



Conservation
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Ministry of
Culture and
Communications

Ministère de la
Culture et des
Communications

**RE: CITY OF TORONTO - INTENTION TO DESIGNATE
100 AND 112 HOWLAND AVENUE (ST. ALBAN THE MARTYR
CATHEDRAL CHURCH AND SEE HOUSE), TORONTO, ONTARIO**

Michael B. Vaughan, Q.C., Chairman
Judith Godfrey, Vice-Chairman

January 17, 1992

Hearing pursuant to Section 29(8) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18 of the Notice of Intention given by the Council of the City of Toronto to designate St. Alban the Martyr Cathedral Church, 100 Howland Avenue and the See House, 112 Howland Avenue, as being of architectural and historical value and interest, under Part IV of the Ontario Heritage Act.

John Phillips - Solicitor for the City of Toronto
Peter G. Beattie, Q.C. - McCarthy Tétrault, Barristers
and Solicitors, for Royal St. George's College, the
tenant of the property
Don Bolton - the Ritchie Bolton partnership, architects
Rev. Canon Donald R. Bone - The Incorporated Synod of
the Diocese of Toronto, Director of Planning and
Development
Jane Beecroft - President, "Community History Project",
who requested designation

The Board attended at City Hall, on Friday, January 17, 1992. A public hearing was conducted in order to determine whether the properties at 110 and 112 Howland Avenue should be designated as being of historic and architectural value or interest.

It was acknowledged by all parties present that the Incorporated Synod of the Diocese of Toronto is the registered owner. Although there is some dispute about this, all parties represented in the dispute were present at the hearing. As of July, 1991, Royal St. George's College has entered into an agreement of purchase and sale with the registered owner of the land (Exhibit 2).

Evidence was produced that all procedures stipulated by the statute had been complied with (Exhibit 1, 3, 4, 5, 6, 7). The Board, in accordance with its custom, had the opportunity to view the property and the surrounding area.

FINDINGS OF FACT:

The first witness for the City, Joan Elizabeth Crosbie, Preservation Officer, Toronto Historical Board (C.V. Exhibit 8), presented the Heritage Property report, March 13, 1991, which she stated was done as the "long form of reasons for designation".

Historical:100 Howland Avenue

The witness described the property as part of the original "Seaton Village", which was purchased in 1856 by William Pierce Howland, a Father of Confederation, Lieutenant Governor of Ontario (1868-73), and Charles Edward Romain. William Holmes Howland, Mayor of Toronto from 1886-87, was the son of William Pierce Howland.

The Diocese of Toronto, founded 1839 when John Strachan was appointed first Anglican bishop of Toronto, sought a location for the downtown Cathedral site, and made several purchases which were transferred to the Synod in 1867. In 1884, four and one-half acres of land in Seaton Village were purchased for the Cathedral See House, and other Diocesan buildings, as the St. James parishioners refused to offer their personally-funded church as a Cathedral. The plan in 1884 was that the proposed Cathedral was to occupy all the land from Lowther Street to Wells Street, between Howland Avenue and Albany Avenue.

The building was started in 1885 according to the designs of the Toronto Architect, Richard C. Windeyer, Sr. In 1887, Bishop Sweatman laid the cornerstone of the choir. Regular services were first held in the crypt, in November, 1889. The eastern section, containing the chancel, was completed in 1891. In 1891, the Synod of the Church of England held its first general meeting in Canada at the Cathedral.

In 1897, the Chapter House was erected to the north of the See House, and served to accommodate St. Alban's Cathedral School in 1898. Until that time, a Boys' School, the forerunner of St. Alban's School, connected with St. Alban the Martyr, had been meeting in the Wychwood Park home of the artist Marmaduke Matthews. In 1911, the American architect, Ralph A. Cram, was engaged to direct construction of the transept following Windeyer Sr.'s death in 1900. On August 27, 1912, HRH the Duke of Connaught laid the first stone, however, work stopped prior to the start of World War I. Future construction was cancelled in 1935, by Archbishop Owen, then Primate of Canada. Cathedral status was transferred to St. James in 1936.

The Church of St. Alban the Martyr, never completed to its original plan, had a 1956 brick addition, which closed the west end of the church. In 1970-72, St. George's College classrooms and offices were erected on the unfinished nave foundations.

