Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 155 Wychwood Avenue

Date: November 29, 2013
To: Toronto Preservation Board
From: Acting Director, Urban Design, City Planning Division
Wards: Trinity-St. Paul's – Ward 21
Reference Number: P:\2013\Cluster B\PLN\HPS\TPB\December 6 2013 \tpbHPS46

SUMMARY

This report recommends that City Council state its intention to designate the property at 155 Wychwood Avenue (Wychwood-Davenport Presbyterian Church) under Part IV, Section 29 of the Ontario Heritage Act. Located on the northeast corner of St. Clair Avenue West and Wychwood Avenue, the property was listed on the City of Toronto Inventory of Heritage Properties on January 29 and 30, 2008.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 155 Wychwood Avenue (Wychwood-Davenport Presbyterian Church) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 155 Wychwood Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (November 29, 2013) from the Acting Director, Urban Design, City Planning Division.

2. 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 bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

3. 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.
4. 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.

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

DECISION HISTORY
At its meeting of January 29 and 30, 2008, City Council included the property at 155 Wychwood Avenue on the City of Toronto Inventory of Heritage Properties. The listing was part of the St. Clair Avenue West Church Survey, which resulted in the inclusion of eight church properties on the street between Yonge and Dufferin Streets on the City's heritage inventory.

ISSUE BACKGROUND
On November 5, 2013, the owners of the property at 155 Wychwood Avenue submitted a "Notice of Intention to Demolish a Listed Building under the Ontario Heritage Act". The information provided with the notice has been deemed complete. City Council must state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act by January 5, 2013 in order to refuse the demolition of the church.

COMMENTS
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. 4) and determined that the property at 155 Wychwood Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 155 Wychwood Avenue (Wychwood-Davenport Presbyterian 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 values. Wychwood-Davenport Presbyterian Church (1937) is a fine representative example of an early 20th century religious building designed in the Neo-Gothic style that is historically linked to the development of the Wychwood neighbourhood and stands as a local landmark anchoring the northeast corner of St. Clair Avenue West and Wychwood Avenue where it forms an institutional enclave with the neighbouring church complexes.
In the Statement of Significance (Reasons for Designation), the heritage attributes are the same as those identified in the Reasons for Listing adopted in 2008.

CONTACT
Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

____________________________________
James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS
Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report
This location map is for information purposes only; the exact boundaries of the property are not shown.

The **arrow** marks the site.
Wychwood-Davenport Presbyterian Church, 155 Wychwood Avenue
(Heritage Preservation Services, November 2013)

Illustration, Wychwood Presbyterian Church, 1937
(Presbyterian Church in Canada Archives)
Wychwood-Davenport Presbyterian Church

Description

The property at 155 Wychwood Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Located on the northeast corner of St. Clair Avenue West and Wychwood Avenue, Wychwood-Davenport Presbyterian Church was built in 1937 according to the designs of architect Frederick Noad. The site was listed on the City of Toronto Inventory of Heritage Properties in 2008.

Statement of Cultural Heritage Value

Wychwood-Davenport Presbyterian Church has cultural heritage value as a fine representative example of Neo-Gothic design, the most popular style for ecclesiastical buildings in the early 20th century. With its detailing inspired by medieval architecture, the church’s design is distinguished by the repetition of the traditional pointed-arch motif that extends to the subtle arcade of decorative brickwork on the narthex, as well as the extensive use of buttresses that includes exaggerated versions with stone caps on the north and south elevations.

Wychwood-Davenport Presbyterian Church is valued for its association with the development of the Wychwood neighbourhood in Toronto. The area adjoining St. Clair Avenue West, west of Bathurst Street was named for "Wychwood", the country estate of Toronto artist Marmaduke Matthews who founded a unique artists’ colony in Wychwood Park (recognized as the first residential Heritage Conservation District in Toronto). After Wychwood was annexed by the growing City of Toronto in 1909, residential subdivisions and the streetcar line on St. Clair prompted a population surge that was supported by new churches, including Wychwood-Davenport Presbyterian.

Wychwood-Davenport Presbyterian Church was founded by a congregation of “Continuing Presbyterians” who declined to join the new United Church of Canada in 1925 and first worshipped in the former Baptist church at this location as Wychwood Presbyterian Church. Commissioning the current church in 1937 and amalgamating with Davenport Presbyterian Church under its current name in 1972, the congregation has contributed to the spiritual life and social welfare needs of the Wychwood community for nearly a century.

