



STAFF REPORT ACTION REQUIRED

Request for Heritage Evaluation - 296 Broadview Avenue

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|--------------------------|---|
| Date: | October 4, 2012 |
| To: | Toronto Preservation Board Toronto and East York Community Council |
| From: | Director, Urban Design, City Planning Division |
| Wards: | Toronto-Danforth – Ward 30 |
| Reference Number: | P:\2012\Cluster B\PLN\HPS\TEYCC\November 6 2012\teHPS43 |

SUMMARY

This report recommends that City Council include the property at 296 Broadview Avenue on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the southwest corner of Broadview Avenue and Mount Stephen Street, the property contains the building historically known as Broadview Avenue Congregational Church (1894).

At its meeting of February 14, 2012, the Toronto and East York Community Council requested a staff report on the potential of including the property at 296 Broadview Avenue on the City's heritage inventory. Following research and evaluation, staff have determined that the property at 296 Broadview Avenue meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation that is also used by the City when assessing properties for the City of Toronto Inventory of Heritage Properties.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 296 Broadview Avenue (Broadview Avenue Congregational Church) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

DECISION HISTORY

At its meeting of February 14, 2012, the Toronto and East York Community Council adopted Item TE13.94 and “requested the Acting Director, Policy and Research, to evaluate and report on the possibility of including the property at 296 Broadview Avenue on the City of Toronto Inventory of Heritage Properties.” Since that time, the City Planning Division has been reorganized and Heritage Preservation Services moved from Policy and Research to Urban Design.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE13.94>

ISSUE BACKGROUND

The property at 296 Broadview Avenue contains a late 19th century church designed by the notable Toronto architect E. J. Lennox that has been used by a series of religious bodies since its completion in 1894. The inclusion of the site on the City’s heritage inventory would enable staff to monitor any applications affecting the property and work with the property owner to enable the adaptive reuse of the building while respecting its heritage attributes and values.

COMMENTS

Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 296 Broadview Avenue. As the result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for the City of Toronto Inventory of Heritage Properties. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The Reasons for Listing are found in Attachment No. 3. The property at 296 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under all three categories of design, historical association and context.

Anchoring the southwest corner of Broadview Avenue and Mount Stephen Street, Broadview Avenue Congregational Church (1894) is a fine representative example of a late 19th century church designed by the notable Toronto architect E. J. Lennox. Combining Neo-Gothic styling with the design influence of the Arts and Crafts Movement, the church has served a succession of religious groups and stands as a local landmark as well as an institution of importance in Riverdale.

