



**STAFF REPORT
ACTION REQUIRED**

175 Jones Avenue - Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement

Date:	April 12, 2010
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto-Danforth - Ward 30
Reference Number:	

SUMMARY

This report recommends that City Council approve the proposed alterations to the heritage property at 175 Jones Avenue, the former St. Clements Anglican Church. This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

This report addresses an application to adaptively reuse the church structure as a residential condominium and construct a 4-storey residential condominium building. The proposed rehabilitation project retains the original structure of the church. Also, the existing addition to the rear of the church is to be removed and replaced with a new 3-storey addition. Two new floor levels will be added to the interior of the existing church.

The proposed alterations are necessary to accommodate the new use for the church. The front (west) bay of the building will be conserved and will remain essentially as it is now with some minor alterations. The side and rear elevations will retain their important characteristics while undergoing alteration to incorporate new windows and doors.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the property at 175 Jones Avenue, substantially in accordance with the plans and drawings prepared by Turner Fleischer Architects Inc. dated March 18, 2010, date stamped received by the City Planning Division on May 22, 2010 and including revised drawings A-7 and A-10 dated March 18, 2010, date stamped received by the City Planning Division March 26, 2010, and the Heritage Impact Assessment titled “St Clements Anglican Church 169-175 Jones Avenue”, prepared by John Blumenson Preservation Consultant, revised April 6, 2010, dated stamped received by Heritage Preservation Services April 6, 2010, all on file with the Manager, Heritage Preservation Services subject to the owner:
 - a. Prior to Site Plan approval:

providing a Conservation Plan, prepared by a qualified heritage consultant, detailing the alterations and heritage conservation work including, but not limited to, drawings of all church building façades at 1:50 scale and a budget estimate for the heritage conservation scope of work to the satisfaction of the Manager of Heritage Preservation Services;

entering into a Heritage Easement Agreement for the property at 175 Jones Avenue with the City;
 - b. Prior to the issuance of any building permit for 175 Jones Avenue including a permit for the demolition, excavation and/or shoring on the subject property:

providing a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the heritage conservation work included in the Conservation Plan;

providing building permit drawings including detailed descriptions / specifications for the proposed heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;
 - c. Prior to the release of the Letter of Credit:

completing the heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;

providing a Letter of Substantial Completion for the conservation work signed by the project architect and heritage consultant;

providing heritage interpretation, such as a heritage plaque through the Heritage Toronto Plaques and Markers Program, to the satisfaction of the Manager, Heritage Preservation Services;

2. City Council include the property at 175 Jones Avenue (St. Clement's Anglican Church) on the City of Toronto Inventory of Heritage Properties;
3. City Council state its intention to designate the property at 175 Jones Avenue (St. Clement's Anglican Church) under Part IV, Section 29 of the Ontario Heritage Act;
4. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the solicitor to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;
5. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the Clerk to refer the proposed designation to the Conservation Review Board;
6. If the proposed designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the proposed designation of the property.
7. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property;
8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

This property is currently not on the City of Toronto's Inventory of Heritage Properties.

In October 2009, Toronto East York Community Council directed Planning staff to schedule a community consultation meeting.

<http://www.toronto.ca/legdocs/mmis/2009/te/minutes/2009-10-13-te28-mn.htm>

ISSUE BACKGROUND

This property was brought to the attention of Heritage Preservation Services (HPS) in December 2009 when, after the second community consultation meeting for the development application, the local Councillor received letters from local residents requesting that the church be considered for heritage designation and conserved as part of the redevelopment of the site. At that time, HPS completed a preliminary review of the property in relation to criteria set out in Ontario Regulation 9/06 made under the Ontario Heritage Act and found the property to have cultural heritage value or interest.

Heritage Preservation Services informed the property owner of the intention to designate the property in January 2010. The property owner and their architect first met with HPS staff on January 28, 2010. Community Planning and Urban Design staff also attended this meeting.

Since this time the applicant has worked with HPS to mitigate the impact of this proposal to rehabilitate the church for residential occupancy. This includes: meetings with City Staff (including Heritage Preservation Services) on February 5, 2010 and February 16, 2010; retaining a professional heritage consultant to complete a Heritage Impact Assessment as required under the Official Plan; and undertaking revisions to the application.

COMMENTS

Background

The property at 175 Jones Avenue (Attachment No. 2) contains a building formerly known as the St Clements Anglican Church (1914) and located within the Leslieville neighbourhood.

Proposal

The proposed condominium development includes the rehabilitation of the church building into 17 residential units and the construction of a new 4-storey building to the south with 22 residential units. The two buildings are to be connected with a new two storey link towards the rear of the church.

Alterations to the front (west) façade and westernmost bay of the church structure are minor and include:

- providing a new entrance stair and landing in compliance with the Ontario Building Code
- providing new entrance doors to match existing
- providing new windows in the existing window openings (the original leaded glass was removed by the previous owner)

Other alterations to the church structure include:

- the removal of the rear addition and construction of a new 3-storey addition
- the alteration of existing basement level and double height window openings on the north and south elevations
- the construction of new dormers on the north and south elevations
- the construction of a below grade patio at the south elevation to provide entrance to the garden floor units
- the construction of a two storey link to the new building to the south
- the removal of the two chimneys at the rear of the building

The conservation work to the church structure includes:

- brick salvage from the rear addition (to be removed) for reuse as needed
- masonry repointing and restoration
- cast stone and decorative concrete restoration (including datestone)
- new metalwork (flashings, gutters and down spouts)
- repair existing bell tower/provide new to match existing

The proposed new 4-storey building is setback from Jones Avenue and has a landscaped forecourt. The two upper floor levels step back from the level. Parking is to be provided as part of the new construction and to the rear of the property.