Contextually, the value of the property at 155 Wychwood Avenue is linked to its historical, functional and visual ties to a distinctive institutional enclave of three heritage churches clustered at the intersection of St. Clair Avenue West and Wychwood Avenue, all of which are recognized on the City's heritage inventory. Wychwood-Davenport
Presbyterian Church (northeast), St. Clair Avenue Baptist Church (northwest), and St. Michael and All Angels (Anglican) Church (southeast) are grouped in this prominent location along the Wychwood community’s ‘main street.’

As the anchor building on the northeast corner of St. Clair Avenue West and Wychwood Avenue, Wychwood-Davenport Presbyterian Church has cultural heritage value as a local landmark in the Wychwood neighbourhood.

Heritage Attributes

The heritage attributes of the property at 155 Wychwood Avenue:

- The building known historically as Wychwood-Davenport Presbyterian Church
- The placement, setback and orientation of the building on the northeast corner of St. Clair Avenue West and Wychwood Avenue
- The scale, form and massing on the rectangular plan that rises one extended storey above a stone base, with a narthex at the west end
- The materials, with red brick cladding and brick and stone detailing
- The steeply-pitched gable roof covering the nave, with stone coping along the west gable end and a tall brick chimney on the north slope
- The pointed-arch window openings with brick surrounds on the principal (west) façade and the clerestory (north and south), with flat-headed window openings on the side aisles
- The medieval-inspired detailing, with brick pilasters with stone gablets, coping and, on the roofline of the narthex, crenelles
- The entrances on the west and south walls of the narthex, where paired wood doors in pointed-arch surrounds with multiple mouldings are placed beneath arcades of pointed-arch brickwork
- The date stone marked “1937”
- The secondary entrance at the east end of the south elevation
- The complementary northeast wing with cladding and detailing inspired by the main body of the church
ATTACHMENT NO. 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT

WYCHWOOD-DAVENPORT PRESBYTERIAN CHURCH
155 WYCHWOOD AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto
November 2013
1. DESCRIPTION

Above: principal (west) facade on Wychwood Avenue; cover: west (left) and south (right) elevations (Heritage Preservation Services, November 2013)

<table>
<thead>
<tr>
<th><strong>155 Wychwood Avenue: Wychwood-Davenport Presbyterian Church</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADDRESS</strong></td>
</tr>
<tr>
<td><strong>WARD</strong></td>
</tr>
<tr>
<td><strong>LEGAL DESCRIPTION</strong></td>
</tr>
<tr>
<td><strong>NEIGHBOURHOOD/COMMUNITY</strong></td>
</tr>
<tr>
<td><strong>HISTORICAL NAME</strong></td>
</tr>
<tr>
<td><strong>CONSTRUCTION DATE</strong></td>
</tr>
<tr>
<td><strong>ORIGINAL OWNER</strong></td>
</tr>
<tr>
<td><strong>ORIGINAL USE</strong></td>
</tr>
<tr>
<td><strong>CURRENT USE</strong></td>
</tr>
<tr>
<td><strong>ARCHITECT/BUILDER/DESIGNER</strong></td>
</tr>
<tr>
<td><strong>DESIGN/CONSTRUCTION/MATERIALS</strong></td>
</tr>
<tr>
<td><strong>ARCHITECTURAL STYLE</strong></td>
</tr>
<tr>
<td><strong>ADDITIONS/ALTERATIONS</strong></td>
</tr>
<tr>
<td><strong>CRITERIA</strong></td>
</tr>
<tr>
<td><strong>HERITAGE STATUS</strong></td>
</tr>
<tr>
<td><strong>RECORDER</strong></td>
</tr>
<tr>
<td><strong>REPORT DATE</strong></td>
</tr>
</tbody>
</table>

¹ The congregation established in 1925 as Wychwood Presbyterian Church was renamed Wychwood-Davenport in 1972 after its amalgamation with Davenport Presbyterian Church
2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 155 Wychwood 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