CONTACT

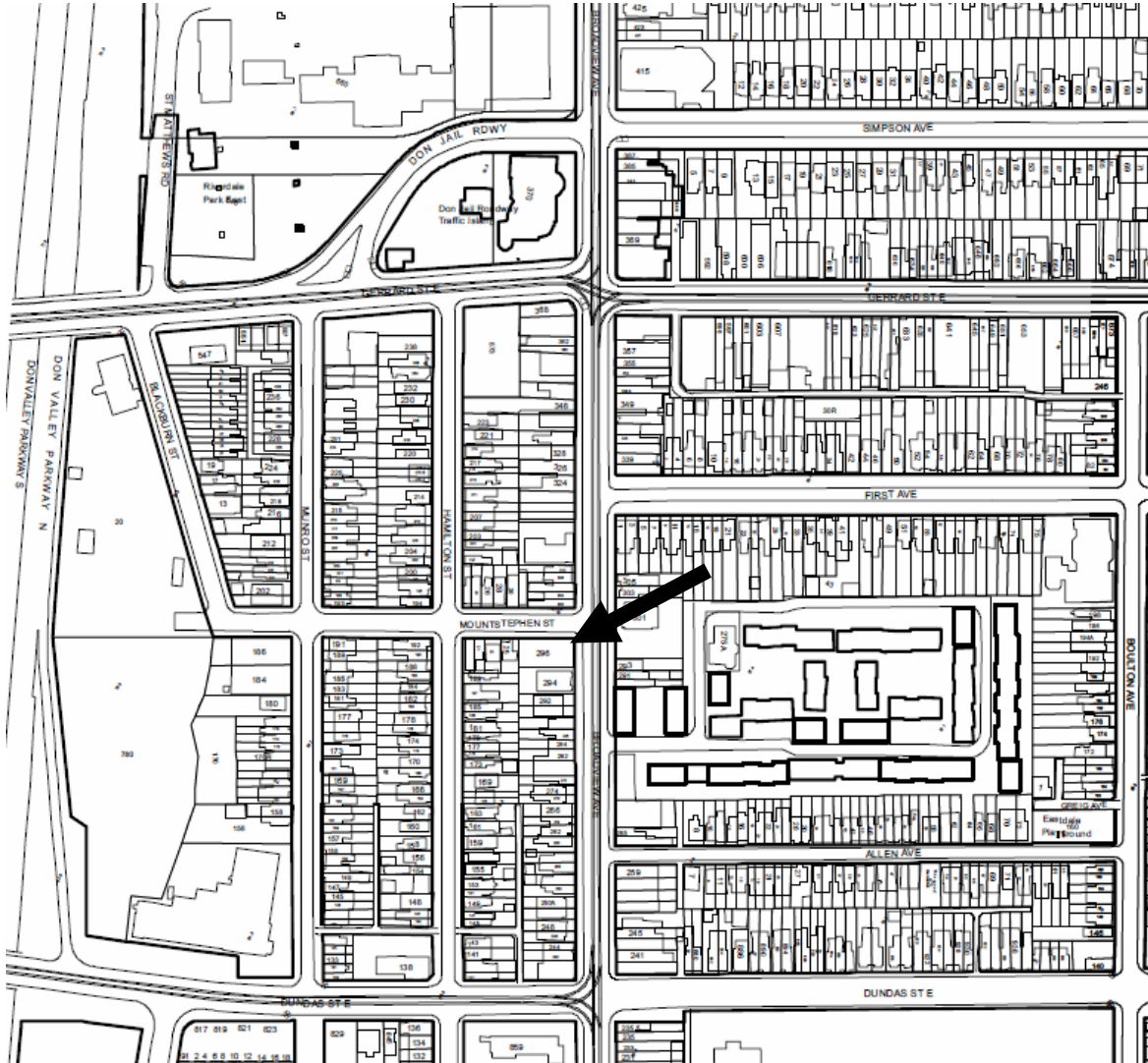
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Listing (Statement of Significance)
Attachment No. 4 – Research and Evaluation Summary



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

The **arrow** marks the site.



Principal (east) façade on Broadview Avenue (left) and the north elevation on Mount Stephen Street (right) (Heritage Preservation Services, September 2012)



Archival photograph of Broadview Avenue Congregational Church (constructed in 1894 and photographed c. 1900) (Toronto Reference Library, Item 5849)

Broadview Avenue Congregational Church (1894)

Description

The property at 296 Broadview Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Anchoring the southwest corner of Broadview Avenue and Mount Stephen Street, the site contains the building historically known as Broadview Avenue Congregational Church (1894).

Statement of Cultural Heritage Value

Broadview Avenue Congregational Church is an important surviving example of a late 19th century religious building designed for a Congregational body in Toronto, which has remained in religious use since its construction in 1894. The church is an institution of historical importance in Riverdale, the community on the east bank of the Don River where a group of Congregationalists first established a mission in 1881.

The building is an unusual but significant example of a late 19th century church where the pointed-arched openings and buttresses identified with Neo-Gothic styling are combined with a distinctive and large-scaled cross-gable roof with mock timber framing that illustrates the influence of the Arts and Crafts Movement.

