



**STAFF REPORT
ACTION REQUIRED**

Alteration to a Heritage Property and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 243 Perth Avenue

Date:	June 14, 2012
To:	Toronto Preservation Board Toronto East York Community Council
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 18, Davenport
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\September 11 2012\teHPS35

SUMMARY

This report recommends that City Council approve, with conditions, alterations to the property at 243 Perth Avenue, state its intention to designate the property at 243 Perth Avenue (Perth Avenue Methodist Church) under Part IV, Section 29 of the Ontario Heritage Act and authorize the entering into of a Heritage Easement Agreement between the owner of the property and the City.

The property is the subject of a development application that proposes to adaptively reuse the church building as a residential condominium and to construct a new four storey building on the north portion of the site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the proposed alterations to the existing church building and construction of a new four-storey building on the site substantially in accordance with the Heritage Impact Statement (HIS) prepared by M. W. Hall Corporation dated May 30, 2012 including drawings prepared by Caricari Lee Architects Inc. dated June 1, 2012 and Landscape Master Plan prepared by MHLA Inc. dated September 27, 2011, subject to the following conditions:

- a. Prior to the Zoning By-law coming into full force and effect, the owner shall enter into a Heritage Easement Agreement with the City for the heritage property at 243 Perth Avenue, to be registered on title;
 - b. Prior to final Site Plan Approval, the owner shall:
 - i. Provide a detailed Conservation Plan for the conservation work described in the HIS, prepared by a qualified heritage consultant detailing all recommended interventions and conservation work, and estimated costs for all conservation work, satisfactory to the Manager, Heritage Preservation Services;
 - ii. Submit landscape plans and drawings, satisfactory to the Manager, Heritage Preservation Services;
 - c. Prior to the issuance of any heritage permit the owner shall:
 - i. Submit final building permit plans and drawings for the alteration and new construction, satisfactory to the Manager, Heritage Preservation Services;
 - ii. Provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure the approved conservation work;
 - d. Prior to the release of the Letter of Credit, the owner shall provide a certificate of completion prepared by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council state its intention to designate the property at 243 Perth Avenue (Perth Avenue Methodist Church) under Part IV, Section 29 of the Ontario Heritage Act.
 3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
 4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. If the 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 designation of the property.
6. City Council grant the authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property.
7. 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

The property at 243 Perth Avenue is listed on the City's Inventory of Heritage Properties, adopted by City Council on June 24, 2008.

ISSUE BACKGROUND

In October 2011 Official Plan Amendment and Site Plan applications were filed for the property at 243 Perth Avenue. City staff were concerned with several issues including the extent of interventions to the heritage building and the design of the new adjacent building.

After discussions with City staff, the applicant submitted a revised proposal that addressed staff's concerns. The current application proposes alterations that will have a lesser impact on the historic church than originally proposed and the proposed new building has been redesigned to better complement the historic church.

Proposal

It is proposed that the historic church building be converted to residential use and that a new four-storey residential condominium building be constructed on the existing vacant parking portion of the property at the north side. The two buildings are proposed to be linked at the side (north-west) entrance porch of the church.

Alterations proposed for the historic church building include enlarging existing window and door openings and replacing existing glazing with thermal units throughout, adding new window and door openings, two skylights and four dormer windows on the south elevation, adding a single continuous dormer and eight skylights on the north elevation, and creating below-grade patios on three elevations. A new glazed vestibule is proposed to connect the historic church to the new building at the north face of the existing gable-roofed entrance porch.

The new four-storey building is proposed to be constructed of red brick and situated in a manner that aligns with the adjacent houses along Perth Avenue and steps back toward the historic church.

Policy Framework

On March 3, 4 and 5, 2008, Council adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) as the document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City. Standards that apply to rehabilitation proposals include:

1. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
2. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

COMMENTS

The proposed alterations and new construction are acceptable as a means to rehabilitate the church building for condominium use. The majority of the proposed alterations occur on the north elevation of the building and at the north portion of the site. The presence of a new four storey building in this location will obscure most of the alterations proposed for the north elevation of the church. The connection between the two buildings will be glazed and will occur at the side entrance porch of the church allowing the original fabric to be visible and the historic church building to be read as separate from the new building. The alterations proposed for the building's primary elevations on Perth and Wallace Avenues have minimal impact due to the mitigation measures that have been incorporated into the overall design of the project such as massing, use of materials and colour, and the retention of the building's heritage attributes such as pointed arch window openings, gable roof, towers, gable-roofed rear wing and side entrance and turret. Conservation of key elements of the building is also proposed and will include exterior masonry, stone and wood mouldings.

Staff find the proposal to rehabilitate the historic church building necessary in order to maintain its continued use since the original use is not sustainable. The essential form, fabric and details of the building will be maintained while accommodating new interior residential functions.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 15) and determined that the property at 243 Perth Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 243 Perth 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 values. Located on the northeast corner of Perth and Wallace Avenue, Perth Avenue Methodist Church (1913) is a fine representative example of a church with Neo-Gothic styling by the Toronto architectural firm of G. M. Miller and Company that stands as a local landmark in the neighbourhood known as the Junction Triangle.

The Reasons for Designation (Statement of Significance), found in Attachment No. 14 are the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

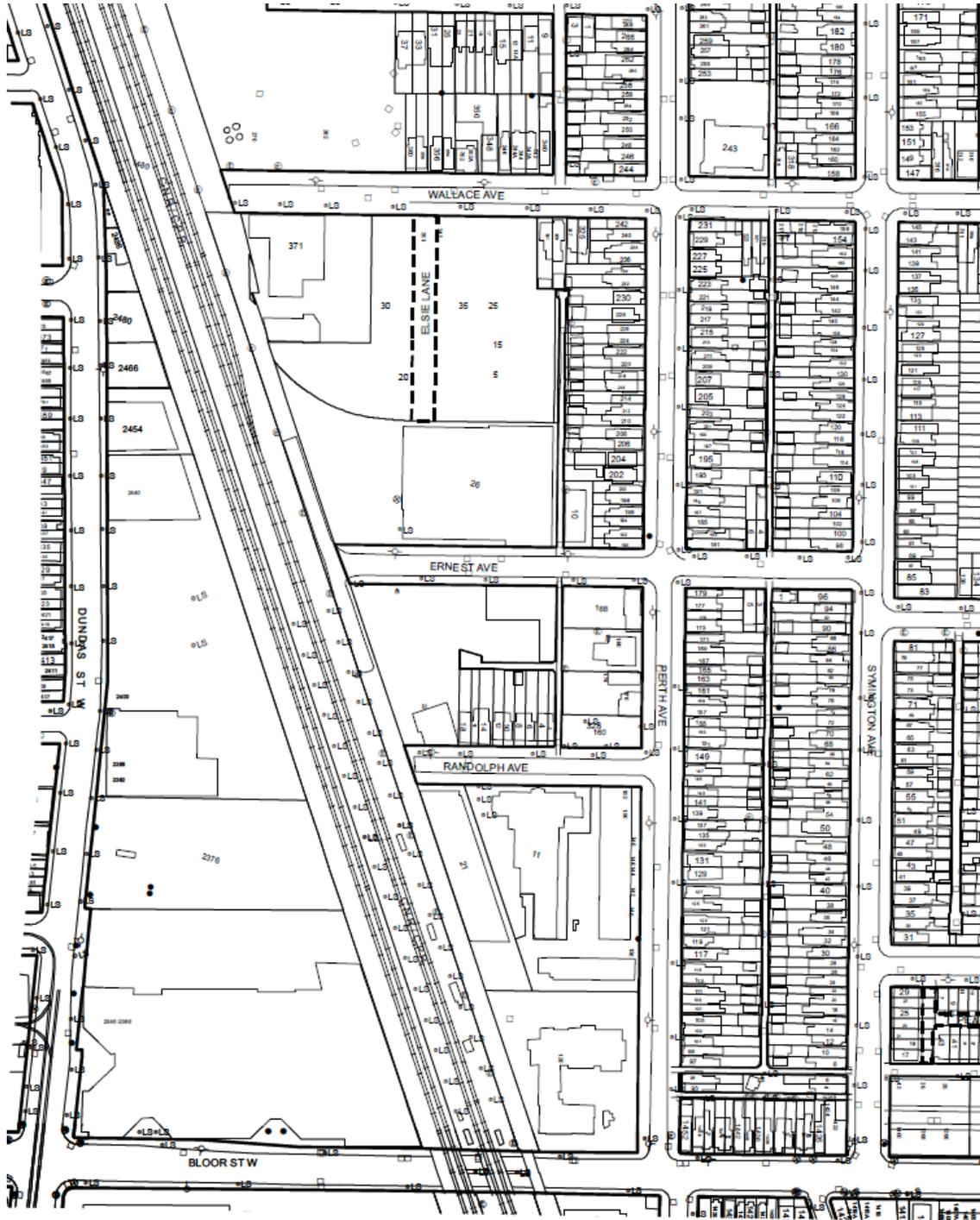
Mary L. MacDonald, Acting Manager
Heritage Preservation Services
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Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Robert Freedman
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph - South and West Elevations
Attachment No. 3 – Photograph – North and West Elevations
Attachment No. 4 – Photograph – South and East Elevations
Attachment No. 5 – Proposed Site Plan and Ground Floor Plan
Attachment No. 6 – Proposed Second Floor Plan
Attachment No. 7 – Proposed Third Floor Plan
Attachment No. 8 - Proposed Fourth Floor Plan
Attachment No. 9 – Proposed West Elevation
Attachment No. 10 – Proposed South Elevation
Attachment No. 11 – Proposed North Elevation
Attachment No. 12 – Proposed East Elevation
Attachment No. 13 – Proposed Section
Attachment No. 14 – Reasons for Designation (Statement of Significance)
Attachment No. 15 – Heritage Property Research and Evaluation Report