Heritage Comments

The proposed alterations are acceptable in order to rehabilitate the church structure for condominium use. The original structure of the church is to be retained and conserved with alterations to the side and rear elevations. The front (west) façade and westernmost bay will be conserved with minor alterations. The new addition to the south is acceptable as it has limited physical and visual impact on the cultural heritage value of the church structure.

This rehabilitation proposal was found to be in accordance with the Parks Canada *Standards and Guidelines for the Conservation of Historic Places*.

Reasons for Designation

Staff is requesting as a condition of approval, that the property at 175 Jones Avenue be designated under Part IV of the Ontario Heritage Act. The attached Heritage Property Research and Evaluation Report (Attachment No. 8) outlines the historical, architectural and contextual background of the property, and evaluates it according to the provincial criteria prescribed for municipal designation (Ontario Regulation 9/06).

The Reasons for Designation (Statement of Significance) are found in Attachment No. 7. The property at 175 Jones Avenue, containing St. Clement's Anglican Church, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. A representative example of Victorian Gothic Revival styling applied to an early

20th century church, St. Clement's Anglican Church (1914) is also valued as an institution of importance in Leslieville where it served the spiritual needs of its congregation and the social needs of the community for nearly a century. Located on the east side of Jones Avenue, south of Gerrard Street East, St. Clement's Anglican Church is a local landmark in Leslieville.

A location map (Attachment No. 1) and photographs (Attachment Nos. 2 & 3) are attached. The Reasons for Designation (Statement of Significance) are intended to be posted on the City of Toronto's web site and served on the owners of 175 Jones Avenue and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions. The Reasons for Designation include a statement of the cultural heritage value of the property with a description of its heritage attributes.

CONTACT

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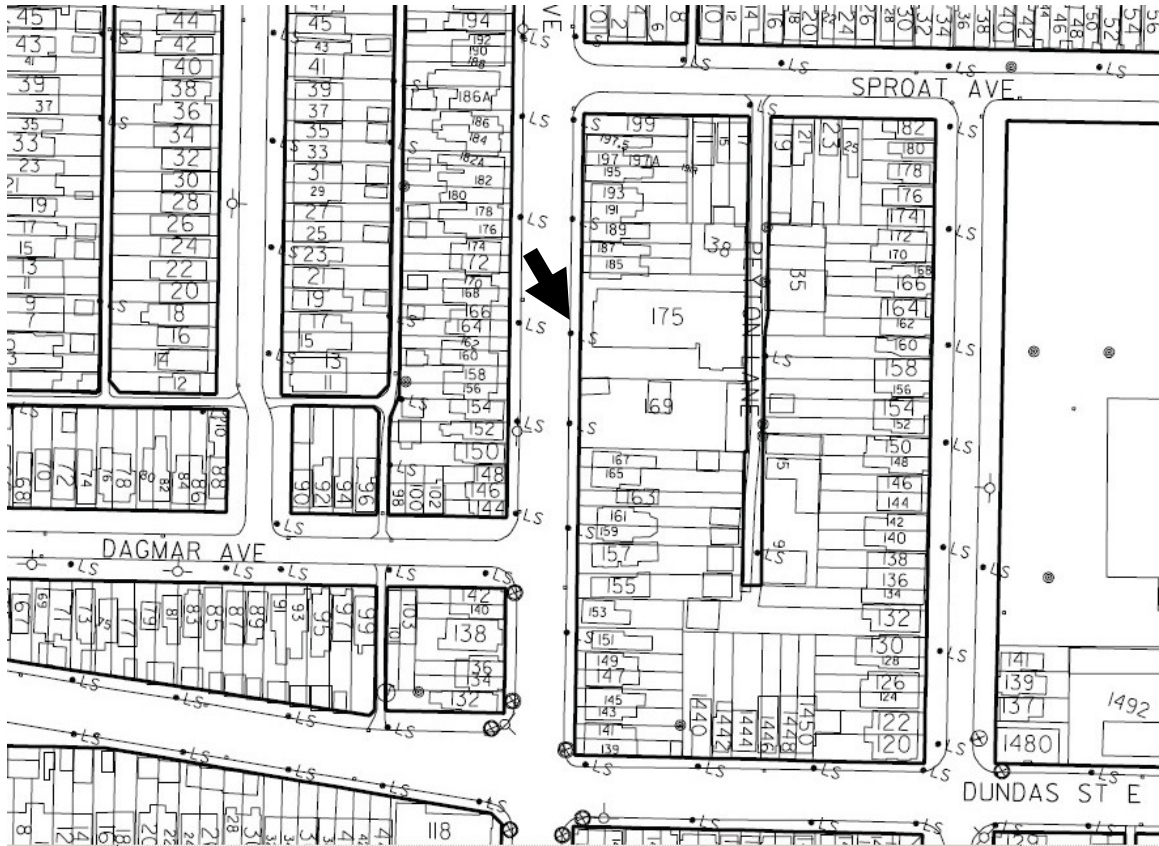
SIGNATURE