112 Howland Avenue

The See House was constructed in 1887 according to the designs of Richard C. Windeyer, Sr. and served as the home of the Anglican Archbishop of Toronto until 1937. With the transfer of Cathedral status to St. James; the house served as a rectory for St. Alban's Church until 1964. St. George's College, established in 1964, leased the property and has occupied the church and See House continuously since that date. In the spring of 1991, the Duchess of Kent awarded the College royal designation, making it the first school below university level in Canada to be so designated.

Architecture:

100 Howland Avenue

The long statement of reasons for designation presented by the witness, and views of the Church of St. Alban the Martyr, pointed out significant features of the architecture. These do not apparently include the gymnasium and school, new construction, although they are mentioned in the wording of the reasons.

Planned as one of Canada's finest Cathedrals but never completed the stone chancel of the Church of St. Alban the Martyr was built in the Neo-Gothic style.

Exterior - it is oriented on an east/west axis and consists of a chancel which contains a west end, a nave, side aisles, polygonal apse and incomplete transept arms. It is constructed of coursed rough dressed Credit Valley Sandstone and consists of a nave five bays in length and side aisles of three bays. The nave and aisles contain lancet windows with tracery and are separated by single buttresses. At the east end, paired diagonal buttresses are featured. Stone detailing is visible in the basement level stringcourse, in the window mouldings, and in the dentilated cornice. The west end was closed in red brick in 1956 and features three lancet windows and a spire.

Interior - The church interior comprises a west end, a nave with side aisles, and a chancel. The modern west end contains three western lancet windows, a clerestory with pointed windows and a coffered wooden ceiling. The nave aisle features red and black polychrome tiles and is flanked by north and south aisles. The chancel now functions as a nave with side aisles and the sanctuary serves as a chancel. The north aisle is

separated from the nave by a pointed arcade consisting of four polished stone columns with foliate capitals.

A continuous hood mould echoes the arcade on the nave face and ends in foliate label stops. The aisle contains three pointed northern windows and one pointed eastern window, all with stained glass and surmounted by hood moulds with carved label stops. An open beam roof spans the aisle and features wooden wall posts. Wooden impost blocks carved in the form of angels' heads are located on the south side of the aisle.

The south aisle is similar in decoration and materials but differs in that it consists of two bays and features two pointed windows containing coloured, leaded glass.

The triforium begins west of the chancel and consists of three bays containing a blind arcade with black marble columns, foliate capitals, and plate tracery.

The clerestory features pointed windows with tracery, hood moulds, and carved label stops.

A raised polygonal east end contains seven large lancet windows with tracery and stained glass. These openings are marked with stone hood moulds and foliate label stops. Spanning the original church is an unusual double hammer beam roof featuring trumpeting wooden angels above the altar.

All exterior and interior architectural features were executed with the greatest attention to detail and craftsmanship befitting the intended status of the project.

112 Howland Avenue - the See House, erected in 1887, north of the Church is constructed in brick with stone detailing. The Gothic Revival 2-storey building features a covered porch with turned wooden columns on its principal (east) face. To the north of the asymmetrically placed doorway, are two small flat-headed sash windows with stone slipsills and a large segmentally arched window with wooden surrounds. To the south of the entrance is a large sash window. The second storey in the north wing contains an oriel window and two sash windows, while the attic level contains two sash windows set into stucco and half-timbering. Above the south window are two flat-headed sash windows with stone slipsills, an arrangement that is continued at the second level on the southern facade. The See House has a varied, gabled roof with shingles.

The buildings at 100 and 112 Howland Avenue, serve contextually as a visual and historical landmark in the neighbourhood and are significant for the role they played in the evolution of the Anglican Church in Toronto.

In cross-examination, the witness established there was no intention to refer to the interior of the See House in the reasons for designation. Also, the movable furniture, such as the choir stalls, is not included in the reasons for designation of the church interior.

The witness responded to the question of changing the floor level and stated that only the red and black polychrome tiles are included as flooring in the Heritage Property Report. This report, along with the published "short statement of proposed reasons for designation", constitute the "Reasons for Designation" which would require the owner to apply to the City for approval of alterations.

The second witness for the City was John Blumenson, Preservation Officer of the Toronto Historical Board, Monitoring Section. This is the section which reviews proposals as they affect heritage properties. In discussion of the mechanism of a designation, he reiterated that the Heritage Property Report contains the details to be included in the reasons for designation. Any proposal which will not diminish these reasons would be recommended for approval by the Toronto Historical Board. If the Board determines the proposal would not maintain the heritage aspects of the property included in the "Reasons", a recommendation against the proposal would go to Council.

