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DIRECTOR'S OFFICE

JUL 20 1992

HERITAGE POLICY BRANCH

Nancy Smith

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
100 and 112 HOWLAND AVENUE

NOTICE OF PASSING OF BY-LAW

To: The Incumbent and Church Wardens
of the Church of St. Alban the Martyr
112 Howland Avenue
Toronto, Ontario
M5B 3B5

Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 438-92 to designate the above-mentioned property to be of historical and architectural value or interest.

Dated at Toronto this 14th day of July, 1992.



Barbara G. Caplan
City Clerk

No. 438-92. A BY-LAW

To designate the Properties at Nos. 100 and 112 Howland Avenue (St. Alban the Martyr Cathedral Church and See House), Toronto of architectural and historical value or interest.

(Passed June 15, 1992.)

Whereas By Clause No. 7 of Neighbourhoods Committee Report No. 8, adopted by Council at its meeting held on June 15, 1992, authority was granted to designate the properties at Nos. 100 and 112 Howland Avenue of architectural and historical value or interest;

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

Whereas notice of intention to so designate the properties at Nos. 100 and 112 Howland Avenue having been duly published and served and a notice of objection to such designation having been received, the Council of The Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report;

Whereas the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that Nos. 100 and 112 Howland Avenue be duly designated by by-law of the City of Toronto pursuant to the provisions of the Ontario Heritage Act;

Whereas the aforesaid Council has considered the said report; and

Whereas the reasons for designation are set out in Schedule "B" hereto;

Therefore, the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as the properties at Nos. 100 and 112 Howland Avenue.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid properties and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

JUNE ROWLANDS,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, June 15, 1992.
(L.S.)



SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots 99, 100, 101, 102, 121, 122, 123, 124 and parts of Lots 103 and 120 according to Plan 608, registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the said land being described as follows:

PREMISING that the northerly limit of Barton Avenue, formerly Lowther Square, has an astronomic bearing of North 74 degrees and 00 minutes East as shown on the said Plan 608 and relating all bearings herein thereto, then;

COMMENCING at the intersection of the said northerly limit of Barton Avenue with the westerly limit of Howland Avenue;

THENCE North 15 degrees 45 minutes and 30 seconds West, along the said westerly limit of Howland Avenue, 73.85 metres more or less to a point therein distant 122.14 metres measured southerly thereon from the southerly limit of Wells Street;

THENCE South 74 degrees and 13 minutes West parallel to the said southerly limit of Wells Street, 56.54 metres more or less to a point distant 35.05 metres measured easterly parallel to the southerly limit of Wells Street from the easterly limit of Albany Avenue;

THENCE South 15 degrees and 47 minutes East parallel to the easterly limit of Albany Avenue, 1.00 metres;

THENCE South 74 degrees and 13 minutes West parallel to the said southerly limit of Wells Street, 35.05 metres to the said easterly limit of Albany Avenue;

THENCE South 15 degrees and 47 minutes East, along the said easterly limit of Albany Avenue, 73.20 metres more or less to the northerly limit of Barton Avenue;

THENCE North 74 degrees and 00 minutes East, along the said northerly limit of Barton Avenue, 91.53 metres more or less to the point of commencement.

The hereinbefore described land being delineated by heavy outline on Plan SYE2499, dated August 15, 1991, as set out in Schedule "C".

SCHEDULE "B"

Reasons for designation of the properties at Nos. 100 and 112 Howland Avenue (St. Alban the Martyr Cathedral Church & See House).

The properties located at Nos. 100 and 112 Howland Avenue are designated on architectural and historical grounds.

TORONTO HISTORICAL BOARD

HERITAGE PROPERTY REPORT

Basic Building Data:

Address: 100 Howland Avenue (north of Bloor Street West, east of Bathurst Street)
Ward: 13
Current Name: Church of St. Alban the Martyr (Anglican)

Historical Name:	St. Alban the Martyr Cathedral
Construction Date:	1891
Architect:	Richard C. Windeyer, Sr.
Additions:	Transept begun 1911, Ralph A. Cram; west end addition 1956, Mathers and Haldenby; school addition 1972, P.G. Carling, Engineer.
Original Owner:	Dean and Chapter of St. Alban the Martyr Cathedral
Original Use:	Institutional (religious)
Current Use:	Institutional (religious)
Heritage Category:	C
Recording Date:	March 25, 1991
Recorder:	HPD:jc

HERITAGE PROPERTY REPORT

Basic Building Data:

Address:	112 Howland Avenue (north of Bloor Street West, east of Bathurst Street)
Ward:	13
Current Name:	Royal St. George's College
Historical Name:	See House
Construction Date:	1887
Architect:	Richard C. Windeyer, Sr.
Original Owner:	Dean and Chapter of St. Alban the Martyr Cathedral
Original Use:	Residential (single)
Current Use:	Institutional (educational)
Heritage Category:	C
Recording Date:	March 25, 1991
Recorder:	HPD:jc

History:

Land Development:

The lands on which the Church of St. Alban the Martyr stands were first described by Lieutenant Governor Simcoe's surveyors as Farm Lot 25 in the Second Concession from the Bay, one of 200 tracts that ran north/south between modern Bloor Street and St. Clair Avenue. The first registered owner was Captain John McGill. The lots to the east and west were owned by William Baldwin and George Crookshank, respectively.