<table>
<thead>
<tr>
<th>Key Date</th>
<th>Historical Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1906</td>
<td>The triangular-shaped tract bounded by St. Clair Avenue West, Vaughan Road and Wychwood Avenue is subdivided under Plan 1322</td>
</tr>
<tr>
<td>1909</td>
<td>The trustees of Wychwood Baptist Church acquire Lot 111 on the northeast corner of St. Clair and Wychwood, along with part of Lot 110 directly east</td>
</tr>
<tr>
<td>1912</td>
<td>The City of Toronto tax assessment rolls indicate that Wychwood Baptist Church (renamed St. Clair Avenue Baptist Church in 1919) is under construction on the site according to the designs of Toronto architects Burke, Horwood and White (only part of the planned complex is completed)</td>
</tr>
<tr>
<td>1925 June</td>
<td>When St. Columba Presbyterian Church (St. Clair Avenue West and Vaughan Road) joins the newly-created United Church of Canada, dissenting members form Wychwood Presbyterian Church</td>
</tr>
<tr>
<td>1925 July</td>
<td>Wychwood Presbyterian Church rents the former Wychwood Baptist Church at 155 Wychwood (the new St Clair West Baptist Church opens at 156 Wychwood, opposite)</td>
</tr>
<tr>
<td>1925 Nov</td>
<td>The trustees of Wychwood Presbyterian Church buy the property at 155 Wychwood Ave from the Baptist congregation</td>
</tr>
<tr>
<td>1927</td>
<td>The City directory for 1928 (with information compiled the previous year) records the &quot;Continued Presbyterian Church&quot; at 155 Wychwood</td>
</tr>
<tr>
<td>1931</td>
<td>Toronto architect Frederick Noad prepares plans for a new church</td>
</tr>
<tr>
<td>1936</td>
<td>Noad is engaged to alter his original plans for the church</td>
</tr>
<tr>
<td>1937 July-Aug</td>
<td>The former Baptist church is demolished</td>
</tr>
<tr>
<td>1937 Sept</td>
<td>The cornerstone for the new church is laid</td>
</tr>
<tr>
<td>1937 Oct</td>
<td>The building permit is issued</td>
</tr>
<tr>
<td>1937 Nov</td>
<td>The property at 155 Wychwood is mortgaged for $25,000</td>
</tr>
<tr>
<td>1938 Mar</td>
<td>The new church building is dedicated</td>
</tr>
<tr>
<td>1938 Jan-Mar</td>
<td>The church trustees and the City of Toronto enter into agreements for the further widening of St. Clair Avenue West affecting the church lands</td>
</tr>
<tr>
<td>1946</td>
<td>A stained glass window is installed in the east wall in memory of Rev. Dr. James Wilson, the congregation's minister from 1930 to 1939 when the new church was planned and constructed</td>
</tr>
<tr>
<td>1951</td>
<td>The memorial window in the west wall of the church is installed to commemorate Rev. A. Gordon Rintoul, minister at Wychwood Presbyterian from 1939-41, who died while on active service during World War II</td>
</tr>
<tr>
<td>1972</td>
<td>Wychwood Presbyterian Church amalgamates with Davenport Presbyterian Church under the name Wychwood-Davenport</td>
</tr>
<tr>
<td>2008</td>
<td>The property at 155 Wychwood is listed on the City's heritage inventory</td>
</tr>
</tbody>
</table>
ii. HISTORICAL BACKGROUND

Wychwood Neighbourhood

The property at 155 Wychwood Avenue is located on St. Clair Avenue West, west of Bathurst Street, at the north end of the Wychwood neighbourhood. The site originated as part of Lot 26 in Concession II west of Yonge Street, which was one of the farm lots surveyed in York Township following the founding of York (Toronto) in 1793. During the next century when many farms remained along St. Clair Avenue West, the area also featured rural estates, market gardens and brickyards. The arrival of the steam railways resulted in the development of communities at the closest cross-roads, and streetcars operated by private companies enabled the opening of subdivisions. This residential growth was accompanied by new schools and religious institutions, and the demand for civic services such as water and street lighting led to annexation. In 1909, the City of Toronto absorbed Bracondale and Wychwood in the area southwest of St. Clair Avenue West and Bathurst Street. The latter community was named for “Wychwood”, the country estate developed and transformed by Toronto artist Marmaduke Matthews into a unique artists’ colony named Wychwood Park (that became the first residential heritage conservation district in Toronto). The annexation included the strip of land along the north side of St. Clair Avenue West, which was widened by the municipality to accommodate streetcars, including the line introduced in 1913 by the Toronto Civic Railways (forerunner to today’s Toronto Transit Commission, or TTC). The development of the area including 155 Wychwood Avenue is traced in the maps and atlases attached in Section 6 below.