According to Mr. Blumenson, a proposal has been made by Mr. Bolton on behalf of the school. He stated that the Toronto Historical Board would have to evaluate the proposal regarding whether it will affect the reasons for designation and that there are concerns about the proposal. He stated that a published Notice of Intention to Designate places the Ontario Heritage Act in force on any property. He suggested that proposed alterations should subsequently be formally presented to the Toronto Historical Board. He reiterated that the Notice does include the interior of the Church.

The solicitor for the objector was Mr. Peter G. Beattie, solicitor and member of the Board, Royal St. George's College. He stated that an agreement of purchase and sale for the entire property under litigation has not closed, but that the school, which has a twenty-five year lease, would like to proceed with the plans presented by Mr. Bolton. Mr. Beattie said that the Preservation Committee of the Toronto Historical Board reviewed the plans presented by Mr. Bolton and approved them in principle. He stated the building can only continue to be maintained if it is used in a manner that will pay the bills.

The witness for the objector was Mr. Donald Bolton, architect, the Ritchie Bolton partnership. He presented (Exhibit 10, A,B,C,D), the proposed changes to the church. Exhibit A, the floor plan, details improvements to the site lines which will affect the nave aisles, particularly the floor level and tiles and the pews. He stated that there is a structural problem with the nave as it is under-designed for the loading, and that the structure under the floor needs reinforcement. An engineer's report was not submitted to establish this fact.

The proposal is to slope the floor to a height at the rear of 5'6" and change the angle of the seats. New pews would replace the present modern pews; the choir stall, the baptismal font and altar rail will remain. The plan is to move the organ so it will no longer block two stained glass windows; introduce some new lighting to light the temporary stage, which will be installed, and certain architectural features.

A temporary stage and backdrop is planned with proposals which attempt to integrate the aborted transepts into the new structure. A covered porch addition is proposed rather than the present entrance to the church which goes over a tar and gravel roof and up a second stairway. Proposals were also made to soften the character of the gymnasium in the residential area on Albany Street.

Mr. Bolton, in cross-examination, indicated that there is no portion of the statement of Reasons for Designation which he does not feel to be important.

The next witness, Jane Beecroft, appeared as a member of the public. Ms. Beecroft is the President of the Community History Project, (formed in 1983), Ward 5, City of Toronto. The preservation of St. Alban's is an important priority for the Project and they have amassed 6 cubic feet of research material on the church. The Project has produced a pamphlet entitled St. Alban's Cathedral 1885 (Exhibit 9).

According to the witness, the Windeyer drawings are in the Diocesan Archives. Other architects were also involved, including Vaux Chadwick, one of Windeyer's students. Chadwick's Father, Edwin Marion Chadwick, a lawyer, was closely involved with all transactions involving the property and was a strong proponent of the completion of the Cathedral. He hoped his son Vaux would be the architect of the project. Windeyer's plans disappeared and an American architect, Ralph Adams Cram of New York, was hired. Cram produced a superb design but with the 1890 depression, funds for the completion of the cathedral dried up. Lots in the "close" were 99-101; 104-5; 118; 122-4.

St. Alban's Cathedral School for Boys was developed in 1898 to assist in the funding of the Cathedral's completion. The school's first headmaster was Marmaduke Matthews and boarders lived first at his house in Wychwood Park, and later in E. M. Chadwick's house on the East side of Howland Avenue. The boys took their recreation swimming and skating on the Wychwood Pond. Among the illustrious students educated there was Dean Acheson, later the American Secretary of State. Inadequate funds were generated so the lots held for the school and playing fields were sold and the school closed permanently in 1910. In 1912 the cornerstone and the foundations of the nave were laid. Sir Henry Pellatt contributed funds and much of his time to the project. The project was slowed by Church problems, World War I, Pellatt's financial collapse in 1923, the Great Depression, and a fire which damaged pews and part of the floor. Eventually the canonical status of the Cathedral was cancelled and the property became a simple parish church. In 1965, ownership was transferred to the congregation.

Among those who resided in the See House, were the Most Reverend Arthur Sweatman; the Right Reverend James Fielding Sweeny; the Most Reverend Adam Urias de Pencier; and the Right Reverend Derwyn Trevor Owen.