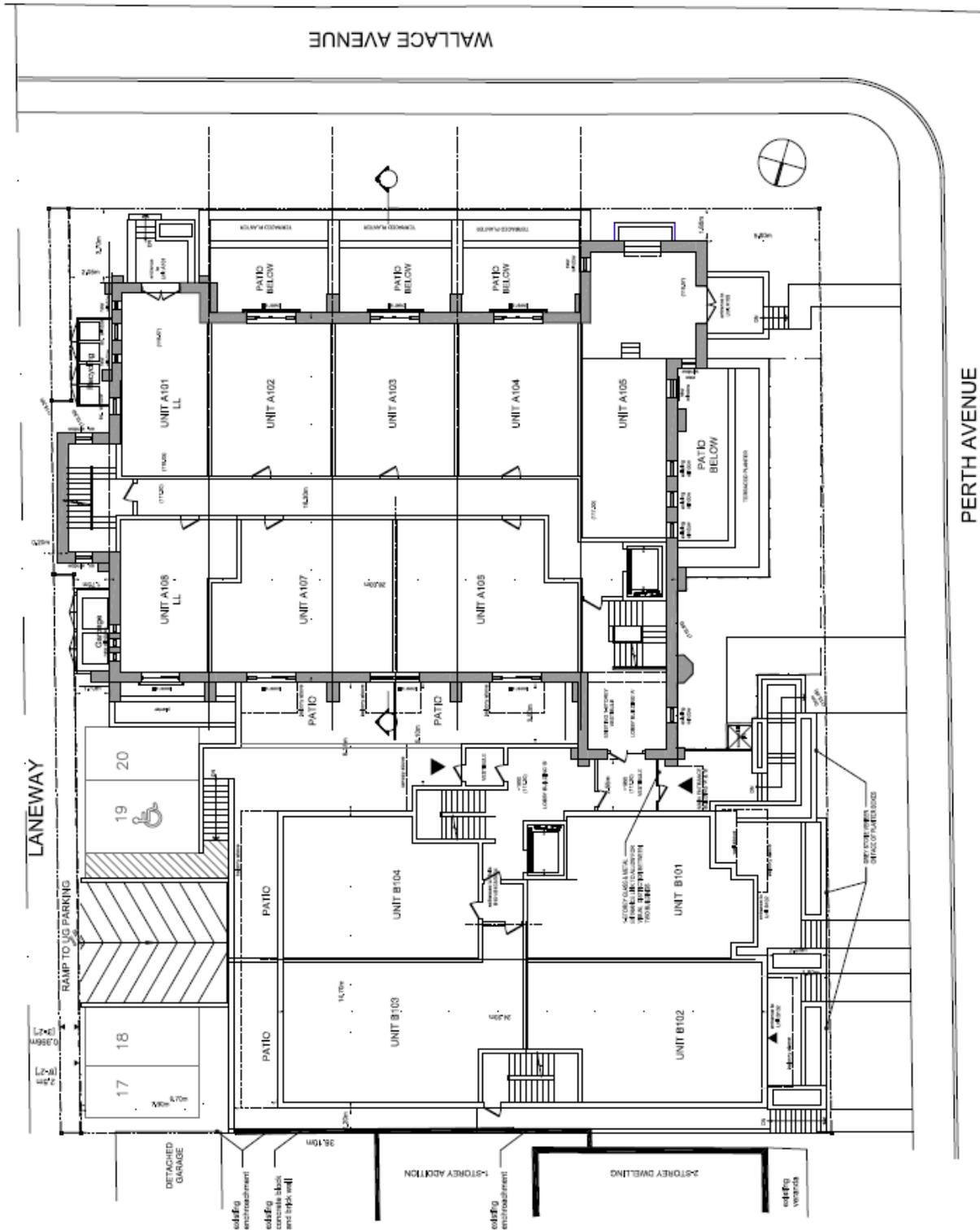




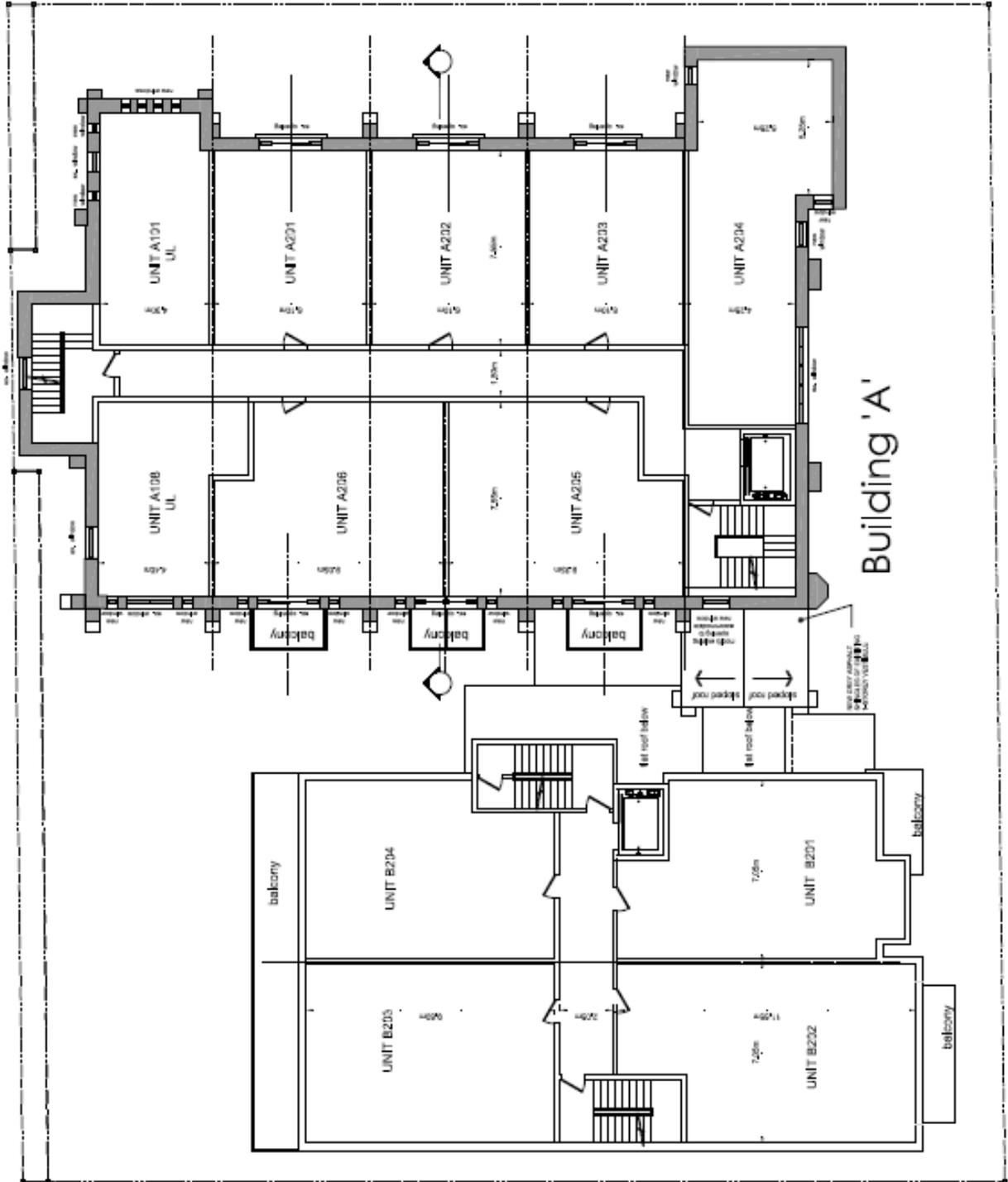


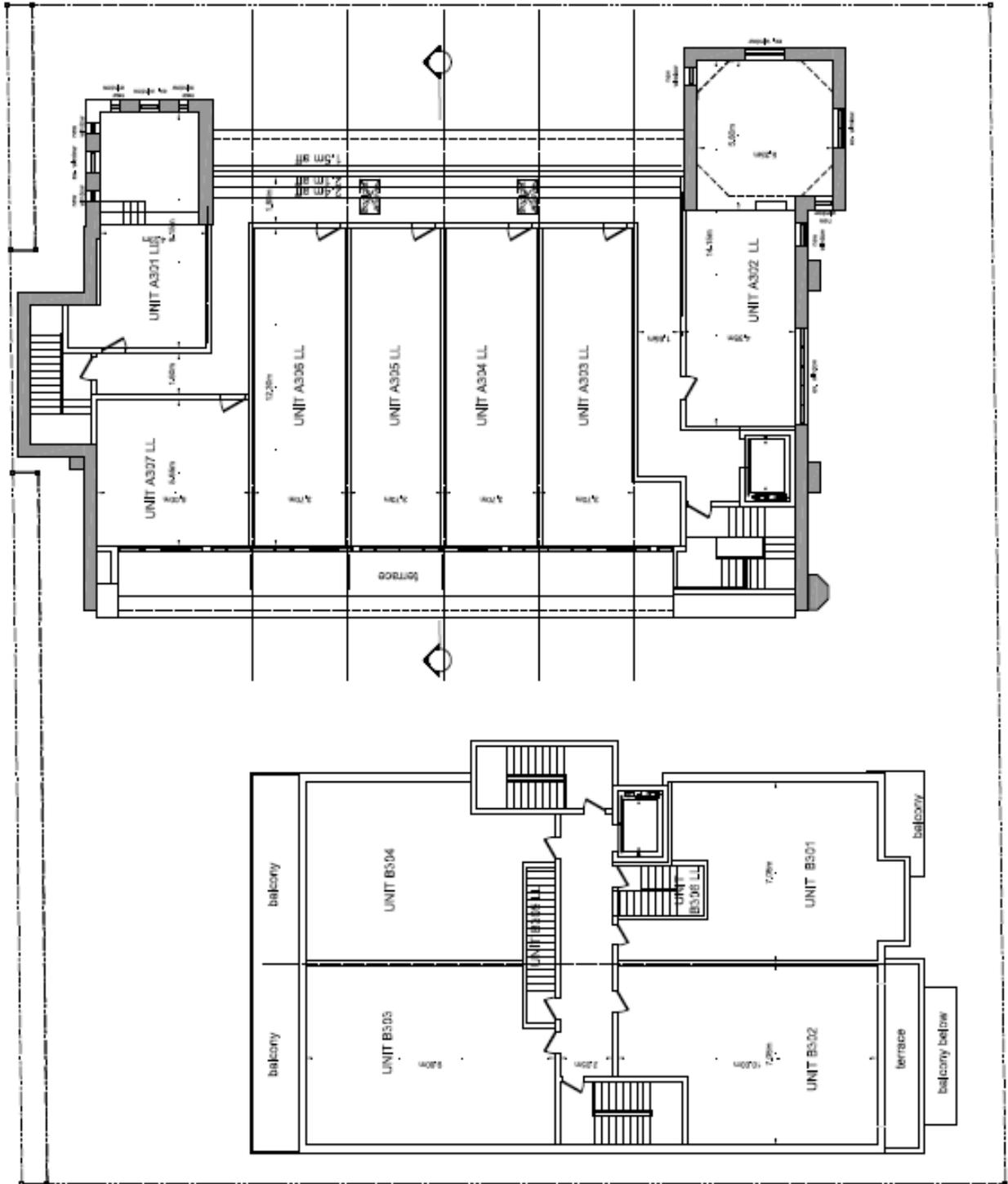
PROPOSED SITE PLAN AND
GROUND FLOOR PLAN: 243 PERTH AVENUE

ATTACHMENT NO. 5

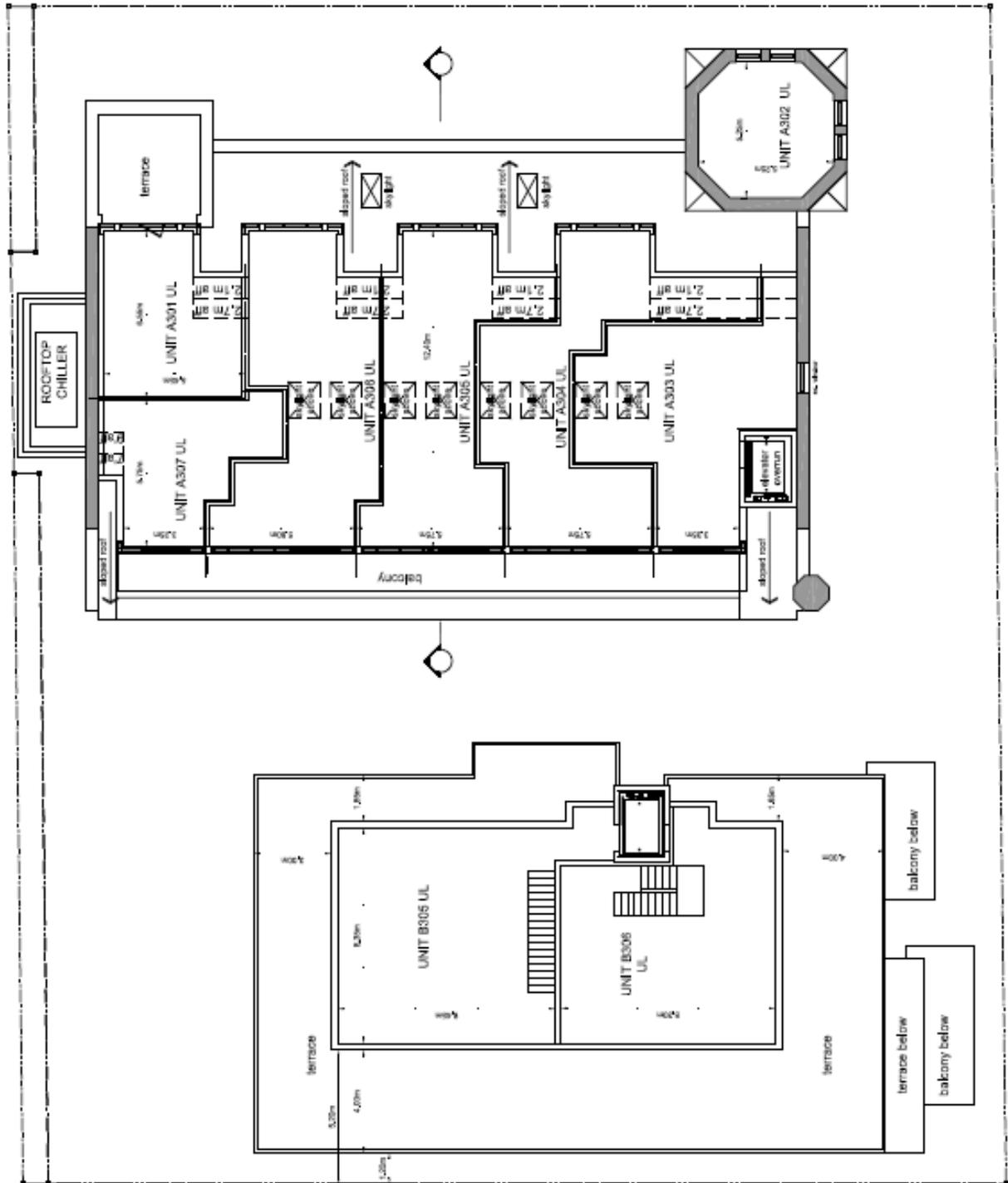


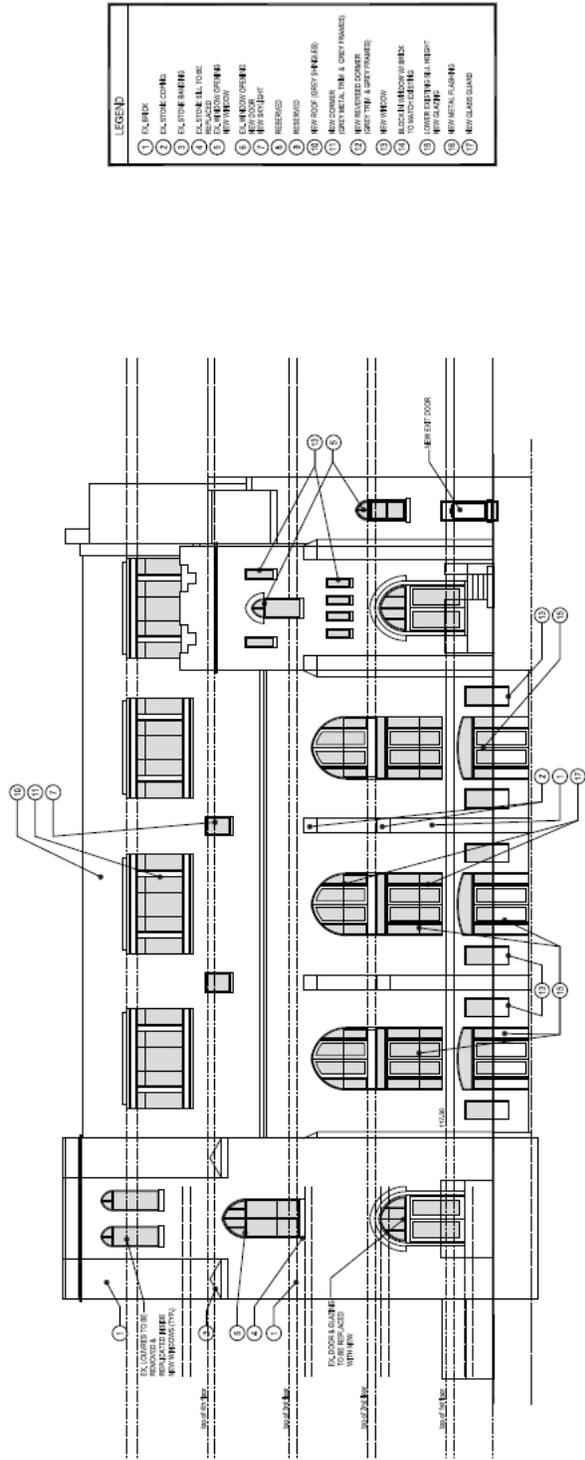
PROPOSED SECOND FLOOR PLAN: 243 PERTH AVENUE ATTACHMENT NO. 6





PROPOSED FOURTH FLOOR PLAN: 243 PERTH AVENUE ATTACHMENT NO. 8





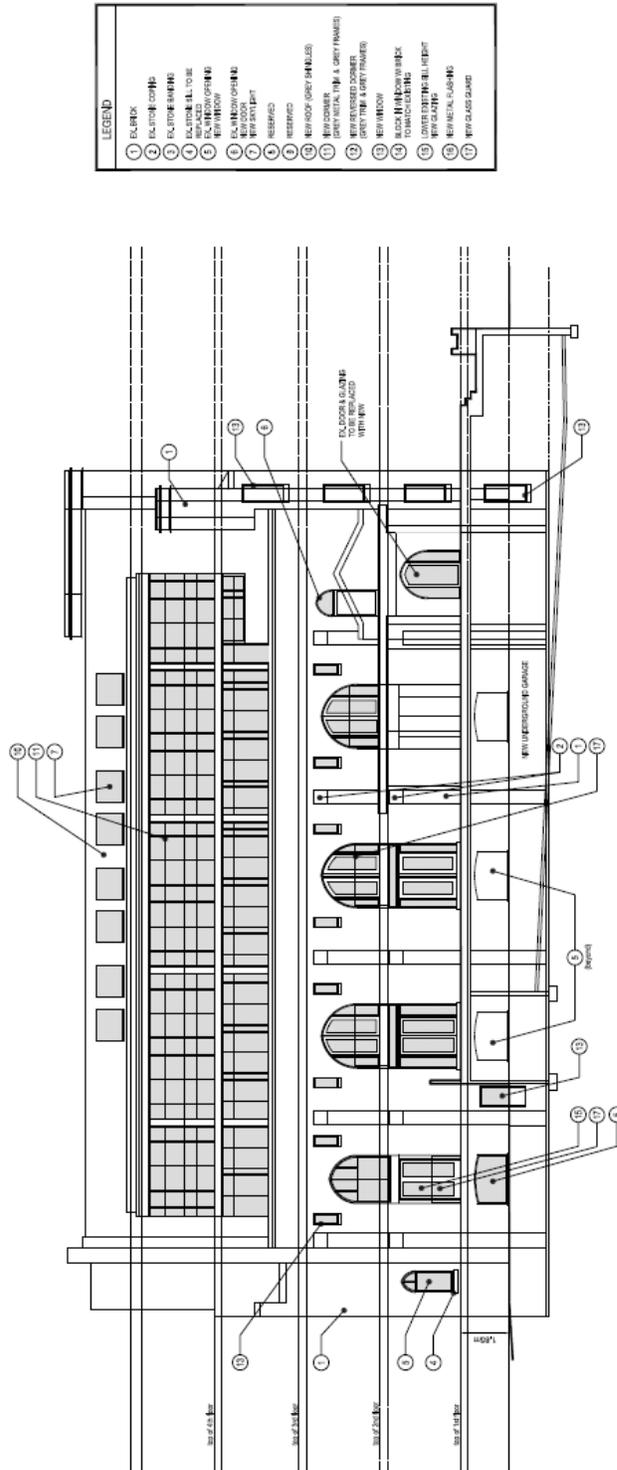
LEGEND

1	EX. BRICK
2	EX. STONE CLADDING
3	EX. STONE IMPART
4	EX. STONE ALL TONE
5	REPLACED EX. WINDOW WITH NEW WINDOW
6	EX. WINDOW OPENING
7	NEW WINDOW
8	NEW DOOR
9	RESERVED
10	RESERVED
11	NEW ROOF (SEE DETAILS)
12	NEW CORNER TRIM & GREY FRAMES
13	NEW RECESSED CORNER GREY TRIM & GREY FRAMES
14	NEW WINDOW
15	BLACKEN WINDOW TO MATCH EXISTING TO MATCH EXISTING
16	NEW METAL GLAZING
17	NEW METAL GLAZING
18	NEW METAL GLAZING
19	NEW METAL GLAZING
20	NEW GLASS GLAZING

PROPOSED SOUTH ELEVATION
01 JUNE 2012

CORNERSTONE
1913 LOFTS
243 Perth Avenue
Toronto, Ontario

PROPOSED NORTH ELEVATION: 243 PERTH AVENUE ATTACHMENT NO. 11



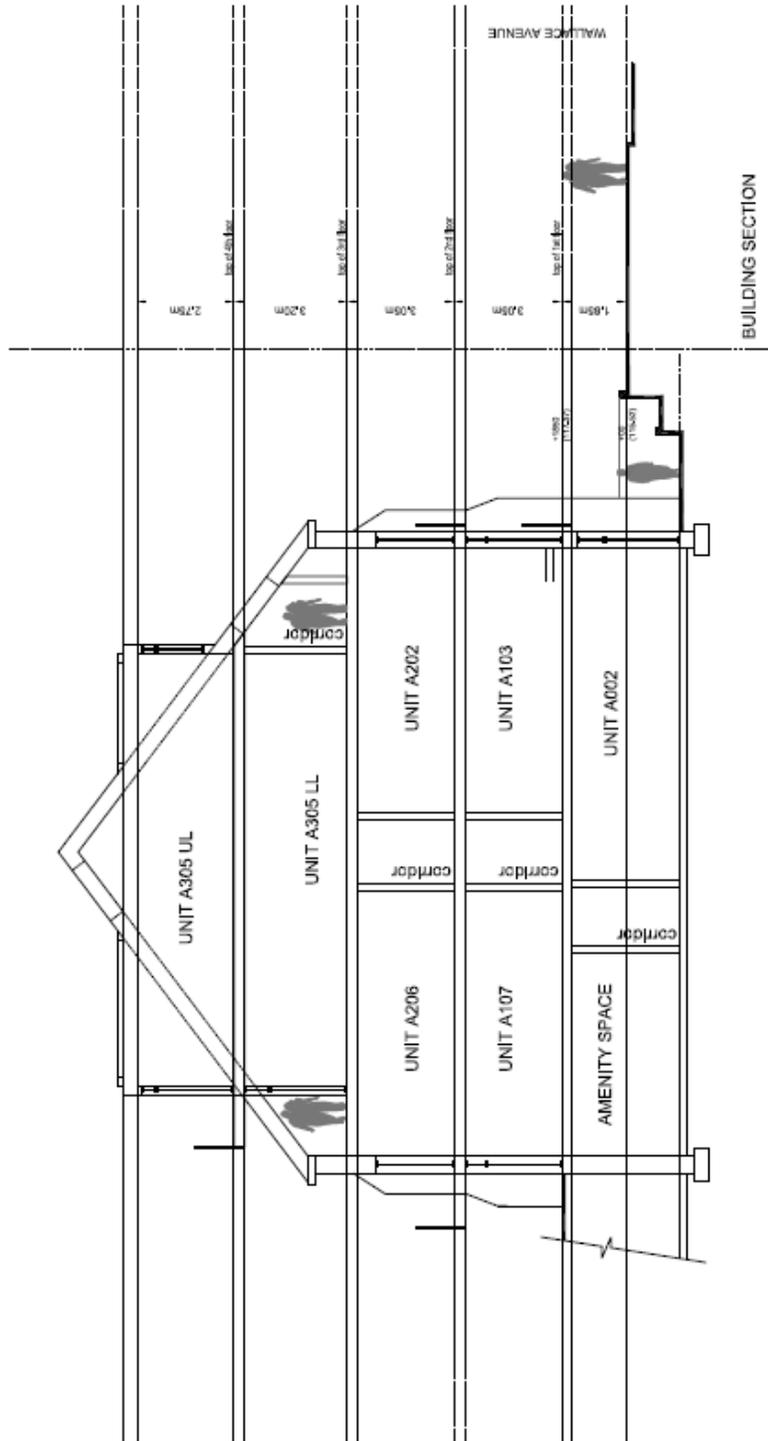
LEGEND

- 1 EXTERIOR
- 2 EXTERIOR CORNER
- 3 EXTERIOR FINISH
- 4 EXTERIOR WALL TO BE
- 5 EXTERIOR WINDOW
- 6 EXTERIOR DOOR
- 7 EXTERIOR CORNER
- 8 EXTERIOR FINISH
- 9 EXTERIOR CORNER
- 10 EXTERIOR CORNER
- 11 EXTERIOR CORNER
- 12 EXTERIOR CORNER
- 13 EXTERIOR CORNER
- 14 EXTERIOR CORNER