Broadview Avenue Congregational Church is the oldest known extant religious building in Toronto designed by the important architect E. J. Lennox. While best known for his designs for Toronto's Old City Hall (completed 1899) and the iconic Casa Loma (completed 1914), Lennox had a long and distinguished career during which he accepted commissions for a range of building types and styles, including churches and Sunday Schools in the city. His alterations and additions to St. Paul's Anglican Church at 227 Bloor Street East followed the completion of Broadview Avenue Congregational Church and remain as the only other surviving documented examples of his ecclesiastical designs in Toronto. Postal Station "G" (1913), which is a listed heritage property at 765 Queen Street East, and the two pairs of semi-detached houses (1907) at 15-21 Tiverton Avenue in the Riverdale Heritage Conservation District (Phase 1), are additional projects executed by E. J. Lennox in Riverdale.

Contextually, Broadview Avenue Congregational Church stands as a neighbourhood landmark in Riverdale where it anchors the southwest corner of Broadview Avenue and Mount Stephen Street along the section of the thoroughfare between Dundas and Gerrard Streets.

Heritage Attributes

The heritage attributes of the property at 296 Broadview Avenue are:

- The scale, form and massing of the church building
- The single-storey structure with a rectangular-shaped plan above a raised stone base with window openings
- The materials, with brick cladding (which is currently painted) with brick, stone and wood detailing
- The steeply-pitched gable roof, with mock timbering in the oversized gable on the east slope and the cross-gable on the north
- On the principal (east) façade on Broadview Avenue, the symmetrical placement of the main entrance in the centre of the lower storey where a pointed-arched opening contains a pair of wood doors
- The fenestration, with segmental- and pointed-arched window openings with brick and stone trim
- The windows containing stained or coloured glass
- On the side elevations (north and south), the buttresses that organize the window openings
- The cornerstone near the lower right corner on the east façade
- The placement of the structure on the southwest corner of Broadview Avenue and Mount Stephen Street

RESEARCH AND EVALUATION SUMMARY: 296 BROADVIEW AVENUE

Principal (east) façade of Broadview Avenue Congregational Church
(Heritage Preservation Services, September 2012)

HISTORICAL CHRONOLOGY

| Key Date | Historical Event |
|-----------------|---|
| 1874 | Plan 374 is registered on the lands along the west side of Mill Road (future Broadview Avenue) |
| 1881 Jan | Riverside is recorded for the first time in the suburban section of the city directory & includes "Mount Zion Congregational Mission" on Mill Road |
| 1894 Jan | The cornerstone for the new church is laid |
| 1894 July | The church trustees receive a building permit for a brick church in the present location with E. J. Lennox identified as the architect (Image 4) |
| 1894 Sept | According to the tax assessment rolls, the property at the southwest corner of Broadview Avenue & Close Street (afterward Mount Stephen) is owned by the trustees of "Broadview Avenue Congregational Church" (Image 5) |
| 1895 Sept | On the tax assessment roll, the church is recorded as "unfinished" |
| 1896 Sept | Broadview Avenue Congregational Church is valued at \$6000 on the tax assessment rolls (this amount does not change for 20 years) |
| 1903 | The church is reopened after being "redecorated throughout" ¹ (& shown in the archival photographs dated c.1900 in Image 6) |
| 1913 | The update to Goad's Atlas is the first to illustrate the church ² (Images 2 & 3) |
| 1925 | The building is acquired by the Broadview Free Methodist Church |
| 1932 | Interior alterations are undertaken following a fire |
| 1990 | Changes made to the interior include the reconfiguration of stairs and doors |

¹ Robertson, 492

² The present brick edifice is missing on the 1899 & early 20th century updates to the fire insurance atlases

The location of the property at 296 Broadview Avenue is shown on the property data map below (Image 1) where it anchors the southwest corner of Broadview and Mount Stephen Street, midway between Dundas Street East and Gerrard Street East. The thoroughfare originated as Mill Road, linking the milling communities along the length of the lower Don River. By the late 19th century, the area was informally known as “Don Mount” and “Riverside”. With access to the neighbouring City of Toronto limited to a few bridges across the Don, development was sporadic until the mid 19th century when the Grand Trunk Railway (now CNR) laid its tracks through the district, opening it to residential, commercial and industrial growth. In 1884, the City of Toronto annexed Riverside as part of Riverdale, the larger community extending east of the Don River toward present-day Greenwood Avenue and encompassing the lands between Eastern Avenue and the Danforth.³

Broadview Avenue Congregational Church was founded immediately before the annexation of Riverdale, but its origins dated to the 1830s when Toronto’s first Congregational body was organized as First (Zion) Congregational Church on Bay Street.⁴ During the late 19th century, Congregationalists opened churches in different sectors of the city, with many beginning as offshoots or missions of established congregations. As a Christian Protestant denomination, Congregationalists were distinguished in part by their governance whereby each congregation operated autonomously.

