



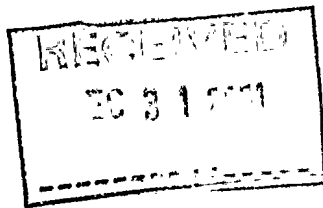
An agency of the Government of Ontario



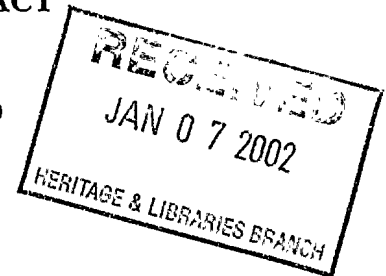
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Corporate Records and Archives
255 Spadina Road
Toronto, Ontario M5R 2V3Tel: 416-397-5000
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E-mail: archives@city.toronto.on.ca
Web: www.city.toronto.on.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
106 KING STREET EAST
CITY OF TORONTO, PROVINCE OF ONTARIO**



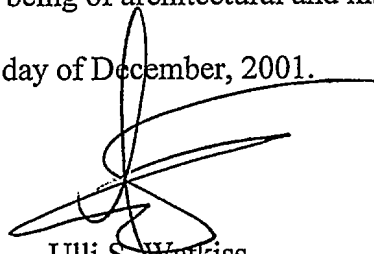
REVISED NOTICE OF PASSING OF BYLAW

The Very Reverend Douglas Stoute
Rector, St. James Cathedral
And Dean of Toronto Vestry Office
65 Church Street
Toronto, Ontario
M5C 2E9

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 1097-2001 to designate 106 King Street East as being of architectural and historical value or interest.

Dated at Toronto this 28th day of December, 2001.


Ulli S. Watkiss
City Clerk

File
1097-2001/02

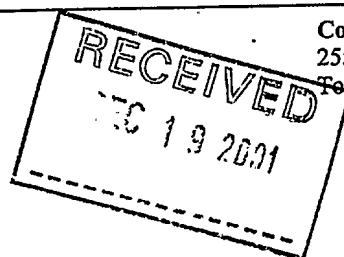

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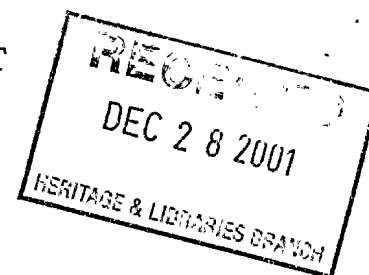
Ulli S. Watkiss
City Clerk

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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
106 KING STREET EAST
CITY OF TORONTO, PROVINCE OF ONTARIO



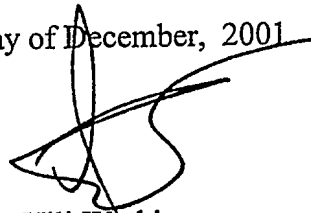
NOTICE OF PASSING OF BYLAW

The Very Reverend Douglas Stoute
Rector, St. James Cathedral
And Dean of Toronto Vestry Office
65 Church Street
Toronto, Ontario
M5C 2E9

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 180-2000 to designate 106 King Street East as being of architectural and historical value or interest.

Dated at Toronto this 18th day of December, 2001


Ulli Watkiss
City Clerk


KT

Authority: Toronto East York Community Council Report No. 8, Clause No. 17,
as adopted by City of Toronto Council on November 6, 7 and 8, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1097-2001

**To designate the property at 106 King Street East (St. James' Parish House and
Diocesan Centre) as being of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at 106 King Street East (St. James' Parish House and Diocesan Centre) as being of architectural and historical value or interest; and

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 historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 106 King Street East and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 106 King Street East, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.