- 15 EXTERIOR CORNER
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- 25 EXTERIOR CORNER
- 26 EXTERIOR CORNER
- 27 EXTERIOR CORNER

PROPOSED NORTH ELEVATION
01 JUNE 2012

243 Perth Avenue
Toronto, Ontario





Perth Avenue Methodist Church

Description

The property at 243 Perth 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 values. Located on the northeast corner of Perth Avenue and Wallace Avenue, the building was completed in 1913 as Perth Avenue Methodist Church. The site was listed on the City of Toronto Inventory of Heritage Properties in 2008.

Statement of Cultural Heritage Value

Perth Avenue Methodist Church has design value as a representative example of an early 20th century church designed in the Neo-Gothic style. Distinguished by the use of medieval-inspired elements such as pointed-arch openings, buttresses and towers, the style was popular for churches in the early 1900s.

The site has been associated for nearly a century with congregations of the Methodist Church in Canada, the United Church of Canada, and the Seventh Day Adventist Church. According to the United Church Archives, the origins of Perth Avenue Methodist Church date to the late 19th century when a Methodist congregation was established in the neighbourhood northeast of Bloor Street West and Dundas Street West. In 1892, the church became known as Perth Avenue Methodist Church, and in 1913 the current building was completed. The congregation joined the newly formed United Church of Canada in 1925. Perth Avenue United Church amalgamated with Davenport Road United Church at 1900 Davenport Road as Davenport-Perth United Church in the early 1970s. Since that time, the Toronto Perth Seventh Day Adventist Church has occupied the site at 243 Perth Avenue.

Perth Avenue Methodist Church was designed by the Toronto architectural firm of G. M. Miller and Company, according to plans dated 1910. After forming a private practice in the late 1800s, George Miller was noted for his association with Toronto's prominent Massey family, for whom he co-designed Massey Hall (completed in 1894). Among his many well-known commissions are the Lillian Massey Building (1908-1912) at 153 Bloor Street West, the former Havergal Ladies College (1898) at 354 Jarvis Street, and the Gladstone Hotel (1889-1890) at 1204 Queen Street West, all of which are designated under Part IV, Section 29 of the Ontario Heritage Act.

Contextually, with its prominent location on a corner lot, Perth Avenue Methodist Church is a local landmark in the neighbourhood northeast of the intersection of Bloor Street West and Dundas Street West. The community developed within the triangle outlined by the three railway lines that were extended through the district in the late 19th century, attracting factories, workers' housing, and schools and churches.