In 1874, Mount Zion Congregational Mission was organized in Riverside and, three years later, a member of the group provided land on Broadview Avenue for a church.⁵ The mission was recorded in the directory dated January 1881, the first one to include the suburban community. The congregation changed its name to Broadview Avenue Congregational Church when it undertook the construction of new building on a different site on the same street. “Many delays arose though and it was not possible to commence building until 1894...” when it was described as “unfinished” in the tax assessment rolls.⁶

In 1925, following the creation of the United Church of Canada through the amalgamation of Methodist, Congregational and some Presbyterian congregations, Broadview Avenue Congregational Church joined Simpson Avenue Methodist Church as the renamed Simpson Avenue United Church. Its premises at 296 Broadview Avenue were sold to the Broadview Avenue Free Methodist Church. The church was most recently occupied by the Broadview Faith Temple. Current photographs of the property at 296 Broadview Avenue are attached in Images 10-14.

³ Archival photographs showing the area in 1920 and 1947 are attached in Images 7-9

⁴ The second Zion Congregational Church opened in 1883 at 88 College Street where the building survives on the St. George Campus of the University of Toronto and is recognized on the City’s heritage inventory (it is no longer in religious use)

⁵ A rear addition was completed in 1885 according to Robertson, 491

⁶ Robertson, 492. The text reads, “In a cavity beneath the cornerstone was deposited among other documents a typewritten copy of the first portion of this article”

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

| 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 |

| 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 |

| 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 |

Broadview Avenue Congregational Church is a fine representative example of a late 19th century church combining the architectural elements associated with Neo-Gothic styling with the influence of the Arts and Crafts Movement. While the building's organization of pointed-arched openings with buttresses reflects traditional Gothic-inspired design, the large-scaled cross-gable roof incorporating mock wood timbering revives elements of English vernacular architecture.⁷

Broadview Avenue Congregational Church is an important surviving example of a late 19th century religious building designed for a Congregational body in Toronto, which has remained in religious use since its construction in 1894.⁸ The church is an institution of importance in Riverdale, the community on the east bank of the Don River where a group of Congregationalists first established a mission in 1881.

⁷ With this design, Lennox was applying the same architectural vocabulary as his contemporaries: other Toronto churches displaying Neo-Gothic designs with influences of the Arts and Crafts Movement include St. Simon's Anglican Church (1888, Strickland & Symons) on Bloor Street East and Walmer Road Baptist Church (1889, Langley & Burke), as well as Memorial Baptist Church (1897, Burke & Horwood) on Tecumseth Street (all are listed on the City of Toronto Inventory of Heritage Properties)

⁸ The first (1876) and second (1890) Olivet Congregational Churches on Hazelton Avenue in Yorkville are other significant examples of premises built for Congregationalists and recognized on the City's heritage inventory, but neither remains in religious use

Broadview Avenue Congregational Church is the oldest known extant religious building in Toronto designed by the important architect E. J. Lennox (1854-1933). After training in the office of William Irving and undertaking a five-year partnership with William McCaw, Lennox embarked on a solo practice that lasted for more than 30 years. While identified as the designer of the city-wide landmarks Old City Hall (completed 1899) and Casa Loma (completed 1914), Lennox had a long and distinguished career during which he accepted innumerable commissions for all types and styles of buildings, including a series of churches and Sunday Schools in the city.⁹ His alterations and additions to St. Paul's Anglican Church at 227 Bloor Street East in the early 1900s, along with Broadview Avenue Congregational Church remain the only surviving documented examples of his ecclesiastical projects in Toronto. In Riverdale, Lennox also designed Postal Station "G" (1913 and now the Ralph Thornton Centre), which is listed on the City's heritage inventory at 765 Queen Street East, and the two pairs of semi-detached houses (1907) at 17-21 Tiverton Avenue in the Riverdale Heritage Conservation District (Phase 1).