3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 106 King Street East 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 as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**HERITAGE PROPERTY REPORT**

ST. JAMES' PARISH HOUSE AND DIOCESAN CENTRE
106 KING STREET EAST, TORONTO, WARD 28

Prepared by:

Heritage Preservation Services – Culture Division
Economic Development, Culture and Tourism Department

May 2001

1.0.1 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 106 King Street East (St. James' Parish House and Diocesan Centre) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources and Photographs are included. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 106 King Street East (St. James' Parish House and Diocesan Centre) is recommended for designation for architectural and historical reasons. Located behind St. James' Cathedral, the Parish House was completed in 1910 as the centre for parish activities. The prominent Toronto architects, Darling and Pearson, prepared the plans. In 1958, architects Mathers and Haldenby designed the Diocesan Centre at the east end of the Parish House. As part of the project, portions of the north and south walls and the entire east wall of the Parish House were removed, and a pair of entrance doors was added to the north wall. The interiors of the Parish House and the Diocesan Centre are excluded from the Reasons for Designation.

St. James' Parish House is designed in the Neo-Gothic style, popular after 1900. Rising 2½ stories, the building is clad with buff brick and trimmed with brick, stone and wood. A cross-gable roof with brick chimneys has wall dormers on the west and north. Beneath the eaves, the dormers are linked by continuous stone sills and separated by a course of corbelled brick. Flat-headed window openings have stone surrounds with quoins and contain single, double, tripartite, four-part and quadruple windows, some with stone mullions or transoms. The west façade has frontispieces near the north and south ends of the wall. The main entrance is elevated in the south frontispiece. Double wood doors are placed in a stone surround with an entablature, brackets and a nameplate. On the north wall, the two entries placed in Tudor-arched stone surrounds with pairs of wood doors, religious shields and quatrefoil motifs are part of the 1958 alterations to the Parish House. The south wall continues the pattern of openings and detailing from the west façade, while the east wall abuts the Diocesan Centre.

The Diocesan Centre complements the Parish House with its three-storey height, buff brick cladding and stone detailing. The north façade features a pair of entrances, flat-headed tripartite window openings, and two oriel windows. The pattern of flat-headed openings continues on the east and south walls.

St. James' Parish House and Diocesan Centre are located on the southeast corner of Adelaide Street East and Church Street in the St. James' Cathedral precinct. A masonry and cast iron fence, designed by Sir Casimir Gzowski in 1875, marks the Church Street edge of the property. The Parish House is historically and contextually important in its relationship to St. James' Cathedral. Architecturally, the Parish House is an excellent example of Neo-Gothic styling by a significant Toronto architectural firm. The Diocesan Centre complements it in height, materials and detailing.

1.0 HERITAGE PROPERTY PROFILE



View showing the north walls of St. James' Parish House (right) and Diocesan Centre (left)

ST. JAMES' PARISH HOUSE AND DIOCESAN CENTRE

ADDRESS:	106 King Street East; convenience address: 125 Adelaide Street East (southeast corner of King and Adelaide Streets)
WARD:	28 – Toronto Centre-Rosedale
NEIGHBOURHOOD/COMMUNITY:	St. Lawrence Neighbourhood
HISTORICAL NAME:	St. James' Parish House
CONSTRUCTION DATE:	1910 (completed)
ORIGINAL OWNER:	Toronto Diocese, Anglican Church of Canada
ORIGINAL USE:	Religious
CURRENT USE: *	Religious (* <i>this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	Darling and Pearson, architects
ARCHITECTURAL STYLE:	Neo-Gothic
DESIGN/CONSTRUCTION:	Brick construction with brick and stone detailing
ALTERATIONS:	1958, alterations (exterior and interior) and addition of Diocesan Centre, Mathers and Haldenby, architects
HERITAGE CATEGORY:	Category B (Notable Heritage Property)
RECORDER:	Kathryn Anderson, Heritage Preservation Services:
REPORT DATE:	April 2001 (revised April 17, 2001 and May 7, 2001)

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE:

2.1 ST. JAMES' CATHEDRAL

Following the establishment of the Town of York in 1793, a ten-block townsite was laid out bounded by present-day Front, George, Adelaide and Berkeley Streets. With the rapid growth of the community, in 1797 government administrator Peter Russell created a "New Town" by extending the boundaries westward to Peter Street. The plan reserved lands on the north side of King Street, the Town's main thoroughfare, for a Church of England. Prior to the completion of St. James' Church in 1807, Anglicans held worship services at the First Parliament Buildings on Front Street. The first St. James' Church was set back from King Street and faced west onto Church Street. The stone edifice that replaced it in 1830 was destroyed by fire in 1839. Following the appointment of John Strachan as the first Bishop of the new Diocese of Toronto, the decision was made to build a cathedral in the same location. The third St. James' opened in 1839, only to be lost in the Great Fire of 1849. The present St. James' Cathedral rose on the same site according to the plans of early Toronto architect Frederick Cumberland, who won a design competition for the project. The Cathedral's 306-foot spire, the second tallest in North America, was completed in 1873.