Heritage Attributes

The heritage attributes of the property at 243 Perth Avenue are:

- The scale, form and massing of the church
- The materials, with red brick cladding, and brick, stone and wood trim
- The gable roof that covers the main body of the church, with coping and a chimney
- The west façade on Perth Avenue, which features a monumental pointed arch window opening flanked by buttresses with weatherings
- On the long side elevations (south and north), the pointed-arch window openings that are organized by buttresses with gablets
- The tower at the southwest corner, which features entrances set in pointed-arch surrounds on the west and south faces, pointed-arch window openings above, beveled corners with stone detailing and, under the flat roof, a stone band course and paired openings with louvered shutters
- On the southeast corner, the tower with a pointed-arch entrance on the south face, corner buttresses, pointed-arch window openings, and a flat roof with crenelles
- The fenestration on all the elevations, with segmental-arched openings in the basement level, and various sized pointed-arch openings above
- The narrow gable-roofed wing on the rear (east) wall, the small gable-roofed entrance porch on the north elevation, and the multi-sided turret on the northwest corner
- The position of the building on a corner lot with the main façades facing Perth Avenue (west) and Wallace Avenue (south)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



PERTH AVENUE METHODIST CHURCH
243 PERTH AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2012

1. DESCRIPTION



Above: west façade (left) & south elevation (right), June 2012 (Heritage Preservation Services);
Cover: west façade, 2007 (City of Toronto Planning Department)

243 Perth Avenue: Perth Avenue Methodist Church	
ADDRESS	243 Perth Avenue (northeast corner of Wallace Avenue)
WARD	18 (Davenport)
LEGAL DESCRIPTION	Plan M13, Lots 232 and 233 and Part Lot 231
NEIGHBOURHOOD/COMMUNITY	Junction Triangle
HISTORICAL NAME	Perth Avenue Methodist Church
CONSTRUCTION DATE	1913
ORIGINAL OWNER	Trustees, Perth Avenue Methodist Church
ORIGINAL USE	Institutional (church)
CURRENT USE*	vacant * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	G. M. Miller & Son, architects
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding & brick, stone & wood detailing
ARCHITECTURAL STYLE	Neo-Gothic
ADDITIONS/ALTERATIONS	1979, basement altered
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	June 2012

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 243 Perth Avenue, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1887	Simeon Hemon Janes registers a subdivision for the lands between the intersecting lines of the Canadian Pacific Railway and the Canadian Northern Railway northwest of Bloor Street West and Lansdowne Avenue
1889	Churchill Avenue Methodist Church (predecessor to the present church) opens on the northwest corner of present-day Perth and Ernest Avenues
1907 Sept	The subject property near the northeast corner of Perth and Wallace Avenues is owned by the City of Toronto
1908 Sept	The trustees of Perth Avenue Methodist Church are first recorded on the tax assessment rolls as the owners of the property at present-day #243 Perth
1910	G. M. Miller & Company, architects, prepares the plans for the new Perth Avenue Methodist Church
1912 July	The cornerstone is laid for the new church
1913 March	A building permit is issued for the complex
1913 May	The new church is officially dedicated
1923	The building is illustrated on Goad's Atlas for 1910 updated to 1923
1925	The congregation joins the newly-formed United Church of Canada
1970	Perth Avenue United Church amalgamates with Davenport Road United Church as Davenport-Perth United Church at 1900 Davenport Road
1970	The Ontario Conference Corporation of the Seventh-Day Adventist Church acquires the property
2008 June	The property at 243 Perth Avenue is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Junction Triangle Neighbourhood

The property at 243 Perth Avenue is situated in the neighbourhood recently named the Junction Triangle for its shape created by the intersection of three railway lines. After the founding of the Town of York in the late 18th century, Alexander Aitken's plan subdivided the lands north of Bloor Street between the Don and Humber Rivers into 100-acre farm lots that were organized along concessions and "side lines" reserved for roads. This rudimentary transportation network was extended by the early 1850s when the Ontario, Simcoe and Huron Union Railroad Company (the first passenger line in the province) ran its tracks along a line west of and parallel to present-day Lansdowne

Avenue.¹ The Ontario Simcoe and Huron Railway was the first of three lines built in the 19th century that formed a triangle covering parts of farm lots 33 and 34 in Concession 3 northwest of Bloor and Lansdowne. The railways "brought more people, land subdivisions and factories" with the development of residential communities that were initially filled with inhabitants of English, Scottish and Irish origin, most of whom were affiliated with the Anglican and Methodist denominations.²

In 1888, the City of Toronto annexed the large unincorporated area northwest of Bloor Street West and Bathurst Street, gradually bringing municipal services to the growing population.³ This move was anticipated by Simeon Hemon Janes, an intrepid realtor responsible for the original development of the Annex, who registered Plan M13 on part of farm lot 33 northwest of Bloor and Lansdowne. The parcel on the northeast corner of Perth (originally Churchill) and Wallace Avenues was acquired by the City of Toronto. The status and development of the subject property can be traced on Goad's Atlases from the late 19th and early 20th centuries, extracts from which are attached (Images 3-5).

Perth Avenue Methodist Church

The origins of the church building at 243 Perth Avenue date to the late 19th century when a Methodist congregation was founded in neighbourhood north of Bloor Street West between Lansdowne Avenue and Keele Street. The congregation was associated with St. Clarens Methodist Church in Brockton until March 1889 when it moved into a newly constructed church on the northwest corner of present-day Perth and Ernest Avenues (Image 6). The edifice was known as Churchill Avenue Methodist Church until 1892 when the street was renamed Perth Avenue.

While the congregation was beset with financial difficulties, its increasing membership coupled with a grant from "The Social Union" (a Methodist philanthropic organization) enabled the trustees to secure a larger parcel of land on the northeast corner of Perth and Wallace Avenues in anticipation of building a larger edifice. However, "delay in the disposal of the old church property, and also in getting the financial assistance from the Methodist Union which had been assured to use when a new site was decided upon, prevented progress with the new building..."⁴ Architectural plans were commissioned in 1910, two years prior to the laying of the cornerstone. The building permit issued in 1913 is appended as Image 10.

¹ The Ontario Simcoe and Huron Railway was absorbed by the Canadian Northern Railway, followed by the Grand Trunk Railway and today's Canadian National Railways

² Byers, 4

³ South of Bloor Street West, Brockton was incorporated as a village in 1880, four years before the City of Toronto annexed it. In 1888, the community directly west of the Junction Triangle was incorporated as the Village of West Toronto and, as the Town of West Toronto, annexed the neighbouring hamlets of Carlton and Davenport before being absorbed by the City of Toronto in 1909

⁴ Perth Ave UC Diamond Jubilee March 1948", unpagged

The archival photographs shown in Images 11 and 12 were taken in 1913 and 1924, respectively, a period when the congregation installed two memorial windows commemorating its members who participated in World War I, as well as a Casavant organ. After joining the new United Church of Canada in 1925, the church was renamed Perth Avenue United Church. With declining membership in the late 20th century, in 1970 Perth Avenue United Church amalgamated with Davenport Road United Church at 1900 Davenport Road under the new name Davenport-Perth United Church, and shared the Davenport complex.⁵ The Perth Avenue site was acquired by the Seventh-Day Adventist Church, which occupied the premises for nearly 40 years.

G. M. Miller and Company, Architects

Perth Avenue Methodist Church was designed by the Toronto architectural practice of G. M. Miller and Company, whose plans for the structure are attached as Images 8-10. The firm was founded by George Martel Miller who, after completing his education at the University of Toronto and apprenticing with Charles Walton, embarked on a solo practice in 1886.⁶ Miller's portfolio included numerous residential projects in Toronto's upscale neighbourhoods, as well as an array of institutional, commercial and industrial buildings.⁷ However, Miller is best remembered for his commissions for the Massey family, founders and entrepreneurs of the agricultural implements conglomerate originally known as Massey-Harris. After his role as supervising architect for Massey Hall (1893), Miller prepared the plans for Dentonia Park Farm (1897), an addition to "Euclid Hall" (Hart Massey's Jarvis Street residence in 1900), and the Lillian Massey Household Science Building at Victoria College (1908).⁸

Among the ecclesiastical commissions accepted by G. M. Miller and Company that have been identified, most involved the Canada Methodist Church (later the United Church of Canada), and included Sunday School additions and the remodelling of existing edifices.⁹ Prior to preparing the plans for Perth Avenue Methodist Church, Miller's firm designed the North Parkdale Methodist Church at 136 Sorauren Avenue in 1908.¹⁰ Other surviving

⁵ The property at #1900 Davenport (built 1900) was designated under Part IV, Section 29 of the Ontario Heritage Act in 1987 by By-law No. 490-87

⁶ During Miller's tenure, Walton designed the Toronto Arcade on Yonge Street, a shopping complex with an interior pedestrian passage to Victoria Street, which remained his best-known work in Toronto prior to its demolition in 1955

⁷ Buildings designed by Miller and recognized on the City's heritage inventory include the iconic Gladstone Hotel (1889) at 1204 Queen Street West, former Havergal Ladies College (1898) at 354 Jarvis Street, Victoria College's Annesley Hall (1902) at 95 Queen's Park, and the City Dairy and Stables (1900 and 1909) at 487 Spadina Crescent

⁸ While the buildings at Dentonia Park Farm do not survive, the property is marked by a historical plaque. Euclid Hall at 515 Jarvis Street and the Lillian Massey Building at 153 Bloor Street West are designated under Part IV, Section 29 of the Ontario Heritage Act

⁹ Many of Miller's projects are identified in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1484>, unpagged

¹⁰ Renamed North Parkdale United Church, it became the Annunciation of the Virgin Mary Orthodox Cathedral in 1961

churches by Miller in Toronto are St. Paul's Anglican Church (1924) at 404 Willard Avenue and the former Danforth Avenue Methodist Church (now Eastminster United Church, also 1924) at #310 Danforth, which share characteristics of Neo-Gothic styling with Perth Avenue Methodist Church¹¹.

iii. ARCHITECTURAL DESCRIPTION

Archival and contemporary photographs of Perth Avenue Methodist Church are found on the cover and in Sections 1 and 6 of this report. Its design bears the hallmarks of the Neo-Gothic style that was popular for ecclesiastical and institutional buildings in the period leading up to World War I. While the Neo-Gothic retained the historical references inherent in Gothic designs, "the new composition adapts to the different requirements of the 20th century, resulting in a highly formalized building that is distinguished from its 19th century predecessors by sheer size, the lack of the asymmetrical or picturesque quality, and uniform, almost monochromatic exterior finishes."¹² Perth Avenue Methodist Church displays the steeply-pitched gable roof, pointed-arched openings and somber surfaces associated with the Neo-Gothic style.