It was Ms. Beecroft's evidence that the complex of buildings at St. Alban's, the church structure in its unfinished state, the See House, and the 1897 chapel, are known to architectural historians and appear in every major study on Canadian architecture; they are listed on both national and provincial inventories of historic buildings.

The Community History Project requested the City of Toronto to designate the property, supported by the congregation and the heritage community.

It was Ms. Beecroft's evidence that many memorials on the interior are of historical importance. It is her opinion that this is the only structure in Canada still standing that has double hammer beams. She stressed a concern with the state of the building today.

In cross-examination she listed the plaques on the choir stalls, which are considered movable furniture, as being very important to the history of the Diocese. She stated that she would object to the baptismal font and altar rail being altered.

In the summation for the City, Mr. Phillips stated that both Ms. Crosbie and Ms. Beecroft gave very detailed and specific historical and architectural evidence in support of the designation, and that Mr. Bolton's cross-examination showed he had no disagreement with any elements of the Reasons for

Designation. Mr. Phillips' conclusion is that designation is technically unopposed for either architectural or historical reasons.

Ms. Beecroft also concluded the property should be designated; that the Community History Project made the original request and will stand by it. Rev. Bone stated it was appropriate in his opinion to designate the property.

Mr. Beattie stated in summation that he is concerned about the black and white nature of designation. The school must be able to alter the property for school purposes. He feels the architect has obtained approval in principle from the Toronto Historical Board and would not want to be met by anyone in Council who stated the alterations will affect the reasons for designation.

FINDINGS OF FACT: SUMMARY

There was uncontroverted evidence that both St. Alban the Martyr Cathedral Church and See House are of architectural and historical significance as listed in the Notice of Intention to Designate, as well as Ms. Crosbie's Heritage Property Report. These documents comprise the complete "Reasons for Designation" stipulated under the Ontario Heritage Act. The objection was generated only to the restraints which could possibly occur on plans to change certain aspects of the property for school use. There appeared to be no opposition regarding the reasons for designation of the See House.

The major concern expressed by Mr. Bolton was the placement of a temporary stage and sloping the floor to improve sight lines at St. Alban's Church. This would affect the polychrome floor tiles which are of early vintage, as well as progressively covering the bases of the polished stone columns with foliate capitals which form arcades separating the nave from the aisles.

The relocation of the organ will not, it seems, affect the reasons for designation but will possibly enhance the heritage architectural features.

The proposals also do not affect several important pieces of church "furniture" which Ms. Beecroft established to be of historical significance, (e.g. the choir and the baptismal font), and which are not included in the reasons for designation.

In summation, there was no rebuttal or challenge to any of the statements of architectural or historical importance listed in the Heritage Property Report. There was evidence that the objectors were unclear that the Heritage Property Report is the

"Reasons for Designation" referred to in the statute. Mr. Beattie did not want designation to interfere with what he felt was "approval in principle" from the Toronto Historical Board Preservation Committee, which "approval" does not yet seem to be without reservations by the THB, according to Mr. Blumenson. While the objector did not wish to be encumbered by the Ontario Heritage Act in proceeding with plans for the school's use, they did not seem to be aware of the value and benefit which could be obtained from a well-trained organization such as the THB to assist in a sensitive alteration of an architecturally important structure. This importance, even nationally, was pointed out by Ms. Beecroft. They were also unaware of grants which designation could make available to ensure the preservation of heritage structures.

The importance of the context of the property in the neighbourhood, as a visual and historical landmark, was undisputed. Evidence produced by both parties at the hearing lead to the conclusion that both properties are of architectural and historical importance.

RECOMMENDATIONS:

The Ontario Heritage Act is in place to preserve the heritage of Ontario. The Board is satisfied that St. Alban the Martyr Cathedral Church and See House are of significance both historically and architecturally for the reasons stated in the Heritage Property Report, March 13, 1991, which document is the "Reasons for Designation" stipulated by the Ontario Heritage Act.

It is unclear from the Heritage Property Report whether "St. George's College, constructed in concrete" is to be included as part of the structure to be preserved, or just the unfinished nave foundations on which it stands. It is also unclear whether evidence that the "principal entrance on the north facade, which was built on the partially completed foundation of the north transept arm, is important and should be included in the wording of the "Reasons".