2.2 ST. JAMES' PARISH HOUSE AND DIOCESAN CENTRE

In 1904, architects Darling and Pearson received the commission to design a Parish House for St. James' Cathedral that would "touch all sides of life in the parish – spiritual, intellectual, social and physical" (Cooke, 138). Final plans for the complex were approved in 1909. The Parish House replaced St. James' Parochial School on a site that provided room to expand east along Adelaide Street East. Opening in 1910, the facility included offices and meeting rooms, Sunday School classrooms with moveable partitions, and a basement gymnasium with a raised running track.

In 1958, the Toronto architectural firm of Mathers and Haldenby were commissioned to design the Diocesan Centre in preparation for the worldwide Anglican Congress that met in Toronto in 1963. The Parish House was altered, with the interior gutted, portions of the north and south walls removed, and the entire east wall eliminated.

2.3 HISTORICAL SIGNIFICANCE

St. James' Parish House is historically significant in its relationship to St. James' Cathedral.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

3.1 ARCHITECTURAL STYLE

St. James' Parish House is designed in the Neo-Gothic style, popularized in Canada after 1900. The style differs from the 19th century Gothic Revival, as illustrated in the neighbouring St. James' Cathedral, by the smaller scale and the absence of polychromatic detailing. In Neo-Gothic buildings, "the compositional organization and grandness of design are often likened to Beaux-Arts Classicism, while the decorative details and forms are derived from Gothic prototypes, primarily from the English Perpendicular Gothic and to a lesser extent the Early English Gothic style"

(Blumenson, 134). Neo-Gothic was popularized for institutional buildings following the application of the style on the American university campuses at Yale and Princeton. In Toronto, the best known example of Neo-Gothic design is Hart House (1911-1919) at the University of Toronto.

3.2 ARCHITECT/BUILDER/CRAFTSMAN

The notable Toronto architectural firm of Darling and Pearson designed St. James' Parish House. Frank Darling (1850-1923), the son and brother of prominent Anglican clergymen, trained with Henry Langley in Toronto. In the early 1870s, Darling worked in the offices of English architects Sir George Edmund Street and Sir Arthur W. Blomfield. Both firms specialized in religious architecture, with Blomfield (son of the Bishop of London) noted, in particular, for his early use of concrete in St. Barnabas Church (1868) in Oxford. Street spent most of his career completing commissions for the Church of England (*Victorian Architecture*, 209). In Toronto, Darling ended a short-lived partnership with Henry Macdougall and established a solo practice from 1875 to 1878, during which time he emerged as the official architect for Trinity College on Queen Street West. Working with Samuel Curry from 1880 to 1891, the pair completed the Toronto headquarters of the Bank of Montreal (1885) at Yonge and Front Streets and the Victoria Hospital for Sick Children (1889) at 67 College Street. On the latter project, Darling and Curry were assisted by English architect John Pearson (1867-1949) who, in 1892, became a partner. After the departure of Curry and a fourth partner, Henry Sproatt, the firm was renamed Darling and Pearson in 1897, a title that was retained after Darling's death in 1923. Darling and Pearson's projects included the College Street Wing of the Toronto General Hospital (1909-1919), the Royal Ontario Museum (1910-1914), the Canadian Pacific Railway Building (1913), the Dominion Bank Building (1913-1914), the North Toronto CPR Station (1915-1916), the Art Museum of Toronto (1918, later the Art Gallery of Ontario), and the Canadian Bank of Commerce Building (1929-1931). Among the firm's numerous commissions for the University of Toronto were Convocation Hall (1907), Simcoe Hall (1923-1924), and Trinity College (1925). All of the latter properties are included on the City of Toronto Inventory of Heritage Properties. Darling and Pearson received national recognition when they supervised the reconstruction of the Parliament Buildings in Ottawa following the 1916 fire. Individually, Darling was the first Canadian architect to receive a Gold Medal from the Royal Institute of British Architects (1916), while Pearson was the first Canadian recipient of an honorary degree of Doctor of Architecture from the University of Toronto in 1932.