Kerri A. Voumvakis, Acting Director
Policy and Research
City Planning Division

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ATTACHMENTS

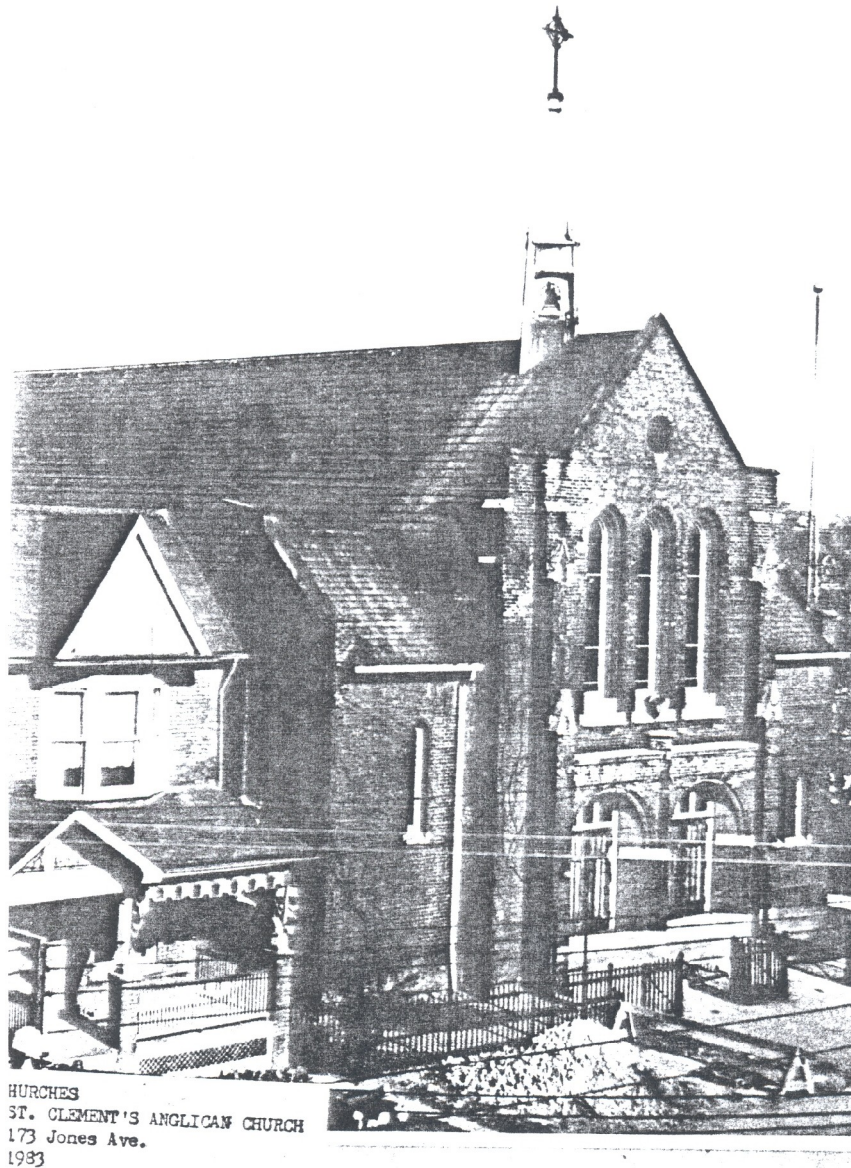
Attachment No. 1 – Location Map
Attachment No. 2 - Existing Structure
Attachment No. 3 – Historic Photograph
Attachment No. 4 – Proposed Site Plan
Attachment No. 5 – Proposed Elevations
Attachment No. 6 – Rendering
Attachment No. 7 - Reasons for Designation
Attachment No. 8 – Heritage Property Research and Evaluation Report



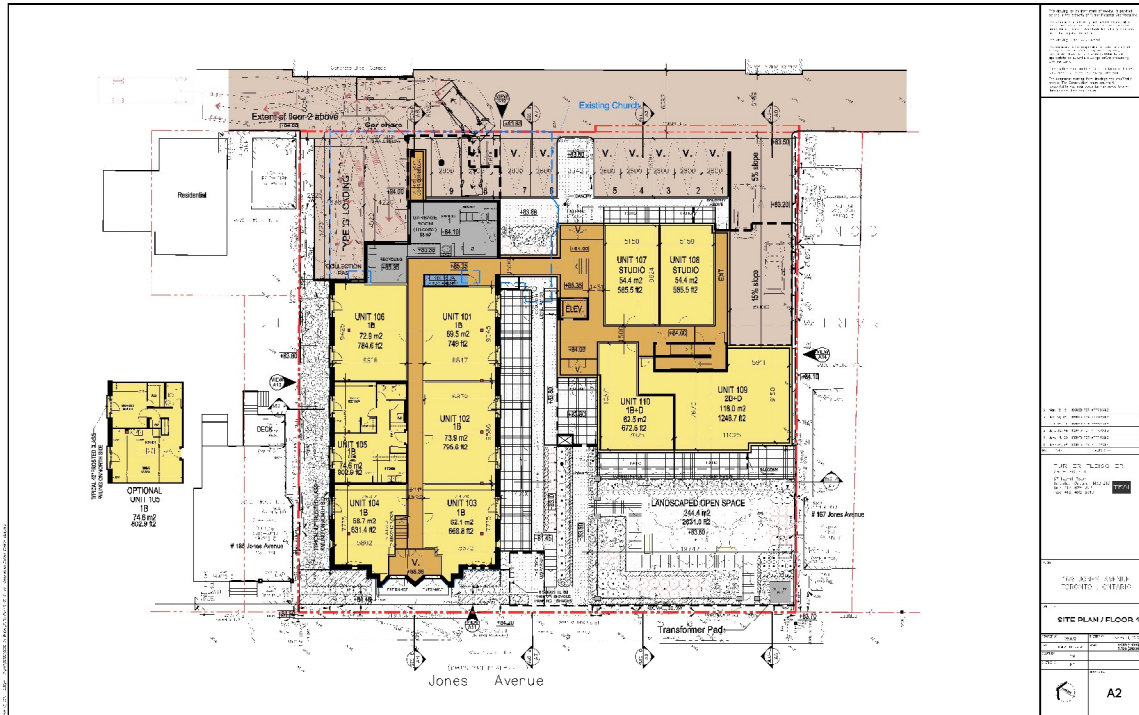
This map is for information purposes only.
The exact boundaries of the property are not shown.