Wychwood-Davenport Presbyterian Church

In 1906, a residential subdivision was registered as Plan 1322 on the triangular-shaped lands bounded by St. Clair Avenue, Wychwood Avenue (as it was extended north of Wychwood Park) and Vaughan Road (Image 9). The parcel on the northeast corner of St. Clair and Wychwood was acquired in 1909 by the trustees of Wychwood Baptist Church, who commissioned the notable architectural firm of Burke, Horwood and White to design a church and Sunday School for the site (Image 10). With the size of the property impacted by the widening of St. Clair Avenue, only the Sunday School portion of the complex was completed by 1912 (Image 11). The Baptists moved to a larger tract on the opposite side of Wychwood Avenue in 1925, selling the subject property to a Presbyterian congregation.²

Wychwood Presbyterian Church was founded in 1925 by dissenting members of St. Columba Presbyterian Church after a majority of the congregation voted to join the newly-formed United Church of Canada (an amalgamation of Methodist,

² Renamed St. Clair Baptist Church, the congregation planned a combined church and Sunday School, but completed only the latter structure at 156 Wychwood (where it is recognized on the City’s heritage inventory)
Congregationalist and some Presbyterian churches). The new assembly first met in the Christie Theatre on St. Clair Avenue West before renting the vacant Baptist church at 155 Wychwood (Image 12). “Subsequently the group felt enough confidence in its future to purchase the church, including most of its furniture, for the sum of $23,000,” in a transaction registered in January 1926. Membership increased quickly and, by 1931 “a committee was appointed to find a suitable site for a new church building”. Although the congregation decided to rebuild on the existing property and engaged Toronto architect Frederick Noad to design the complex, the financial realities of the Depression delayed the project until 1936. Noad revised his original plans, eliminating some architectural details and reusing materials from the original building, including the slate roof tiles (Images 13 and 14). Opening in 1938, Wychwood Presbyterian Church weathered the difficulties of the World War II era to enjoy renewed growth and prosperity afterward. The membership funded memorial windows and a new vestibule, while providing financial assistance to other congregations. Wychwood was recognized by the presbytery as “…the only congregation of our church that was a minority group in 1925 to reach such a high standard of budget giving.”

By the later 20th century as the church’s membership declined, the congregants decided to amalgamate with Davenport Presbyterian Church, which was founded in 1890 and later based on Bathurst Street. Known as Wychwood-Davenport Presbyterian Church, the merged congregation continued to worship and provide community services at 155 Wychwood Avenue.

i. ARCHITECTURAL DESCRIPTION

Current and archival photographs of the property at 155 Wychwood Avenue are found on the cover and in Sections 2 and 6 of this report. In appearance, Wychwood Presbyterian Church evidently evoked the previous Baptist church in its single-storey plan beneath a gable roof, but with an abundance of Neo-Gothic detailing that distinguished it as a 20th century edifice. The Neo-Gothic was the most popular style for religious buildings in the early 20th century with its familiar detailing inspired by medieval architecture, but without the polychromy and verticality of the Gothic Revival designs that preceded it. Wychwood-Davenport Presbyterian Church is designed with a rectangular-shaped plan beneath a steeply-pitched gable roof with stone coping, buttresses with coping stones and gablets at the west end, and a brick chimney on the north slope. The narrow end wall (west) forms the principal façade on Wychwood Avenue where a large pointed arched opening containing three stained glass windows is placed. At the west end of the church, the single-storey narthex has a parapet with crenelles above buttresses that organize pointed-arch door and window openings with brick and stone trim. On the west and south sides of the narthex facing Wychwood and St. Clair, respectively, entrances with

---

3 “Wychwood Presbyterian Church, Toronto: 25th anniversary, 1925-1950,” 2
4 Ibid, 3
5 Ibid, 10
6 The style has been described as “plainer, less self-consciously picturesque, and more substantial-looking than Gothic Revival or High Victorian Gothic”, McHugh, 19
paired wood doors in pointed-arch surrounds with multiple mouldings are placed beneath arcades of fine pointed-arch brickwork.

The fenestration and detailing continues along the long north and south elevations, where pointed-arch openings in the clerestory are placed above the shallow side aisles with flat-headed window openings. Buttresses organize the openings, with particularly robust examples topped by stone caps placed near the intersection of the side walls and the narthex to the west. A secondary entry is found on the south wall accessing St. Clair Avenue West. The northwest wing features complementary detailing, but is differentiated by a Tudor-arched door opening on the west face. An opening for a stained glass window was added to the rear (east) wall of the church.