In 1958, the Toronto architectural partnership of Mathers and Haldenby designed the alterations to St. James' Parish House with the adjoining Diocesan Centre. Alvan Sherlock Mathers and Eric W. Haldenby opened their firm at the end of World War I. Their partnership produced many of Toronto's landmark buildings, among them the Canada Permanent Building (completed 1930) at 320 Bay Street and the Bank of Nova Scotia Building (completed in 1951 in association with Beck and Eadie and now part of Scotia Plaza) at 44 King Street West. Mathers and Haldenby completed many commissions on the University of Toronto campus from the 1920s through the 1950s, including the Botany Building. The above-noted properties are listed on the City of Toronto Inventory of Heritage Properties.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

St. James' Parish House is clad with "white brick with stone trim in keeping with the Cathedral, in the Tudor style and of ecclesiastical design" (Cooke, 213). The large near-square plan is truncated near the southeast corner. Rising 2½ stories, a cross-gable roof with a large brick chimney covers the structure. A course of corbelled brickwork extends across the north, west and south walls beneath the eaves. The eaves are broken by a series of gabled wall dormers, with five on the west façade and three on the north. Continuous stone sills link the dormers.

The principal (west) façade on Church Street is asymmetrically organized into nine bays with frontispieces near the north and south ends. Four of the five gabled wall dormers contain pairs of segmental-headed window openings, and the south one has a single window opening. Beneath the dormers, two-storey brick buttresses with stone caplets organize the first- and second-storey window openings. Flat-headed windows are set in stone surrounds with quoins. Between the frontispieces, the openings in the four bays from the north end contain tripartite windows with stone mullions. The second-storey openings are reduced in height. In the south (right) bay, identical double window openings are placed in each floor. The main entrance to the Parish House is elevated in the south frontispiece. Double wood doors are placed in a stone surround with an entablature supported on monumental brackets and a nameplate reading "ST. JAMES PARISH HOUSE". Above the entry, a brick chimney intersects the frontispiece. The second storey has two flat-headed window openings set in stone surrounds while, in the half-storey, a pair of windows is recessed in round-arched surrounds with brick voussoirs and stone sills. The north frontispiece has an extended brick chimney and a pair of flat-headed stone-trimmed window openings in each storey. The southernmost (right) bay on the west façade has a narrow flat-headed window opening in each floor, with a blind window in the second storey.

The north wall extends along Adelaide Street East and repeats many of the features introduced on the west façade. All of the window openings are flat-headed and set in stone surrounds with quoins. At the west (right) end, under the gable, a tripartite window opening with transoms is found in the first floor, with a four-part window opening in the second, and a pair of window openings in the attic. To the east, the remainder of the north wall is set back and organized into three bays by brick buttresses with stone caplets. The centre of the first floor contains an entrance that was modified during the 1958 alterations. Two Tudor-arched entrances have pairs of panelled wood doors. Religious shields are positioned above the doors, with wall-mounted light fixtures and stone plaques with quatrefoils on the wall above. The entrance is flanked by narrow window openings with transoms and surmounted by double and single openings. Tripartite window openings are placed in the outer bays of the north wall.

The south gabled end wall has flat-headed window openings in stone surrounds with quoins are placed in each floor. The first storey has a tripartite window opening with stone mullions beside a single window. Four-part windows are found in the second floor and half-storey above. The rear (east) wall abuts the Diocesan Centre.

Under a flat roof, the Diocesan Centre shares the three-storey height, buff brick cladding, stone detailing and Gothic-inspired detailing of the Parish House. The principal (north) façade extends seven bays along Adelaide Street East. In the outer bays, entrances are placed in the first floor beneath oriel windows. The flat-headed door and window openings on this wall are continued on the east elevation. The three oversized flat-headed window openings that mark the south elevation have been altered.

The interiors of the Parish House and the Diocesan Centre are not included in the Reasons for Designation.