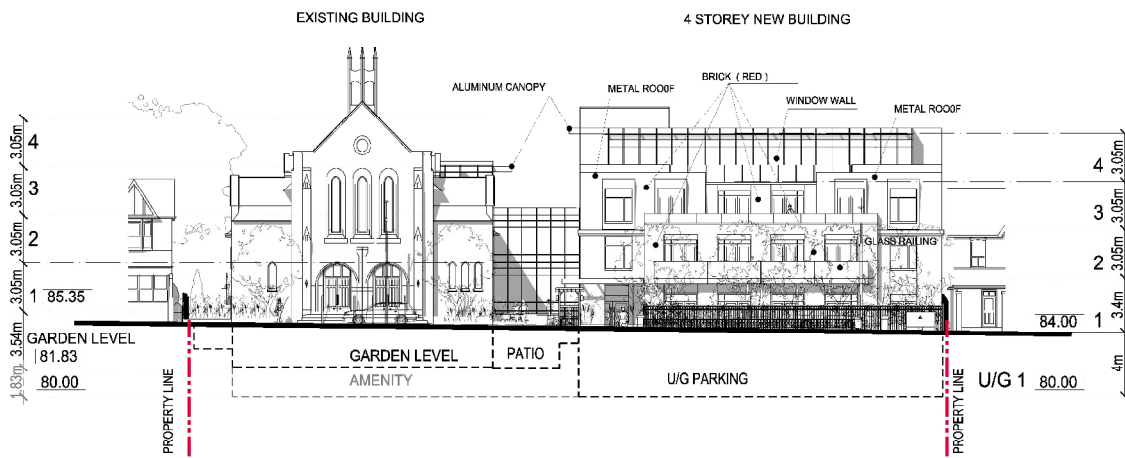
Front (West) and South Elevations



Front (West) Elevation, 1983
(Anglican Diocese of Toronto Archives)



Proposed Site Plan / Floor 1



Proposed Front (West) Elevation



Proposed South Elevation



NORTH ELEVATION

Proposed North Elevation



View Looking North-East

St. Clement's Anglican Church

Description

The property at 175 Jones Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the east side of Jones Avenue, south of Gerrard Street East, St. Clement's Anglican Church was completed in 1914.

Statement of Cultural Heritage Value

St. Clement's Anglican Church exhibits design value as a representative example of a church with features from the Victorian Gothic Revival style that was favoured by Anglican congregations in the late 19th and early 20th centuries. With its scale, pitched roof with belfry, characteristic pointed-arch window openings and lancet windows, and decorative detailing (including roof brackets and corbelled brickwork), the church exemplifies Gothic Revival design as a familiar symbol of spiritual and social interaction for its congregation and community.

Historically, St. Clement's Anglican Church is valued as an institution of significance in Leslieville where it served the spiritual needs of its parishioners and the social needs of the neighbourhood for over a century. The church is associated with the evolution of Leslieville as it changed from a hamlet identified with market gardens and the brick making industry, to the thriving suburban community that emerged between 1884 and World War I after its annexation by the City of Toronto brought the municipal services and transportation links that spurred its residential, industrial, commercial and institutional development.

St. Clement's Anglican Church is also linked to the career of Scottish-born architect Andrew Sharp, who practiced in Toronto between 1902 and 1923. Following training at the Glasgow School of Art and affiliations with well-known architects in Scotland and Montreal, Sharp spent eight years as the chief draughtsman for the notable Toronto architectural firm of Darling and Pearson. During his tenure there, Sharp was involved with several projects for the Anglican Diocese of Toronto, and his name appears on the designs for many recognized heritage churches, including Deer Park Presbyterian (later United) and St. Aidan's Anglican. This experience likely contributed to his selection as the architect for St. Clement's, which is the only identified church designed by Sharp during his partnership with James Hodge Brown between 1910 and 1919.

Contextually, St. Clement's Anglican Church is physically, visually and historically linked to Leslieville where it was constructed during the period when the community was developing as a residential suburb east of the Don River and downtown Toronto. With its highly visible presence on Jones Avenue where it is viewed from both Dundas and Gerrard streets, St. Clement's Anglican Church is a local landmark in the neighbourhood.