Contextually, Broadview Avenue Congregational Church stands as a neighbourhood landmark in Riverdale where it anchors the southwest corner of Broadview Avenue and Mount Stephen Street along the section of the thoroughfare between Dundas and Gerrard Streets.¹⁰

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 296 Broadview Avenue has design, associative and contextual values as a rare surviving example of a late 19th century Congregational Church designed by the notable Toronto architect E. J. Lennox in the Neo-Gothic style with Arts and Crafts influences that is a long-standing religious institution as well as a local landmark in Riverdale.

SOURCES

Abstract Index of Deeds, Plan 375, Lots 27-28

Aerial Map, City of Toronto, 1947

Assessment Rolls, City of Toronto, Ward 1, Divisions 1 & 2, 1894-1915

Blumenson, John, Ontario Architecture, 1990

"Broadview Avenue Congregational Church",

<http://www.archeion.ca/broadview-avenue-congregational-church-toronto-ont-fonds:rad>

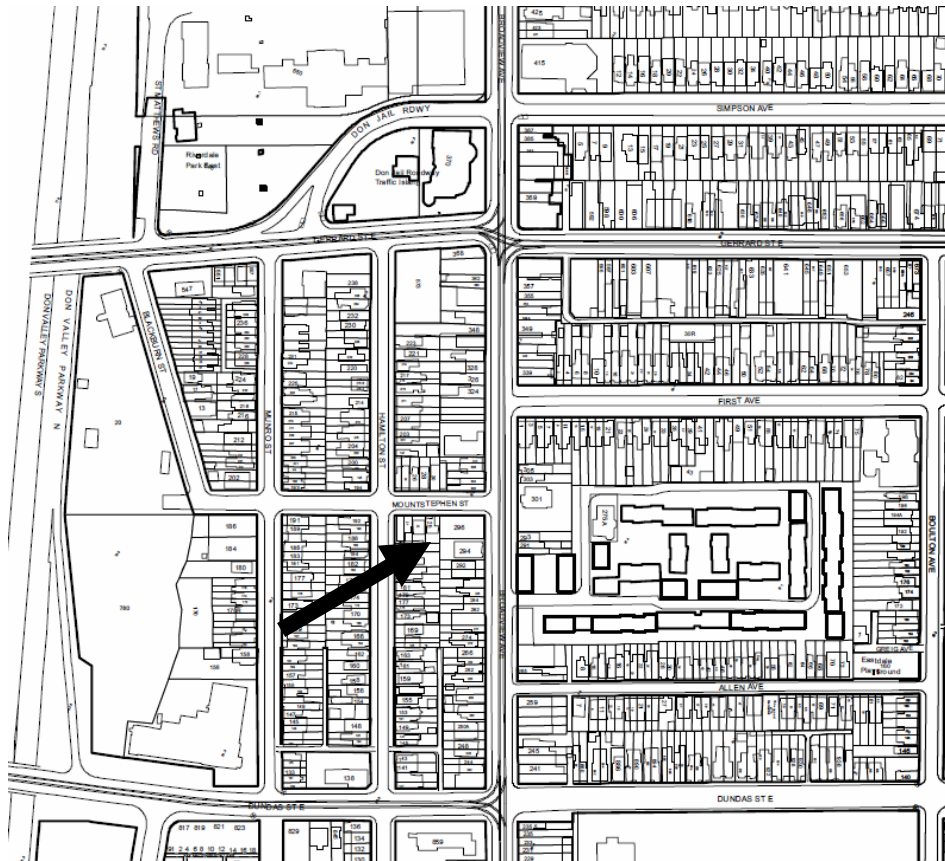
Building Permit #1708 (July 17, 1894), City of Toronto Archives