3.4 ARCHITECTURAL SIGNIFICANCE

Designed by the prominent Toronto architectural firm of Darling and Pearson, St. James' Parish House is an excellent example of Neo-Gothic styling that complements St. James' Cathedral in its materials and application of medieval elements. The Diocesan Centre is a complementary addition to the Parish House by the notable architects, Mathers and Haldenby.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

St. James' Parish House and the adjoining Diocesan Centre are located on the southeast corner of Adelaide Street East and Church Street. Along the Church Street edge of the property, the masonry and cast iron fence was rebuilt from the Gothic gates and fence designed by Sir Casimir Gzowski in 1875 to encompass the Cathedral grounds.

The Parish House and Diocesan Centre are part of the precinct of St. James' Cathedral, which fills the block bounded by King Street East, Church Street, Adelaide Street East, and Jarvis Street. St. James' Cathedral, which dominates the south end of the block, is designated under the *Ontario Heritage Act*. Opposite the Parish House, the Home Savings and Loan Investment Company Building (1850) at 78 Church Street and the Cornell Hotel (1882) at 82 Church Street are listed on the City of Toronto Inventory of Heritage Properties.

4.2 CONTEXTUAL SIGNIFICANCE

Anchoring the southeast corner of Adelaide and Church Streets, St. James' Parish House and the Diocesan Centre are contextually important as integral components of the St. James' Cathedral precinct.

5.0 SUMMARY

St. James Parish House as designed by architects Darling and Pearson is historically significant in its relationship to St. James' Cathedral. Architecturally, the building is an excellent example of Neo-Gothic styling designed by a prominent Toronto architectural firm. The adjoining Diocesan Centre, reflecting the work of the important Toronto architects, Mathers and Haldenby, complements the Parish House in its form, materials and detailing. St. James' Parish House and Diocesan Centre

anchor the northwest corner of the St. James' Cathedral precinct.

6.0 SOURCES

Arthur, Eric. Toronto. No Mean City. 3rd ed. Revised by Stephen A. Otto. Toronto: University of Toronto, 1986.

City of Toronto Directories, 1900 ff.

Cooke, William, ed. The Parish and Cathedral of St. James', Toronto 1797-1997. A Collaborative History. Toronto: University of Toronto Press, 1998.

Dendy, William, and William Kilbourn. Toronto Observed. Toronto: Oxford University, 1986.

Dixon, Roger, and Stefan Muthesius. Victorian Architecture. Toronto: Oxford University, 1978.

E. R. A. Architects Inc. Heritage Report on St. James Cathedral Parish House, Toronto. December 2000.

Goad's Fire Insurance Atlases, 1890 ff.

McHugh, Patricia. Toronto Architecture. A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

Scadding, Henry. Toronto of Old. Reprint (1873). Edited by F. H. Armstrong. Toronto: Oxford University, 1966.

SCHEDULE "B"

LEGAL DESCRIPTION

In the City of Toronto and Province of Ontario, being composed of part of the block known as the Government Episcopal Church Block "A" on the Town of York Plan registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

COMMENCING at the intersection of the southerly limit of Adelaide Street East with the easterly limit of Church Street;

THENCE easterly along the said southerly limit of Adelaide Street East 67.2 metres to a point;

THENCE southerly along a line drawn parallel to the said easterly limit of Church Street 21.8 metres;

THENCE westerly along a line drawn parallel to the southerly limit of Adelaide Street East 28.2 metres;

THENCE southerly along a line drawn parallel to the easterly limit of Church Street 20.3 metres;