Heritage Attributes

The heritage attributes of the property at 175 Jones Avenue are:

- The church building
- The scale, form and massing
- The rectangular plan that rises one extended storey and features shallow gabled transepts (north and south)
- The brick construction with red brick cladding and brick, artificial stone, limestone and wood details
- The steeply-pitched gable roof with flared eaves, brackets and, near the west end, a belfry
- The detailing on the principal (west) facade with a stepped parapet and brick piers with gablets
- The two entrances on the west facade, where pairs of wood doors are placed in round-arched surrounds with corbelled brickwork and stone detailing
- The fenestration, with pointed-arch window openings and lancet windows on the west, north and south facades
- On the west facade, the round opening with louvers, and the datestone marked “To the Glory of God – 1913”
- The placement of the church building on the east side of Jones Avenue where it is viewed from both directions along the street

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**ST. CLEMENT'S ANGLICAN CHURCH
175 JONES AVENUE, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2010

1. DESCRIPTION



St. Clement's Anglican Church, 1983
(Source: Anglican Diocese of Toronto Archives)

175 Jones Avenue: St. Clement's Anglican Church	
ADDRESS	175 Jones Avenue (east side, south of Sproatt Avenue)
WARD	30 (Toronto-Danforth)
LEGAL DESCRIPTION	Concession 1, Part Lot 11, Block 7
NEIGHBOURHOOD/COMMUNITY	Leslieville
HISTORICAL NAME	St. Clement's Anglican Church
CONSTRUCTION DATE	1914
ORIGINAL OWNER	St. Clement's Anglican Church, Anglican Diocese of Toronto
ORIGINAL USE	Religious (church)
CURRENT USE*	Vacant * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Sharp and Brown, architects
DESIGN/CONSTRUCTION	Brick construction with brick cladding and brick, artificial stone, limestone and wood details
ARCHITECTURAL STYLE	Gothic Revival
ADDITIONS/ALTERATIONS	Stained glass windows, bell and spire removed
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	cultural heritage evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2010

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of St. Clement's Anglican Church at 175 Jones Avenue, and applies evaluation criteria to determine whether the property has cultural heritage value. The conclusions of the research and evaluation are found in section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1910 Apr	Representatives of St. Clement's Church engage architects Sharp and Brown to prepare specifications for third church
1911 June	Rector and church wardens, St. Clement's Church, purchase "Lot 5, Strachan's Plan," from the City of Toronto
1911 Aug	Trustees of St. Clement's Church are recorded in the tax assessment rolls as the owners of a vacant lot on Jones Avenue valued at \$2400
1913 May	Specifications prepared by Sharp and Brown for St. Clement's Church (filed in City of Toronto Buildings Department)
1913 July	Building permit #5677 is issued for St. Clement's Church and Sunday School on Jones Avenue, with Sharp and Brown recorded as the architects
1913 Sept	Anglican Bishop of Toronto lays the cornerstone for the new church (cited in parish history)
1914 May	An "unfinished church" is recorded in the tax assessment rolls
1914 May	The new church is officially opened on May 3, 1914
1915 May	St. Clement's Church appears on the tax assessment rolls with an assessed value of \$20,000
1921	Land to the rear (east) of the church is acquired for a future expansion
1923	East addition is formally opened
2006	Anglican Diocese of Toronto announces closing of St. Clement's Church

ii. HISTORICAL BACKGROUND

Leslieville

The property at 175 Jones Avenue is located in the Leslieville neighbourhood. The origins of the community date to the mid 19th century when John Leslie established a plant nursery in York Township near present-day Queen Street East and Leslie Street. Situated east of the Don River, the area became the favoured location of market gardens and a vigorous brick making industry. By the 1870s, the city directories recorded nine brickyards at Leslieville, which remained an unincorporated crossroads community identified by its corner hotel, post office and tollgate. In 1884, when the City of Toronto annexed Riverdale, Leslieville was included in the large district that extended from the lakefront to Danforth Avenue, and east from Broadview Avenue to present-day

Greenwood Avenue. Annexation brought municipal services, allowing the development of residential subdivisions. The growth of the area was accelerated with the completion of the Prince Edward (Bloor Street) Viaduct in 1919 and the access it provided to the neighbourhoods east of the Don River.

The subject property was originally part of Lot 11, Concession 1 East in York Township, portions of which were acquired in the mid 1800s by James M. Strachan, who subdivided the tract according to “Strachan’s Plan”. The lands adjoining present-day Jones Avenue were slowly filled in with workers’ housing, including an enclave of houses with a coal yard that were developed by John Bell and his family south of Sproatt Avenue. The land beside Bell’s coal yard remained vacant in the early 1900s when it was seized by the City of Toronto in lieu of unpaid taxes. In 1911, St. Clement’s Anglican Church purchased the site.

St. Clement’s Anglican Church

During the late 19th century, rectors of Anglican churches at the east end of Toronto travelled to Leslieville to conduct services for the local population. In 1888, Reverend John Osborne was appointed to establish a formal congregation and, one year later, the first St. Clement’s Anglican Church opened on Queen Street East near Leslie Street. St. Clement’s became an independent parish in 1895, and a second church on Brooklyn Avenue, north of Queen Street, was built in 1899. Originally named “St. Clement’s Leslieville,” by the late 1890s the parish was known as “St. Clement’s Riverdale.”¹ While the second church was enlarged in 1906, the congregation continued to expand, with new parishioners moving into the neighbourhood north of Queen Street. As “there was every indication of the south end becoming a manufacturing district...it was definitely decided to erect the new church on a site more in the centre of the parish.”²

The building campaign for the third St. Clement’s Anglican Church was launched in 1910 when “in April it was decided to obtain designs for a new church and in October of that year, the design of Mr. A. Sharp was accepted and a full set of plans authorized.”³ The following year, the representatives of St. Clement’s finalized the purchase of the property on the east side of Jones Avenue, south of Gerrard Street East. By 1912, the building committee reported that “it had been found necessary to change the first set of plans and the architect (Mr. Sharp) was instructed to draw up new plans which would provide for a solid brick, steam-heated building and to prepare specifications for the same.”⁴ Construction of the complex commenced in June 1913, followed by the laying of the cornerstone in September of that year. While officially opened in May 1914, the new church “was not the complete building as provided for in the original plans; the chancel

¹ St. Clement’s Church, Riverdale, 1889-1984: 75th anniversary year, historical sketch, 1984

² St. Clement’s Church, Jones Avenue, Toronto: Historical sketch of the parish issued in conjunction with the 40th anniversary, 1929, 5

³ *Ibid*, 5. There was no explanation in the various parish histories as to the reason why the building was not completed as planned.