⁹Prior to receiving the commission for 296 Broadview, Lennox with his partner McCaw designed Bond Street Congregational Church, a landmark at Bond Street and Dundas Street East from 1878 until its demolition following a fire in 1981

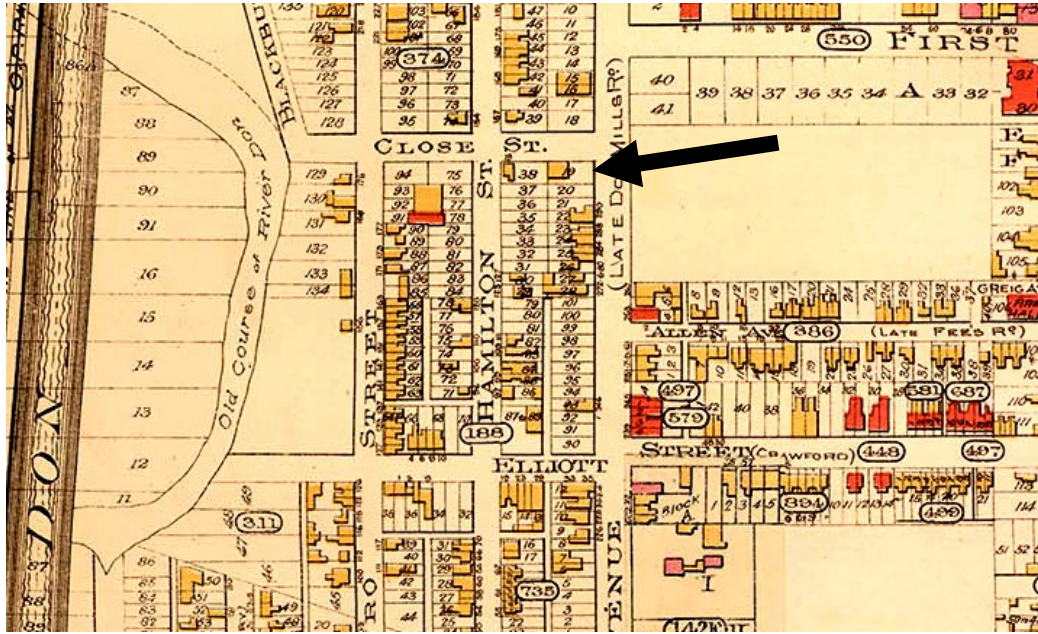
¹⁰ The church stands across from the Garon Cleland House (1906) at 301 Broadview Avenue, which terminates the vista east from Mount Stephen Street and is recognized on the City of Toronto Inventory of Heritage Properties (Image 14)

Building Records, Toronto and East York District, Building Application #30585 (1932)
City of Toronto Directories, 1880 ff.
“Edward James Lennox,” entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://www.dictionaryofarchitectsincanada.org/architects/view/1445>
Fletcher, Ron, Over the Don, 2002
Goad’s Atlases, 1880-1923
Litvak, Marilyn, Edward James Lennox, 1995
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Myrvold, Barbara, Historical Walking Tour of the Danforth, 1992
-----, The Danforth in Pictures, 1979
Photographs, City of Toronto Archives and Toronto Reference Library (individual citations in Section 6)
Riverdale Heritage Conservation District Plan, Phase I, May 2008
Robertson, J. R. Landmarks of Toronto, Vol. 4, 1904
Toop, Percy, “South Riverdale,” Heritage Toronto Walking Tour Programme, undated
Toronto Old and New, Graeme Mercer Adams, 1891