It is not clear from the evidence if these two structures are significant or merely descriptive of the existing situation, which the Toronto Historical Board has no interest in preserving for the future. Both are of some interest historically as they afford the viewer the opportunity to see that great plans for the future building were aborted at some period and pose the question "why". As Mr. Bolton stated that he felt new additions to help the architectural marriage and to integrate the aborted transepts into a new structure "would be desirable", the wording in the "Reasons" should be clarified to include or exclude the new school and principal entrance.

The inclusion of a section on "context" is helpful in the "Reasons" as it applies the subject property architecturally to the surrounding residential area. Mr. Bolton's suggestion of softening the character of the gymnasium structure in the residential area, does not seem in conflict with this statement provided the existing form of the gymnasium is not included in the "Reasons".

If the Toronto Historical Board did not have an interest in or intend to retain these structures as they presently stand, it would have been advisable to omit them from the "Reasons".

This lack of clarity in the "Reasons" could in future be responsible for an unnecessary objection leading to a hearing. The Board suggests that in drafting reasons, it is important not to include descriptive wording of existing non-heritage structures unless the wording specifically states these descriptive statements are not included as "Reasons".

The Board had an opportunity to view the property subsequent to the hearing and suggests that due consideration be given to the method of construction of the temporary stage so that its erection and dismantling does not negatively impact on the doorways or choir in terms of accidental damage or other problems. The design of the stage and backdrop could be considered to impact negatively on the views of the designated elements to the front and choir if not sensitively designed.

The sloping of the floor to 5'6" at the rear and less traditional positioning of the pews (or are they rows of chairs?), could also introduce a level of architectural disharmony dwarfing such elements as the baptismal font. Unfortunately no evidence was brought forth at the hearing regarding how the "marriage" between the bases of the stone arcade posts and the new sloping floor would be achieved, but the solution may have a negative impact on a rather pristine piece of architecture. Depending on the rise to be achieved, perhaps a higher temporary stage could achieve the same sight lines, without a sloping floor impacting on the bases of the columns or necessitating covering the polychrome tiled floor.

The evidence that the temporary stage would be completely removable and the new sloping floor not damage the existing polychrome tile floor, is consistent with the principle which the Board suggests should be followed in this case: that whatever is added to a heritage structure must leave the original structure intact in the event that at some later date the new structure is removed.

The Board is satisfied from the evidence that the property meets the requirements both on historical and architectural grounds. Upon consideration of the evidence given at the hearing, and taking into account what was said in summary by the parties, it is the considered view of this Board that the Council of the City of Toronto has acted in the best interests of the citizens of the community in designating 100 and 112 Howland Avenue, Toronto, a property of historical and architectural value and interest.

The Board therefore recommends that the property at 100 and 112 Howland Avenue be designated by by-law under Part IV of the Ontario Heritage Act as being of historical and architectural significance.

(Original Signed by)

Michael B. Vaughan
Chairman

Judith Godfrey
Vice-Chairman

LIST OF EXHIBITS
100 and 112 Howland Avenue, Toronto

- 1 Declaration by Nancy Smith, Secretary, Conservation Review Board re publication of Notice of Hearing.
- 2 Copy of conveyance, May 28, 1965, from Incorporated Synod of Diocese of Toronto and the Incumbent and Churchwardens of the Church of St. Alban the Martyr.
- 3 Declaration and affidavit, October 9, 1991, by Lynn Madigan, City of Toronto Clerk's Department, re publication of Notice of Intention to Designate on July 2, 9 and 16, 1991.
- 4 Clause 9, Neighbourhoods Committee Report #8, June 17 and 18, 1991, re adoption of Intention to Designate 100 and 112 Howland Avenue.
- 5 Clause 10, Neighbourhoods Committee Report #11, September 16 and 17, 1991 - objection to Notice of Intention to Designate 100 and 112 Howland Avenue. Objection received and sent to CRB for hearing.
- 6 Legal description of subject properties prepared by City Surveyor. Schedule C plan outlines lands in question in dark print.
- 7 Toronto Historical Board Heritage Property Report, March 13, 1991, presented to the Preservation Committee; approved and sent on to Neighbourhoods Committee. Same wording as Exhibit 4.
- 8 Curriculum Vitae, Joan Elizabeth Crosbie, Preservation Officer, Toronto Historical Board.
- 9 Brochure "St. Alban's Cathedral 1885", produced by the Community Heritage Project.
- 10
A,B,C,D Plans for Cathedral renovation by the Ritchie Bolton partnership, architects.