During the mid-19th Century, many of the founding families of Toronto subdivided their estates. In 1858, the Baldwins sold much of the area bounded by Kendal Avenue and Bedford Road to the financier Simeon Heman Janes. This area became known as the Annex when it was annexed by the City of Toronto in 1887.

The McGill and Crookshank lots were also subdivided and became known as Seaton Village. In 1856, William Pierce Howland and Charles Edward Romain purchased the land bounded by Brunswick Avenue and Bloor, Bathurst, and Dupont Streets, including the block that was to become the cathedral site. Howland was a Father of Confederation and served as Lieutenant Governor of Ontario (1868-1873). His son, William Holmes Howland, served as Mayor of Toronto from 1886-1887. The family's prominence gave Howland Street its name.

Discussion of the cathedral development follows, but its impact on adjacent properties in Seaton Village can still be seen today. A rivalry evolved as developers in both the Annex and Seaton Village tried to attract prosperous middle class residents. The design and size of houses on Howland and Albany more closely resemble those immediately to the east in the Annex than those to the west in Seaton Village, so that today, most Torontonians consider Bathurst Street to be the westward boundary of the Annex.

The Cathedral:

The Diocese of Toronto was created in 1839 when John Strachan (1778-1867), rector of the parish of St. James, was appointed the first Anglican bishop of Toronto. Seven years later, Strachan stopped serving as rector, and began to look for a downtown cathedral site. He raised funds and purchased various lands for this purpose. At the time of his death in 1867, both the lands and the remaining funds were transferred to the synod which had been organized in 1853. Cathedral development took place under Strachan's successors Arthur Sweatman (1834-1909), James Fielding Sweeny (1857-1940) and Derwyn Trevor Owen (1876-1947).

In 1884, the Venerable Arthur Sweatman and the Cathedral Chapter purchased 4 acres of land in Seaton Village for the cathedral, See House and other Diocesan buildings. A new Plan of Subdivision, called Plan of St. Alban's Park was registered on December 29, 1884. An advertisement from that year shows a plan in which the proposed cathedral was to occupy all the lots from Lowther Street to Wells Street, between Howland Avenue and Albany Avenue.

The selection of lands outside the City Limits for the cathedral site reflected the predominantly westward and northward expansion of the city's population. The Don River had been an effective barrier to eastward movements until bridges first made commuting across the Don practical in the 1890's. Locating the Cathedral outside Toronto required that an ecclesiastical Act be passed allowing for the erection of the buildings outside the City Limits. The synod did so on February 1, 1885.

100 Howland Avenue:

The early years expressed the ambitious hopes of the Diocese. Owners of property contiguous to the site of the proposed cathedral offered two thousand dollars towards the building fund on the condition that the choir and chancel be erected within a period of eighteen months, this perhaps with the idea of enhancing the value of their own properties. The offer was accepted and building was started in 1885 according to the designs of the Toronto architect Richard C. Windeyer, Sr. Both the diocese and the city appeared to be in a highly prosperous condition at this time. In 1886, the former, with one hundred and forty-seven clergy, was the third largest diocese in the British Empire. In 1887, Bishop Sweatman laid the cornerstone of the choir. Regular services were first held in the crypt in November 1889, and the eastern section, containing the chancel, was completed in 1891. Two years later, 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 Boy's School connected with St. Alban the Martyr had been meeting in the Wychwood Park home of the artist Marmaduke Matthews. This school was the forerunner of St. Alban's Cathedral School.

The new century brought difficult times to the project. The Cathedral School closed in 1910 due to lack of funds. In 1911, the American architect Ralph A. Cram was engaged to direct construction of the transept as Richard C. Windeyer Sr. had died in 1900. On August 27, 1912, HRH the Duke of Connaught laid the first stone. Lack of

funds, however, stopped work prior to the start of World War I. In 1935, the Depression led Archbishop Owen, then Primate of Canada, to cancel future construction. Cathedral status was transferred to St. James in 1936.

Although planned to be one of Canada's finest Cathedrals and modelled after St. Alban's Abbey in England, the Church of St. Alban the Martyr was never completed to its original plan. A brick addition, built in 1956, closed the west end of the church, and 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. The house was 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 Church of St. Alban the Martyr is oriented on an east/west axis and consists of a chancel which contains a west end, a nave, side aisles, a polygonal apse and incomplete transept arms. St. George's College, constructed in concrete, stands on the unfinished nave foundations. The Church 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 roof is steeply pitched and features polychrome tiles.

The principal entrance on the north facade was built on the partially completed foundation of the north transept arm. The southern transept arm features an eastern facade with a pointed window, and paired southern doors with flanking attached columns. The church shares the lower section of its west wall with Royal St. George's College while the upper portion features a red brick exterior, three lancet windows, and a spire.

