable roof having two slopes on each sides

Half-timbered: timber framing with plaster or masonry infill

Hip or Hipped Roof: a roof sloping on all four sides

Italianate: a style originating in rural Italy which features shallow rooflines, tall arched windows, and deep overhanging eaves supported by decorative brackets

Lattice: pattern made with strips of material in a crisscross pattern

Lintel: a horizontal length of stone or timber above a window or door

Oriel Window: an upper floor bay window supported by corbels

Pediment: a triangular area within a gable or above a portico

Piers: square masonry supports

Pillar: a rectangular column

Ocular: round window

Quatrefoil: a shape have four lobes

Queen Anne Style: a style originating in England and popular in London in the early 1900s; featuring irregular rooflines and house footprints, gables, towers, and intricate decoration

Quoins: stone or brick used to reinforce a corner

Rafter tails: visible ends of the rafters supporting a roof

Rusticated stone: rough or grooved masonry

Stucco: plaster or cement applied as a finish to the exterior surface

Transom: a glass panel above a door or window

Vernacular: exhibiting local design characteristics and using easily available building materials

Voussoirs: wedge-shaped stones or bricks used to form an arch

Designation


Some of the buildings described or noted in this booklet are on the City of London's *Inventory of Heritage Resources*. The *Inventory* is a list, compiled to date by the London Advisory Committee on Heritage (LACH), and the Planning Department. It consists of nearly 2,000 buildings and structures located throughout the city, which have architectural or historical significance. Many of them are eligible for designation under the provisions of the Ontario Heritage Act or may already be designated. Some are part of a designated heritage conservation district.

Owners of any property can request designation by City Council through LACH and the City of London's Heritage Planner. Designation, which is done through the passage of a by-law, provides some protection for buildings against alterations and demolition. Copies of the *Inventory* can be viewed at the City Clerk's office, in libraries and is available online through the City's website.

Priority 1 buildings are London's most important heritage structures and merit designation under Part IV of the Ontario Heritage Act. This group includes landmark buildings and other structures with major architectural and/or historical significance. On Council's recommendation they may be designated without the owner's consent.

Priority 2 buildings merit evaluation for designation because of their significant architectural and/or historical value.

Priority 3 buildings may merit designation as part of a group of buildings or as part of a heritage conservation district.



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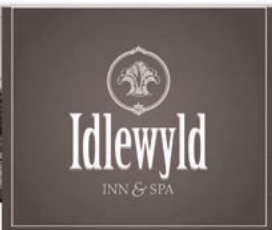
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