Above a raised base with segmental-arched window openings, the church is covered by a gable roof with coping and a chimney. The structure is clad with red brick and trimmed with brick, stone and wood. The principal (west) façade on Perth Avenue features a monumental pointed-arch window opening that is flanked by buttresses with weatherings and, at the northwest corner, a multi-sided turret. On the southwest corner, a flat-roofed tower has entrances that face Perth and Wallace Avenues. The entries and the single and pairs of window openings that surmount them are placed in pointed-arch surrounds (with louvred shutters on the paired windows), while the tower features beveled corners with stone detailing. Pointed-arch window openings are placed on the long side elevations (north and south) where they are organized by buttresses with gablets (coping stones). At the east end of the south elevation, a second tower displays a pointed-arch entrance on the south face, pointed-arch window openings, and corner buttresses beneath a flat roof with crenelles. A narrow gable-roofed wing marks the rear (east) wall, while a small gable-roofed entrance porch is placed on the north elevation.

iv. CONTEXT

The property at 243 Perth Avenue is shown on the property data map attached as Image 1 where it anchors the northeast corner of Perth and Wallace Avenues in the neighbourhood now known as the Junction Triangle (Image 2). An archival photograph from 1923 (Image 13) shows its location in a predominantly residential community with industrial buildings adjoining the three railway lines that delineate the area. Within the neighbourhood's boundaries, including the sections of Bloor Street West and Dupont Street crossing it, the Toronto Hydro Junction Substation (1911) at 30 Edwin Avenue and

¹¹ Miller also designed the Sunday School addition for Centennial Methodist Church (later Centennial Japanese United Church) at 701 Dovercourt Road, which was designated under Part IV, Section 29 of the Ontario Heritage Act in 2008 to coincide with the conversion of the building to residential condominiums

¹² Blumenson, 134

the Viceroy Factory (c.1929) at 1655 Dupont Street are recognized on the City of Toronto Inventory of Heritage Properties, along with the CGE Ward Street Works (1922) at #224 Wallace along its eastern border.

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

Representative and Early Example – Perth Avenue Methodist Church has design value as a fine representative example of an early 20th century church designed in the Neo-Gothic style. Popular for ecclesiastical architecture in the pre-World War I era, the Neo-Gothic styling of the Perth Avenue Methodist Church is evident in the pointed-arched openings, buttresses and towers inspired by medieval prototypes, combined with the scaled back decorative program typical of the period.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
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

Architect – Perth Avenue Methodist Church was designed by Toronto architect George Martel Miller who, while best known for the commissions he received from the influential Massey family, had an extensive portfolio in Toronto of various building types. With the bulk of his ecclesiastical commissions received from Methodist congregations, Perth Avenue Methodist Church is an important surviving example of Miller's practice.

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	N/A
iii. landmark	X

Landmark – As an institutional building with a distinctive design and towers that occupies a corner lot in a neighbourhood of residential and industrial edifices, Perth Avenue Methodist Church is a local landmark in the Junction Triangle.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 243 Perth Avenue has cultural heritage value as a fine representative example of an early 20th century church designed in the Neo-Gothic by the Toronto architectural firm of G. M. Miller and Company, which stands as a local landmark in the Junction Triangle. In use as a church for nearly a century, the building retains its architectural integrity.

5. SOURCES

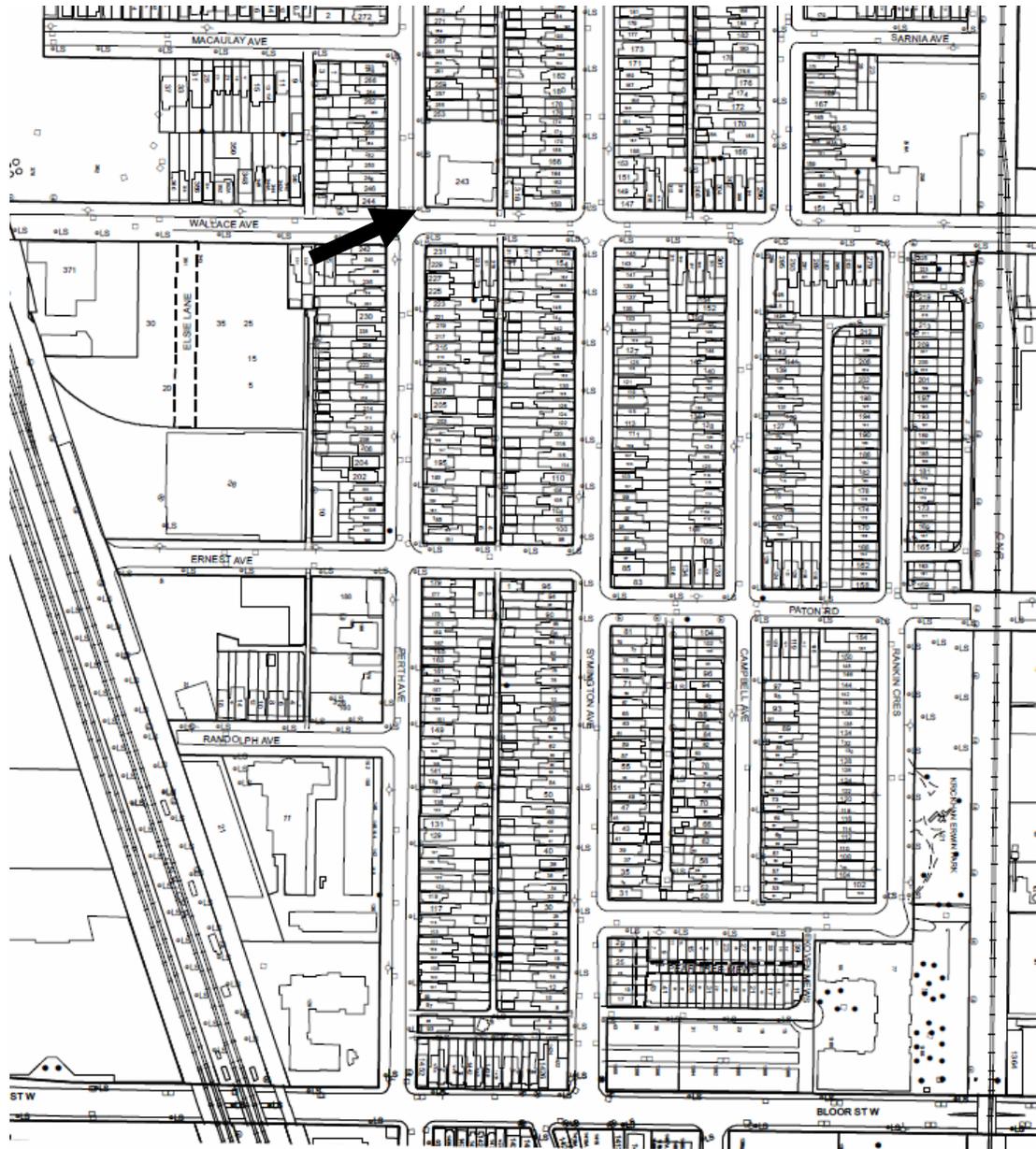
Archival Sources

Abstract Indices of Deeds, Plan M13, Lots 232 and 233 and part Lot 231
Aerial Map, City of Toronto, 1941
Assessment Rolls, City of Toronto, Ward 6, Division 4, 1906-1914
Building Permit # 2512, March 1913
Building Records, City of Toronto, Toronto and East York, 1910-1979
City of Toronto Directories, 1910 ff.
Goad's Atlases, 1890-1923
Photograph, Wallace Avenue, 1923, City of Toronto Archives, Fonds 1231, Item 1301