⁴ *Ibid*, 6

was not built and part of the nave was used for the choir stalls.”⁵ The bell from the first St. Clement’s was installed in the belfry, and the organ from the second church was relocated to the new building. Despite the financial difficulties and personal sacrifices brought by World War I, most of the furnishings were in place by May 1917 when a dedication service was held. Four years later, an elaborate stained glass window illustrating “The Ascension” was installed in the east window as a memorial to the 38 parishioners killed in the Great War. In 1921, additional land east of the building was purchased “to erect a gymnasium, and possibly additional Sunday School accommodation.”⁶ Instead, the parish decided to make alterations to the rear (east end) of the church, adding an extra storey to provide a recreation room, expanded space for the Sunday School, and an enhanced vestry. These improvements were dedicated by the Lieutenant-Governor of Ontario in a ceremony held in January 1923.

During the Great Depression of the 1930s, Reverend T.W. Barnett served as the fourth rector at St. Clement’s and became a dynamic presence in both the congregation and the neighbourhood. In establishing a social service agency for the district, he attracted donations of clothing, food, heating fuel and medical supplies from both local suppliers and Canada-wide businesses such as the T. Eaton Company. During this time, one of the congregation’s faithful supporters was the Ralph Day Company, headed by a mayor of Toronto (1938-40) who operated a funeral home on Danforth Avenue and whose mother attended St. Clement’s Anglican Church.

In the 1950s, “the property to the south of the church (long a coal yard) came up for sale and the church purchased it as an investment, and for possible future use.”⁷ The land was used for parking, an important consideration given the widening of Jones Avenue (which “took part of the apron in front of the church”⁸) and the relocation of many members of the congregation outside of the parish. To diversify its role in the community, during the 1960s St. Clement’s offered space in its facility for both local social services and seniors’ groups that attracted non-parishioners. By the 1970s, the size of the congregation had decreased to the point that a temporary priest-in-charge was assigned to the parish. In 2006, the Anglican Diocese of Toronto announced its intention to close the church.

Sharp and Brown, Architects

St. Clement’s Anglican Church on Jones Avenue was designed by the Toronto architectural partnership of Sharp and Brown. Scottish-born Andrew Sharp (1865-1966) studied at the Glasgow School of Art and apprenticed with Sir John James Burnet, a prestigious Scottish architect whose designs included the King Edward VII Galleries of the British Museum. In 1900, Sharp relocated to Montreal to work as the chief assistant to architect Robert Findlay, a former member of Burnet’s Glasgow staff. Sharp moved to Toronto in 1902 where he spent eight years with the notable architectural partnership of Darling and Pearson. As chief draughtsman, Sharp’s association with Darling and

⁵ Ibid, 7

⁶ Ibid, 8

⁷ St. Clement Riverdale, 1889-1989: 100th anniversary, 1989, 13

⁸ Ibid, 13

Pearson came during the period when the firm designed a number of projects associated with the Anglican Diocese of Toronto, including the gates to Trinity College (in its Queen Street West location), the entrance to St. James' Cemetery on Parliament Street, and the Parish House at St. James' Cathedral. Sharp is credited with the designs of neighbourhood churches while in the employ of Darling and Pearson, including St. John's Presbyterian Church on Broadview Avenue, St. Aidan's Anglican Church on Queen Street East in the Beaches, and Deer Park Presbyterian (later United) Church on St. Clair Avenue West (all of the latter buildings are recognized on the City of Toronto Inventory of Heritage Properties). In 1910, Sharp and fellow Scottish-trained architect James Hodge Brown opened a joint practice that lasted until 1919 and produced a range of buildings, including the subject church. Prior to 1923 when he moved to Los Angeles, Sharp embarked on a short-lived partnership with Herbert Horner that specialized in classically-designed bank branches across Canada. Sharp later became a movie set designer for Warner Brothers Studios in California.

Working in partnership with James Brown, Sharp's selection as the architect for St. Clement's Anglican Church was not surprising, since Sharp was the chief designer for St. Barnabas Anglican Church (1910) on Danforth Avenue while working at Darling and Pearson. St. Clement's Parish had enjoyed a long-standing association with St. Barnabas, whose clergy had led Anglican services in temporary locations in Leslieville prior to the formation of the permanent congregation.

iii. ARCHITECTURAL DESCRIPTION

St. Clement's Anglican Church is designed in the Victorian Gothic Revival style that was favoured for religious architecture in Ontario during the late 19th century and continued to influence architectural designs in the early 1900s. The Victorian period of Gothic Revival styling was inspired by the writings of English theorist and author John Ruskin, who promoted the decorative qualities of medieval architecture as found not only in Britain but in central and southern Europe. The style was identified by the application of lancet windows, picturesque rooflines and, in many instances, polychromatic effects. The Victorian Gothic Revival offered a more eclectic interpretation of Gothic precedents and, "in the 150 years of popularity that the Gothic Revival style enjoyed in Canada, the style underwent many permutations, interpretations, and re-interpretations, so that many aspects of plan, form, massing materials, siting, use and composition changed radically."⁹