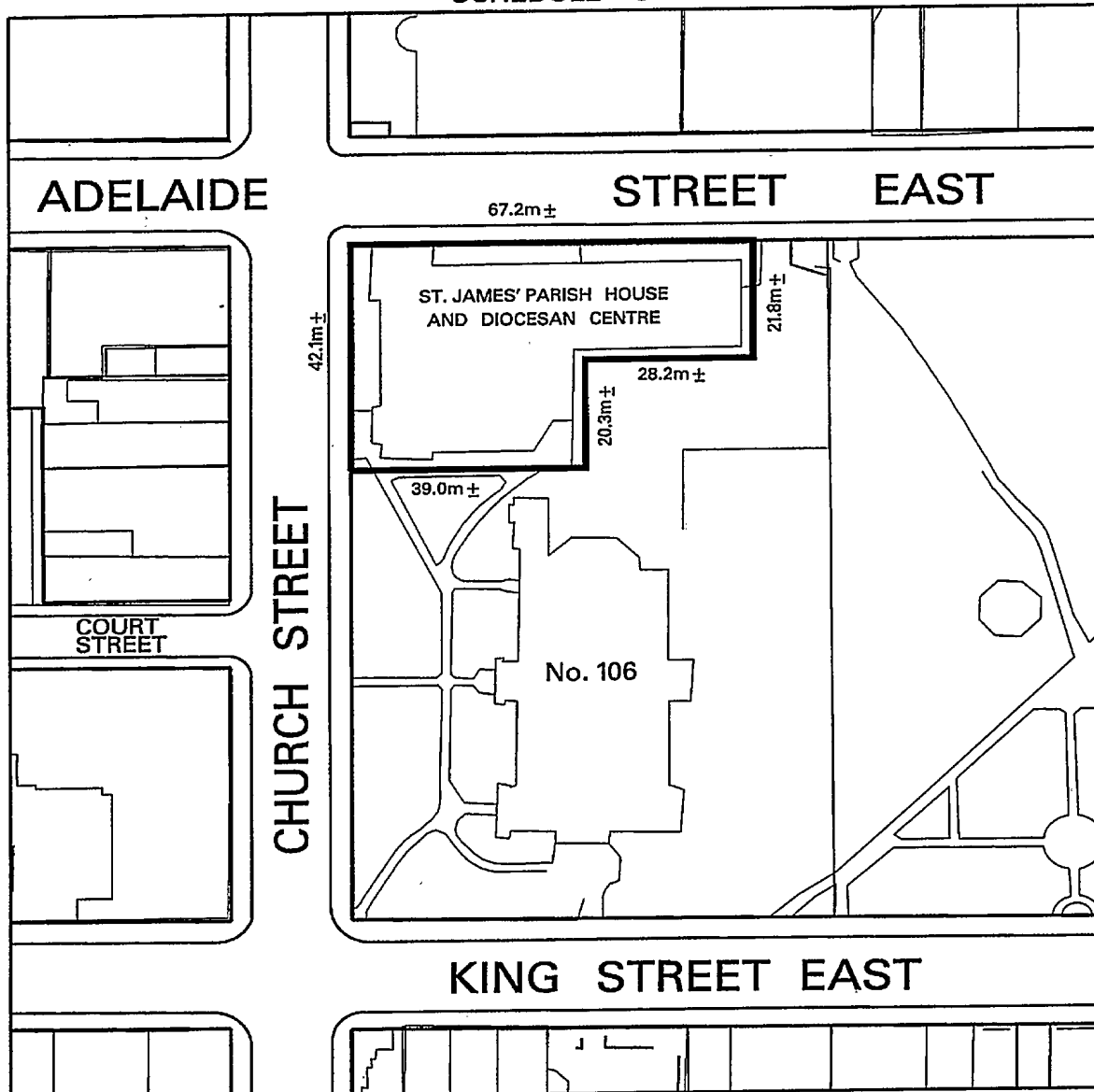
THENCE westerly along a line drawn parallel to the southerly limit of Adelaide Street East 39.0 metres, more or less to the said easterly limit of Church Street;

THENCE northerly along the easterly limit of Church Street 42.1 metres, more or less to the point of commencement.

The southerly limit of Adelaide Street East and the easterly limit of Church Street as confirmed under the Boundaries Act by Plan BA-436 (CT12170).

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2001-099 dated December 5, 2001, as set out in Schedule "C".

SCHEDULE "C"

**Toronto**WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 106 KING STREET EAST
(ST. JAMES' PARISH HOUSE AND DIOCESAN CENTRE)
LAND DESIGNATED AS BEING OF
ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST

(NOT TO SCALE)

WARD 28 TORONTO-CENTRE ROSEDALE
DATE: DEC. 5, 2001

SKETCH No. PS-2001-099