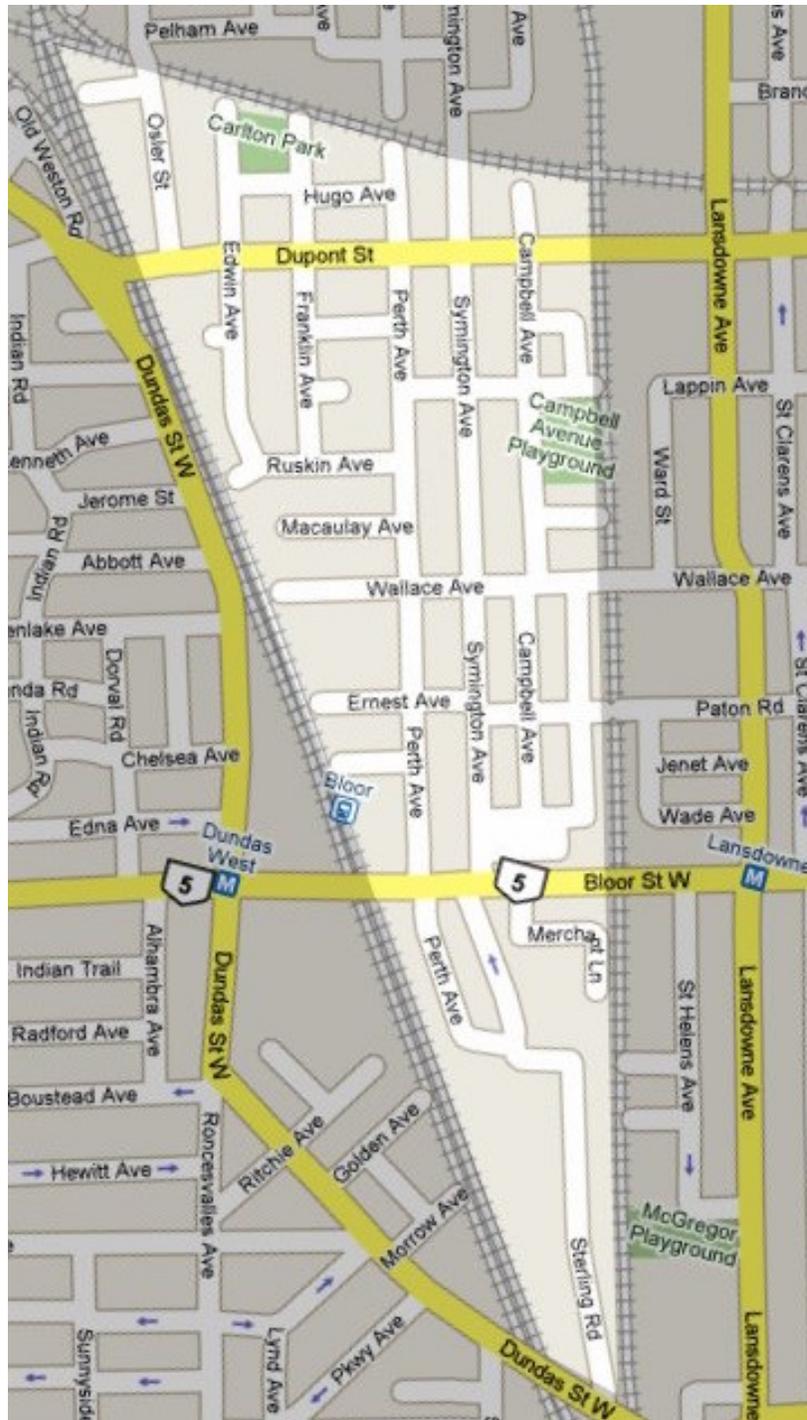
Secondary Sources

Blumenson, John, Ontario Architecture, 1990
Byers, Nancy, and Barbara Myrvold, St. Clair West in Pictures, 2nd ed., 1999
"Charles Albert Walton," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/303>
"George Martel Miller," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/1484>
Local History Files, Perth Avenue Methodist (United) Church and Davenport-Perth United Church, United Church of Canada Archives
A Meeting Place Forever: a brief history of the Davenport-Perth United Church and its surrounding neighbourhood, City of Toronto Planning and Development Department, 1985
Miles, Joan, ed., West Toronto Junction Revisited, 3rd ed., 1986
Patterson, Cynthia, Carol McDougall and George Levin, Bloor-Dufferin in Pictures, 1986
Robertson, J. R. R., Landmarks of Toronto, Vol. 4, 1904

6. IMAGES – **arrows** mark the location of the property at 243 Perth Avenue



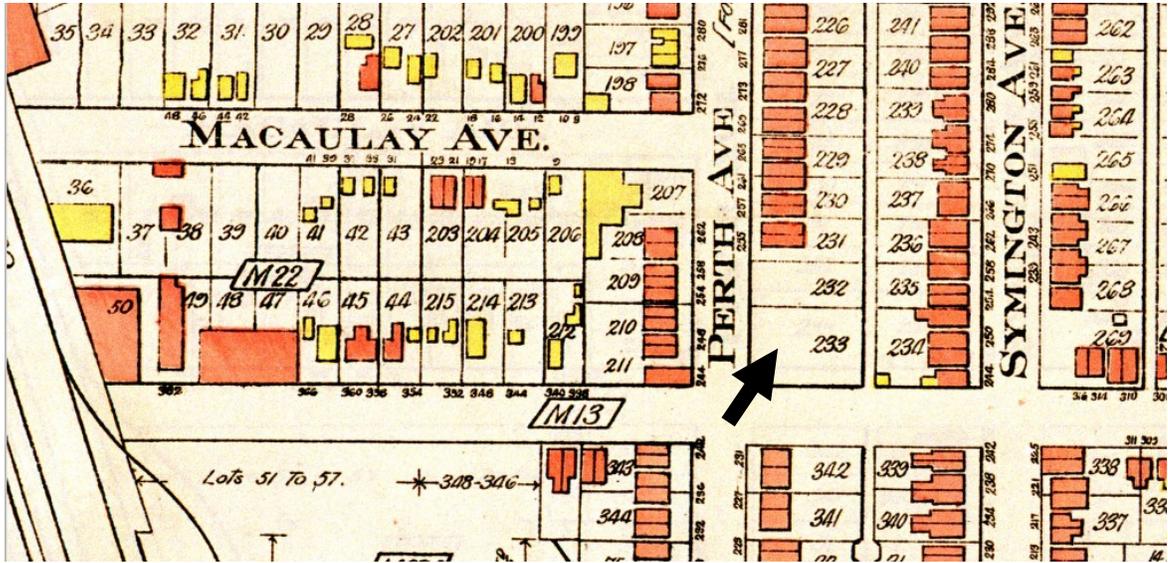
1. City of Toronto Property Data Map: showing the location of the property on the northeast corner of Perth and Wallace Avenues



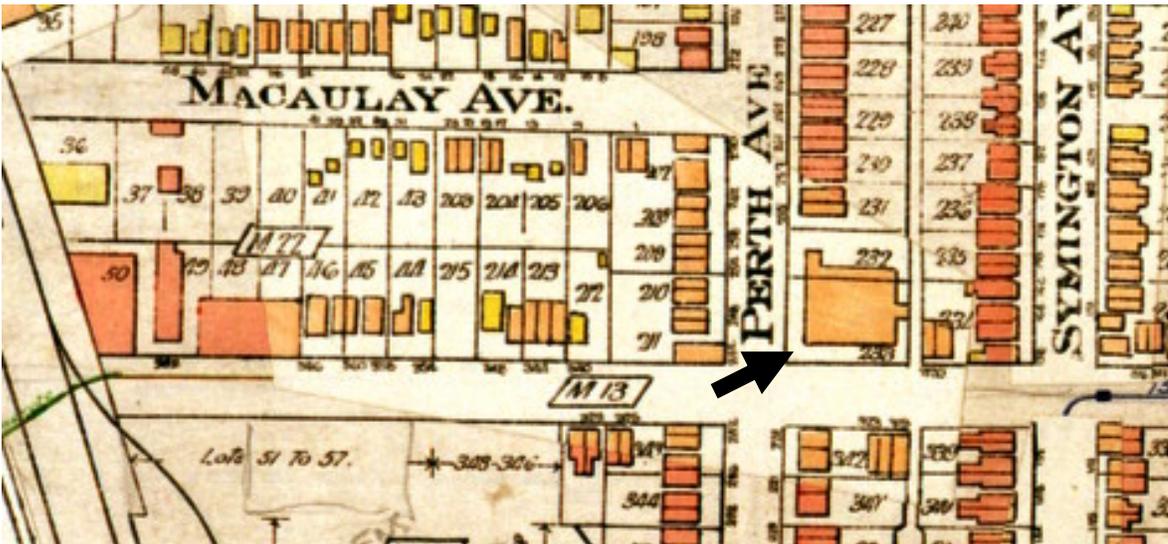
2. Location Map: showing the neighbourhood recently named the "Junction Triangle" where Perth Avenue Methodist Church is situated (<http://www.junctiontriangle.ca/node/2>)



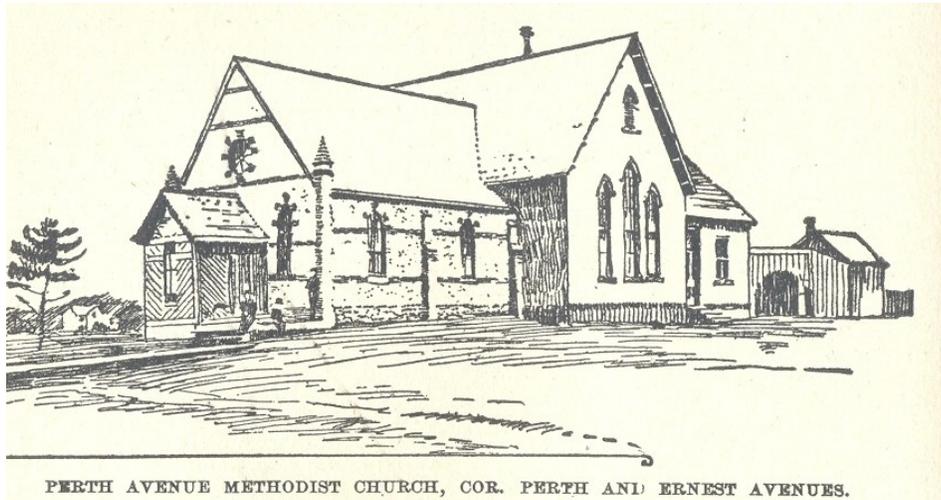
3. Goad's Atlas, 1890: showing the subdivision of the neighbourhood now known as the Junction Triangle with the three railway lines outlining the area and the original Perth Avenue Methodist Church (1889) on the northwest corner of Perth and Ernest Avenues



4. Goad's Atlas, 1910 revised to 1912: 20 years after the previous atlas was published, much of the neighbourhood had been developed with residential housing, while the future site of the church remained vacant (although the land had been acquired by its trustees)



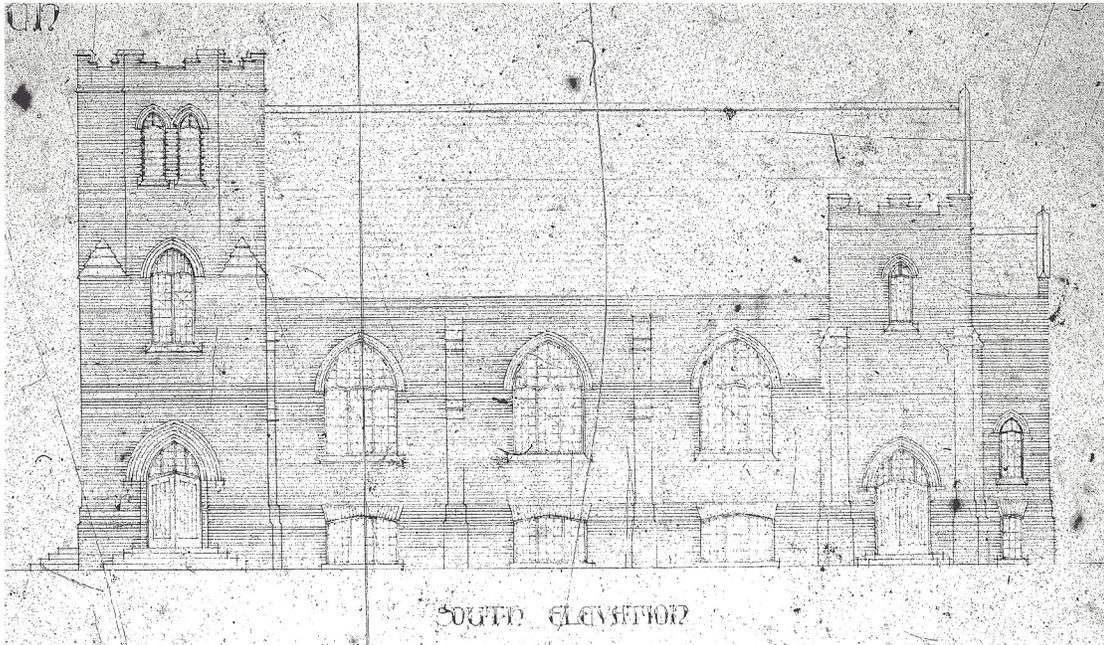
5. Goad's Atlas, 1910 revised to 1923: showing Perth Avenue Methodist Church (1913) in place on the northeast corner of Perth and Wallace Avenues