St. Clement's Anglican Church rises one extended storey above a raised base with window openings along the north and south elevations. Constructed of solid brick with red brick facing, the structure is trimmed with red brick, artificial stone, limestone and wood. The long rectangular plan is covered by a steeply-pitched gable roof that features flared eaves with brackets and extended brick chimneys on the north and south slopes. The belfry, with a square base decorated with finials, survives at the west end of the roof

⁹ Maitland, "Significant Examples of the Gothic Revival Style in Canadian Architecture," n.d., 1-2

(the spire, cross and bell have been removed¹⁰). The west gable end of the roof forms the principal facade with its stepped parapet. At its base, steps lead to a pair of entrances that are flanked by brick piers with gablets. Two-sets of wood doors are inset in round-arched surrounds with corbelled brickwork and stone band courses. Above the west entries, a trio of narrow pointed-arched window openings is highlighted with corbelled brick surrounds and stone sills. A round opening with louvers is placed in the apex of the west gable. At the south end of the west façade, the stone datestone reads “To the Glory of God – 1913.”

Flanking the west wall, the north and south transepts are covered by gable roofs with timbered eaves and parapets, and feature lancet windows (with a flat-headed stone-trimmed opening on the south wall of the south extension). The side walls of the church (north and south) display tall pointed-arch window openings with brick flat arches and stone sills. While the stained glass windows have been removed from the openings on all of the elevations, the wood mullions remain. At the rear (east) end of the church, the wing extends 1½ stories on a raised base with window openings, and features an entrance with Arts and Crafts detailing on its west façade and pointed-arch window openings with a two-storey bay window on the south wall. This wing, with its flat-roofed extension, is not identified as a heritage attribute.

iv. CONTEXT

St. Clement’s Anglican Church is located on the east side of Jones Avenue in the block south of Sproatt Avenue where it is adjoined by modest house form buildings to the north and south. Along with Riverdale Collegiate, a recognized heritage building at Gerrard and Jones Avenues, St. Clement’s is one of the few surviving institutional buildings of historical note in Leslieville. With its overall scale, dominant roofline and position close to the street, the church is viewed from vantage points in both directions along Jones Avenue, and remains a familiar local landmark in the Leslieville neighbourhood.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression,	X

¹⁰ The original steeple and bell, since removed, are illustrated in the photograph of the church that is found on the second page of this Heritage Property Research and Evaluation Report.

material or construction method	
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style and type – St. Clement’s Anglican Church is a representative example of a church with features from the Victorian Gothic Revival style that was favoured for Anglican church design during the late 19th and early 20th centuries. With its scale, form and massing, steeply-pitched roof with belfry (the spire, cross and bell have been removed), characteristic pointed-arch window openings and lancet windows, and decorative detailing (including roof brackets and corbelled brickwork), the church exemplifies Victorian Gothic Revival design as it was interpreted in Ontario in the early 1900s. Its appearance reflects the choice of parishes such as St. Clement’s to choose designs that were deemed architecturally appropriate by the Anglican Church of Canada, as well as familiar symbols of spiritual and social interaction by the congregation and community.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Institution - St. Clement’s Anglican Church is valued as an institution of significance in Leslieville that served the spiritual needs of its parishioners and the social needs of the community for nearly a century. Celebrating the 100th anniversary of the congregation in 1989, a parish history noted that “with the establishment of three successive churches, expanding the Sunday Schools, the specific challenge of two world wars, as well as responding to the social needs of the Depression, St. Clements has remained faithful to its original dream.”¹¹ St. Clement’s Anglican Church is linked to the evolution of Leslieville as it developed from a sparsely populated hamlet adjoined by market gardens and brick yards to the thriving suburban community that emerged between 1884 and World War I after annexation and improved transportation links brought residential, commercial, industrial and institutional development.

Architects – St. Clement’s Anglican Church reflects the career of Scottish-born and Toronto-based architect Andrew Sharp, who designed the complex in partnership with architect James Brown after gaining experience with important architectural firms in Glasgow, Montreal and Toronto, particularly Darling and Pearson. Described as “a talented and ambitious designer and a skilled delineator,”¹² Sharp was affiliated with

¹¹ St. Clement Riverdale: 100th anniversary, 1889-1889, 1989

¹² “Andrew Sharp,” entry in Biographical Dictionary of Architects in Canada, 1800-1950. Some of Sharp’s drafting skills may be attributed to his apprenticeship with Burton, who is described by Gray (Edwardian

Brown in the production of bank branches, church buildings and private residences. St. Clement’s Anglican Church is the only identified church that Sharp designed in Toronto during his partnership with Brown.¹³

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Surroundings – St. Clement’s Anglican Church is physically, visually and historically linked to its surroundings. Constructed in Leslieville during the period when the community was developing as a working-class suburb east of downtown Toronto, the church retains its highly visible presence on Jones Avenue where it stands out among the adjoining house form buildings.

Landmark – With its prominent location on the east side of Jones Avenue, south of Gerrard Street East, where it is viewed from many vantage points, St. Clement’s Anglican Church is a local landmark in Leslieville.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 175 Jones Avenue has cultural heritage value for its design, associative and contextual significance. A representative example of Victorian Gothic Revival styling applied to an early 20th century church, St. Clement’s Anglican Church (1914) is also valued as an institution of importance in Leslieville where it served the spiritual needs of its congregation and the social needs of the community for nearly a century. Located on the east side of Jones Avenue, south of Gerrard Street East, St. Clement’s Anglican Church is a local landmark in Leslieville.