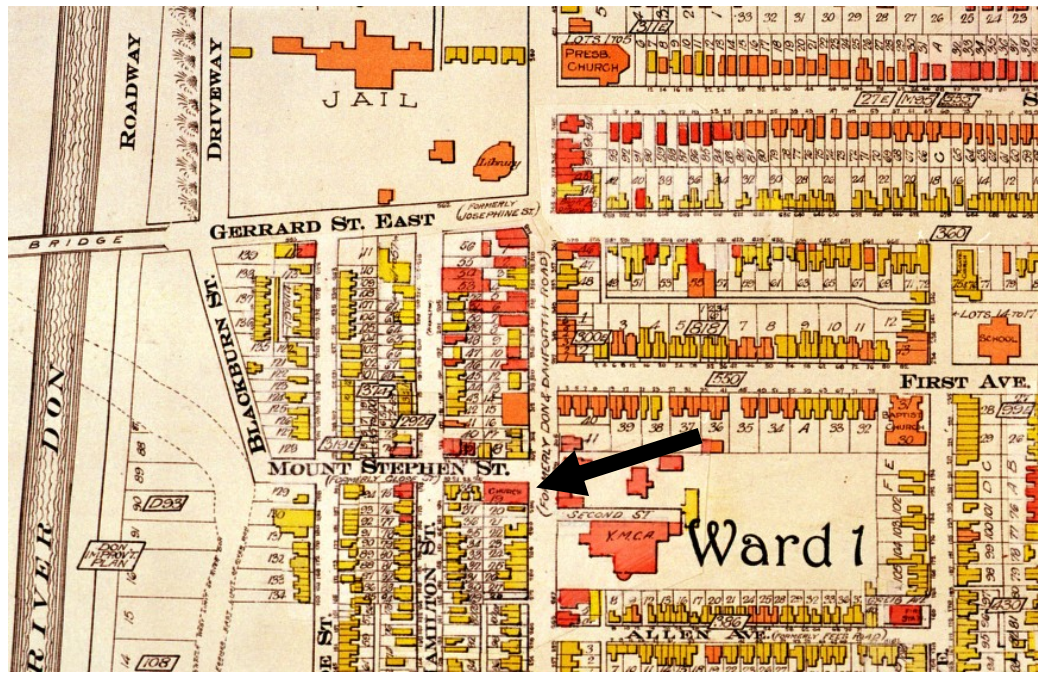
IMAGES – **arrows** mark the location of the property at 296 Broadview Avenue



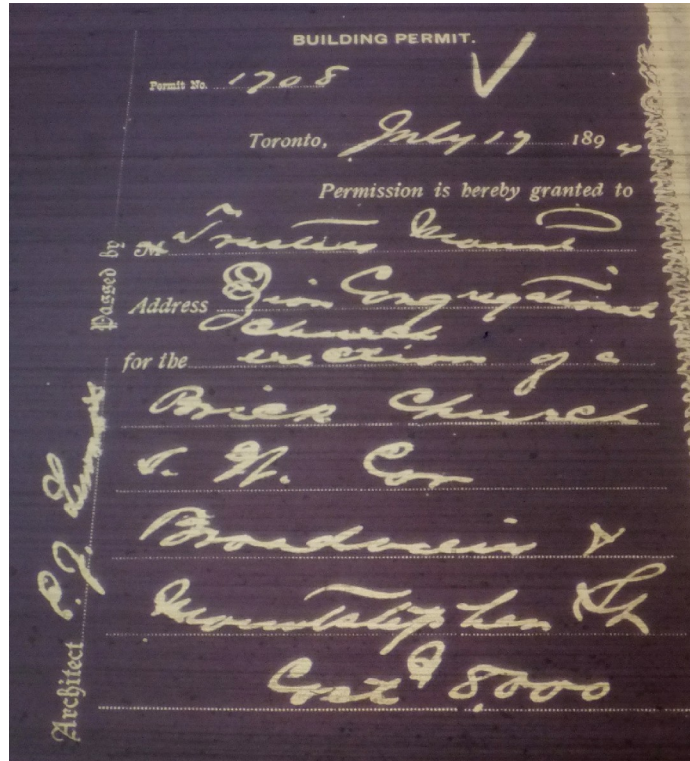
1. City of Toronto Property Data Map: showing the location of the property at 296 Broadview Avenue on the southwest corner of Mount Stephen Street