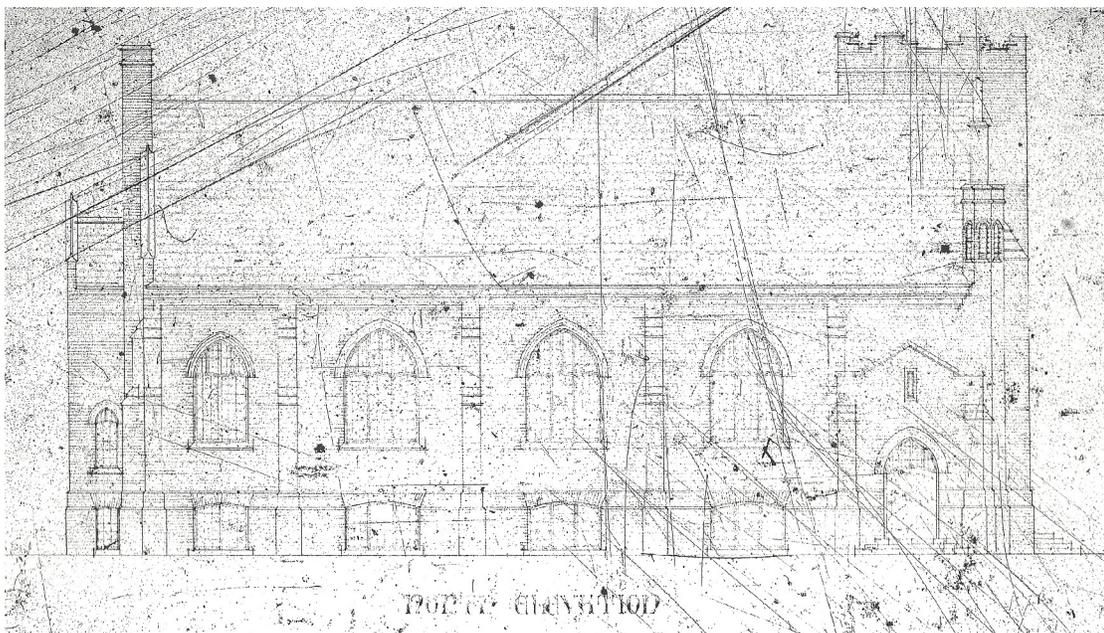
6. Illustration, Perth Avenue Methodist Church (1889): originally known as Churchill Avenue Methodist Church, the original structure stood one block southwest of the current edifice (Landmarks of Toronto, Vol. 4, 1904, 398)



7. Building Specifications, G. M. Miller and Company, 1910: showing the west facade of Perth Avenue Methodist Church (City of Toronto Building Records, Toronto and East York)



8. Building Specifications, G. M. Miller and Company, 1910: showing the south elevation of Perth Avenue Methodist Church on Wallace Avenue (City of Toronto Building Records, Toronto and East York)



9. Building Specifications, G. M. Miller and Company, 1910: showing the north elevation of Perth Avenue Methodist Church (City of Toronto Building Records, Toronto and East York)

This Permit does not include any opening in sidewalk or encroachment past line of street

BUILDING PERMIT

DEPARTMENT OF CITY ARCHITECT AND SUPERINTENDENT OF BUILDING

No. _____ Plan No. _____
 Lot No. _____

Permission is hereby granted to Mr. Truster Perth Ave. Meth Church Toronto, March 19 1913
 Address 203 Perth Ave to erect _____ storey congrat
 on the _____ side of 347 Perth Ave
 near _____ in Limit _____ in accordance
 with plans and specifications approved by this department.

Architect _____ Estimated Cost, \$ 150
 Builder _____ Permit Fee, \$ 100

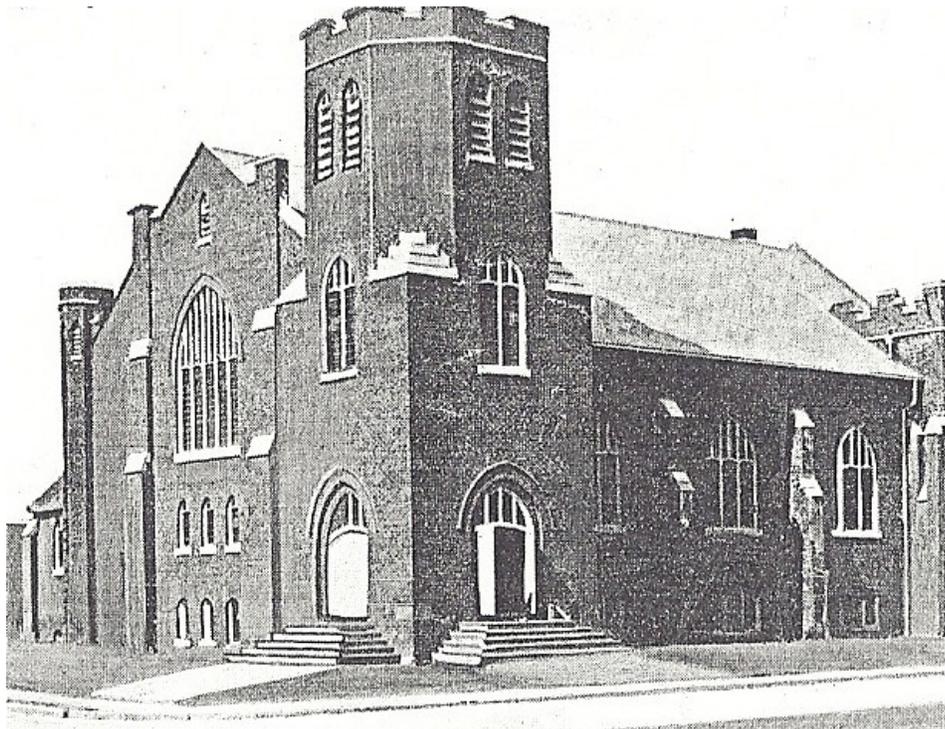
NOTICE—To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the City Engineer.

This permit is granted on the express condition that the said building, etc., shall in all respects conform to the provisions to By-Law 4881 of the City of Toronto, regulating the construction of buildings, etc.

This permit lapses on the expiry of six months from the date of issue unless active work under it is sooner commenced.

City Architect and Superintendent of Building

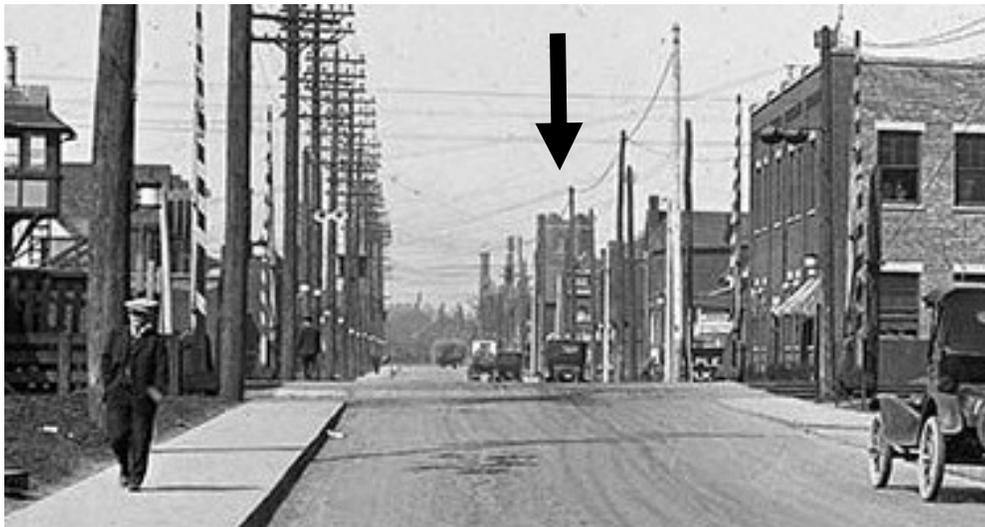
10. Building Permit #2512, March 1913 (City of Toronto Archives)



11. Archival Photograph, Perth Avenue Methodist Church, 1913: showing the church shortly after its completion (Pamphlet, commemorating the formal opening and dedication of the church, May 4, 1913)



12. Archival Photograph, 1924: view of Perth Avenue Methodist Church a decade following its opening (Pamphlet, dedicating the Elizabeth Black Memorial Organ, June 22, 1924)



13. Archival Photograph, Wallace Avenue, 1923: looking west from the CNR crossing (and showing the mixture of industrial and residential buildings), with the tower of Perth Avenue Methodist Church visible in the distance (City of Toronto Archives, Fonds 1231, Item 1301)



14. Aerial Photograph, 1941: showing the subject property and the surrounding residential neighbourhood with industrial uses adjoining the railway tracks along the left and right edges of the image (City of Toronto Archives)



15. Photograph, Perth Avenue Methodist Church, 2008: showing the principal (west) façade on Perth Avenue (left), with the south elevation on Wallace Avenue (right) (Heritage Preservation Services, February 2008)



16. Photographs, Perth Avenue Methodist Church, 2008: showing the north elevation on the left (above) and the south elevation (below) (Heritage Preservation Services, February 2008)