ii. CONTEXT

The location of 155 Wychwood Avenue is shown on the property data map attached as Image 1. Wychwood-Davenport Presbyterian Church is situated on the northeast corner of St. Clair Avenue West and Wychwood Avenue where it is one of three churches overlooking the intersection, all of which are recognized on the City’s heritage inventory. Placed on the opposite side of Wychwood Avenue on an elevated site, St. Clair Avenue Baptist Church was completed in 1925. St. Michael and the Angels (Anglican) Church was relocated in 1909 to the southeast corner of the intersection (from its original site at St. Clair and Vaughan Road) and rebuilt in 1915. With Wychwood-Davenport Presbyterian Church, this group forms an important institutional enclave along the Wychwood neighbourhood’s ‘main street’ where it is distinguished from the commercial buildings that dominate St. Clair Avenue West and the residential subdivisions beyond.

With its position as part of a collection of institutional buildings at St. Clair Avenue West and Wychwood Avenue, Wychwood-Davenport Presbyterian Church is placed at the head of an important corridor in the Wychwood community. Directly south, the street leads to the Wychwood Barns (1913), the former streetcar maintenance facility that was restored as a community centre and park that is known throughout the city, and the Wychwood Park Heritage Conservation District, the former artists’ colony set in a private park.

---

7 Directly east at the northeast corner of St. Clair and Vaughan Road, St. Columba United Church (now St. Alphonsus Roman Catholic Church) is another part of the collection of church buildings along this corridor, which includes Holy Rosary Roman Catholic Church at 354 St. Clair, east of Bathurst Street, and St. Clare’s Roman Catholic Church at 1118 St. Clair to the west near Dufferin Street that are also recognized heritage properties
8 Only the Sunday School wing was completed and set back from St. Clair Avenue West, which was further widened in 1938
9 Additions were made in 1928 and afterward
10 Today, the neighbourhood northwest of St. Clair Avenue West and Vaughan Road is known as Humewood (named for the country estate of politician and lawyer, William Hume Blake), which was subdivided and remained part of the Township and City of York prior to amalgamation in 1998. However, as described in Section 2, the north side of St. Clair Avenue West adjoining Wychwood was annexed by the City of Toronto in the early 20th century
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.

<table>
<thead>
<tr>
<th>Design or Physical Value</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>i. rare, unique, representative or early example of a style, type, expression, material or construction method</td>
<td>X</td>
</tr>
<tr>
<td>ii. displays high degree of craftsmanship or artistic merit</td>
<td>N/A</td>
</tr>
<tr>
<td>iii. demonstrates high degree of scientific or technical achievement</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Representative Example of a Style and Type - Wychwood-Davenport Presbyterian Church has cultural heritage value as a fine representative example of Neo-Gothic design, the most popular style for ecclesiastical buildings in the early 20th century. With its detailing inspired by medieval architecture, the church’s design is distinguished by the repetition of the traditional pointed-arch motif that extends to the subtle arcade of decorative brickwork on the narthex, as well as the extensive use of buttresses that includes exaggerated versions with stone caps on the north and south elevations.

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

Institution - Wychwood-Davenport Presbyterian Church is valued for its association with the development of the Wychwood neighbourhood in Toronto. The area adjoining St. Clair Avenue West, west of Bathurst Street was named for "Wychwood", the country estate of Toronto artist Marmaduke Matthews who founded a unique artists’ colony in Wychwood Park (recognized as the first residential Heritage Conservation District in Toronto). After Wychwood was annexed by the growing City of Toronto in 1909, residential subdivisions and the streetcar line on St. Clair prompted a population surge that was supported by new churches, including Wychwood-Davenport Presbyterian.
Wychwood-Davenport Presbyterian Church was founded by a congregation of “Continuing Presbyterians” who declined to join the new United Church of Canada in 1925 and first worshipped in the former Baptist church at this location as Wychwood Presbyterian Church. Commissioning the current church in 1937 and amalgamating with Davenport Presbyterian Church under its current name in 1972, the congregation has contributed to the spiritual life and social welfare needs of the Wychwood community for nearly a century.

Architect - Wychwood-Davenport Presbyterian Church was designed by Frederick Noad, an English-born architectural practitioner who worked in the United States before his arrival in Toronto in 1925. For the next three years, he secured positions in the offices of Burden and Gouinlock, Catto and Catto, and Charles B. Dolphin before opening a solo practice that continued until his retirement in 1943. Little of Noad’s work has been documented to date, with Wychwood-Davenport Presbyterian Church one of only three projects referenced in his entry in The Biographical Dictionary of Architects in Canada, 1800-1950. As a result, Noad’s association with the subject property is not identified as a heritage value at this time.