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 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 at 112 Howland Avenue was erected to the north of the Church in 1887. 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.

Context

The buildings at 100 and 112 Howland Avenue are located on the west side of Howland Avenue, north of Bloor Z Street West. Situated next to St. Alban's Park in the former Seaton Village area of the City, the buildings together serve as a visual and historical landmark in the neighbourhood.

Summary

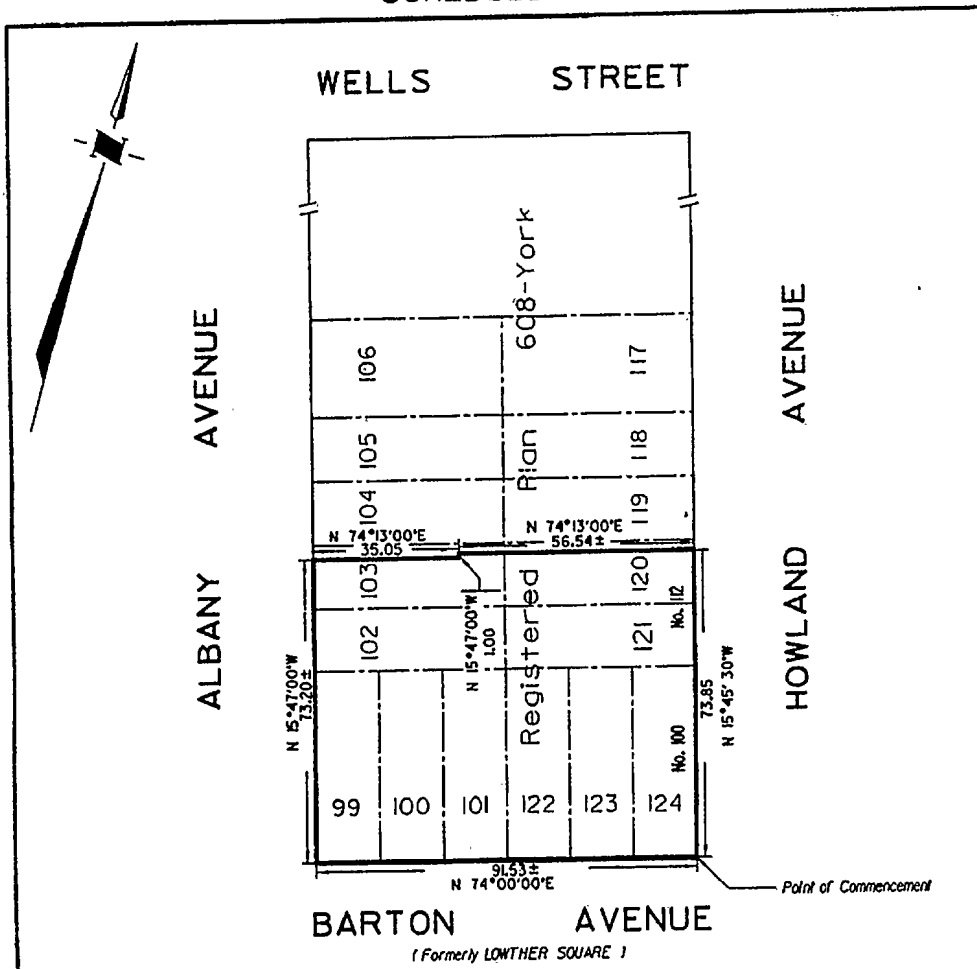
The Church of St. Alban the Martyr and See House at 100 and 112 Howland Avenue respectively, are identified for architectural and historical reasons.

The Church of St. Alban the Martyr was constructed in the Neo-Gothic style and features coursed stone with stone detailing, lancet windows, and a steeply pitched roof featuring polychrome tiles. The See House was constructed in brick with stone detailing. It is a Gothic Revival, 2-storey building featuring varied fenestration, a covered verandah with turned wooden columns, half-timbering, and a gabled roof.

The Church of St. Alban the Martyr and See House are significant for the role they played in the evolution of the Anglican Church in Toronto.

SCHEDULE 'C'

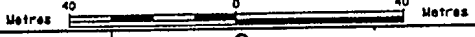
MAP AREA 50J-11



(Formerly LANTHER SQUARE)

DEPARTMENT OF PUBLIC WORKS
AND THE ENVIRONMENT
CITY OF TORONTO

SKETCH TO ILLUSTRATE
LOTS 99, 100, 101, 102
121, 122, 123, 124
PART OF LOTS 103 AND 120
REGISTERED PLAN 608-YORK
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO
RATIO 1:1200



Drawn A.C.M.M.	<i>[Signature]</i> O.L.S. 0.0atolok - City Surveyor August 15 th 1991
Checked <i>[Signature]</i>	
Approved <i>[Signature]</i>	FILE H71-H1 PLAN SYE2499

NOTE
THIS IS NOT A PLAN OF SURVEY

58923A