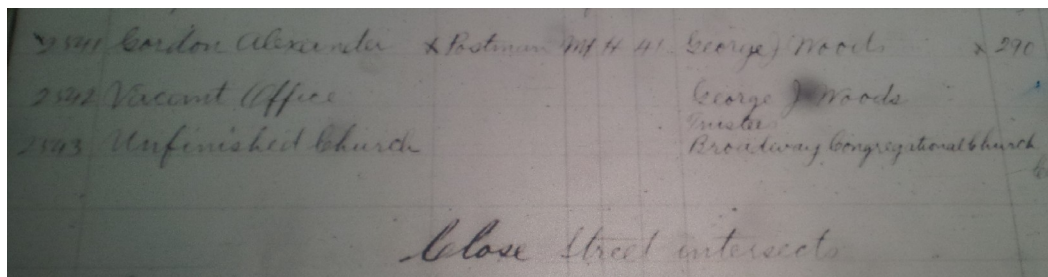
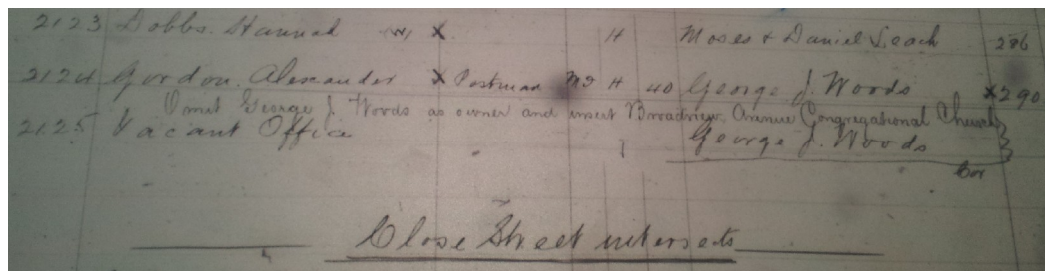
2. Goad's Atlas, 1903: the atlas was not updated to show the church, which was under construction in 1894



3. Goad's Atlas, 1910 revised to 1913: this update shows the brick church in place on the southwest corner of Broadview Avenue and Mount Stephen Street



4. Building Permit No. 1708 (July 17, 1894): for “Mount Zion Congregational Church” with E. J. Lennox identified as the architect (City of Toronto Archives)



5. Assessment Rolls, Ward 1, Division 2: recording the trustees’ acquisition of the property by September 1894 (above) and the ongoing construction of the church one year later (below)



6. Archival Photographs, Broadview Avenue Congregational Church, c. 1900: showing the exterior and interior shortly after its opening (Toronto Reference Library, Items 5849 & 5850)



7. Archival Photograph, Broadview Avenue, April 1920: looking north from Dundas Street East where the large roof of Broadview Avenue Congregational Church is visible on the left (City of Toronto Archives, Series 372, Item 859)



8. Archival Photograph, Broadview Avenue, June 1920: view south from Gerrard Street East (City of Toronto Archives, Series 372, Item 883)



9. Aerial Photograph, 1947: showing the area east of the Don River (left) and between Dundas Street East (bottom) and Gerrard Street East (top) with the church located inbetween (City of Toronto Archives)



10. Current Photograph, September 2012: showing the principal (east) façade on Broadview Avenue (left) with the north elevation on Mount Stephen Street (right) (Heritage Preservation Services)



11. Current Photograph, September 2012: showing the east elevation flanking Mount Stephen Street on the left with the rear (west) wall on the right (Heritage Preservation Services)



12. Current Photograph, September 2012: one of the windows on the east elevation (left) and the cornerstone in the lower right corner of the east façade (right) (Heritage Preservation Services)



13. Current Photograph, September 2012: view looking north along the west side of Broadview Avenue to the church on the southwest corner of Mount Stephen Street (Heritage Preservation Services)



14. Current Photograph, September 2012: view looking west along Mount Stephen Street to Broadview Avenue with the north elevation of the church on the left and the Garon Cleland House, a listed heritage property on the opposite side of Broadview (Heritage Preservation Services)