5. SOURCES

Archival Sources

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- Assessment Rolls, City of Toronto, 1895 ff.
- Building Permit #5677, July 14, 1913
- Building Specifications and Drawings, May 1913, Building Records, Toronto and East York
- City of Toronto Directories, 1889 ff.
- Goald’s Atlases, 1910 revised to 1913 and 1924

Architecture, 1985, 129) as an architect who attached particular importance to working drawings and sought to raise the standard of British drafting to that of the Americans in the early 20th century

¹³ The pair also designed the Sunday School addition to Riverdale Presbyterian Church on Pape Avenue in 1912

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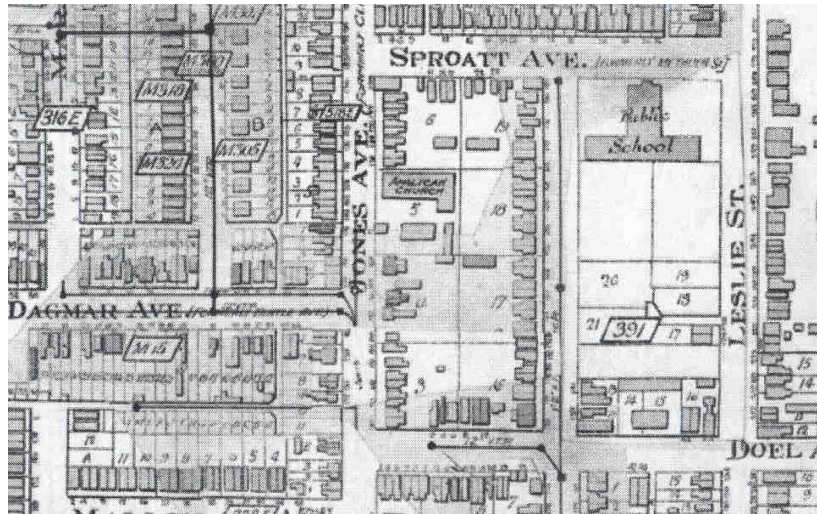
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Photograph, St. Clement's Anglican Church, 173 (sic) Jones Avenue, 1983
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"St. Clement's Church, Jones Avenue, Toronto: historical sketch of the parish issued in conjunction with the 40th anniversary, April 28-May 5, 1929"
"St. Clement's Church, Riverdale, 1889-1984: 75th anniversary, historical sketch"
"St. Clement Riverdale: 100th anniversary, 1889-1989," 1989
Undated photograph, St. Clement's Church, showing west entrance and datestone
Undated photograph, St. Clement's Church, showing interior with east end and choir

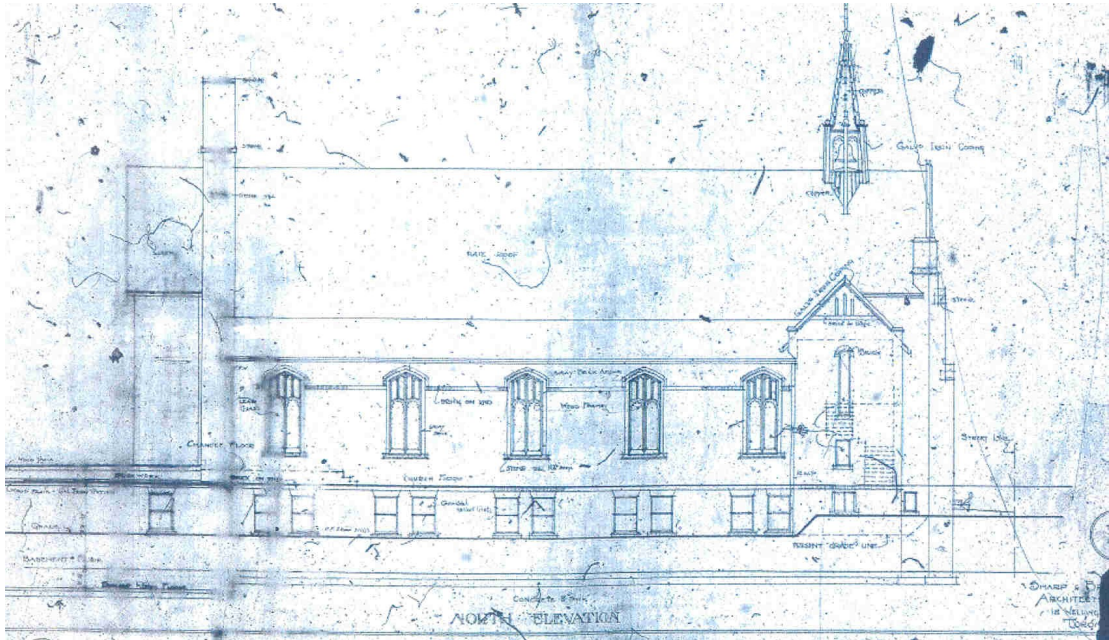
6. IMAGES



Extract, Goad's Atlas, 1910 revised to 1924, showing the location of St. Clement's Anglican Church (marked "Angelic church") on the east side of Jones Avenue, south of Sproatt Avenue



Drawing of the principal (west) façade of St. Clement's Anglican Church, 1913
(Source: City of Toronto Building Records)



Drawing of the church's north elevation
(Source: City of Toronto Building Records)



Photograph, c. 1940s, showing the west entrance of
St. Clement's Anglican Church, with the datestone on the right
(Source: Anglican Diocese of Toronto Archives)



Undated photograph of the interior of St. Clement's Anglican Church, showing the east wall with the memorial window, the adjoining wall decoration, and the vaulted ceiling with beams. The organ (left) was relocated from the second church (1899)
(Source: Anglican Diocese of Toronto Archives)



St. Clement's Anglican Church, March 2010