<table>
<thead>
<tr>
<th>Contextual Value</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>i. important in defining, maintaining or supporting the character of an area</td>
<td>N/A</td>
</tr>
<tr>
<td>ii. physically, functionally, visually or historically linked to its surroundings</td>
<td>X</td>
</tr>
<tr>
<td>iii. landmark</td>
<td>X</td>
</tr>
</tbody>
</table>

Surroundings – Contextually, the value of the property at 155 Wychwood Avenue is linked to its historical, functional and visual ties to a distinctive institutional enclave of three heritage churches clustered at the intersection of St. Clair Avenue West and Wychwood Avenue, all of which are recognized on the City's heritage inventory. Wychwood-Davenport Presbyterian Church (northeast), St. Clair Avenue Baptist Church (northwest), and St. Michael and All Angels (Anglican) Church (southeast) are grouped in this prominent location along the Wychwood community's 'main street.'

Landmark – As the anchor building on the northeast corner of St. Clair Avenue West and Wychwood Avenue, Wychwood-Davenport Presbyterian Church has cultural heritage value as a local landmark in the Wychwood neighbourhood.

4. SUMMARY

Wychwood-Davenport Presbyterian Church (1937) is a fine representative example of an early 20th century religious building designed in the Neo-Gothic style that is historically linked to the development of the Wychwood neighbourhood and stands as a local landmark anchoring the northeast corner of St. Clair Avenue West and Wychwood Avenue where it is part of an institutional enclave with the neighbouring church complexes.

---

11 Noad opened his office in 1928, the same year he married and identified himself in the register as an architect residing in Birchcliff (Noad family records, www.ancestry.ca)
5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 1322, Lots 110 and 111
Archival photographs, City of Toronto Archives and Toronto Historical Board
(individual citations in Section 6)
Assessment Rolls, City of Toronto, Ward 5, Divisions 5 and 6, 1912 ff.
Building Permits, City of Toronto, 1911 and 1937
City of Toronto Directories, 1910 ff.
Goad's Atlases, 1884-1923
Miles, York County Atlas, 1878
Tremaine's Map of the City of Toronto and the County of York, 1860

Secondary Sources

Byers, Nancy, and Barbara Myrvold, St. Clair West in Pictures, Vol. 3, 1999
Noad family records, www.ancestry.ca
McAuliffe, Terry, “Cedarvale, Wychwood and Hillcrest Neighbourhoods,” undated
---------------------, “Homes on the Hill I: Wells Hill, Wychwood and Hillcrest Neighbourhoods, undated
Nicol, James Y., “A History of Wychwood Presbyterian and Davenport Presbyterian Churches to Wychwood-Davenport Presbyterian Church,”
typescript, May 1975
“A Progress Report from the New Church Building Committee at Wychwood Presbyterian Church,” July 1936 (Presbyterian Church in Canada Archives)
Robertson, J. R., Landmarks of Toronto, Vol. 4, 1904
“Wychwood Presbyterian Church, Toronto: 25th anniversary, 1925-1950,” 1951
6. **IMAGES - arrows** mark the location of the property at 155 Wychwood Avenue. Maps and atlases are followed by other archival images and current photographs.

1. **City of Toronto Property Data Map:** showing the location of the property at 155 Wychwood Avenue on the northeast corner of St. Clair Avenue West

2. **Tremaine's Map of the City of Toronto and County of York, 1860:** showing the subject property at the south end of farm lot 26
3. Historical Atlas of York County, 1878: showing the subdivision of farm lot 26 by Vaughan Road

4. Goad's Atlas, 1884: the first atlas to show the future location of the church, which remained an undivided farm lot at this time
5. Goad's Atlas, 1890: showing the area and surrounding neighbourhoods with Bracondale and Wychwood Park directly south

6. Goad's Atlas, 1903: showing the allotment before it was subdivided by Plan 1322 three years later
7. Goad's Atlas, 1913: showing the original Baptist church in place, as well as the dotted line north of St. Clair Avenue West dividing the City of Toronto (south) and York Township (north)

8. Goad's Atlas, 1923: the last atlas for the city shows the development of the neighbourhood adjoining the church to date. By this time, the Baptist congregation was preparing to move to the vacant parcel on the northwest corner of the intersection, selling the subject property to the newly-formed Wychwood Presbyterian Church two years later
9. Plan 1322: extract showing the future location of the subject property on the corner lot 111 and part of adjoining lot 110

10. Architectural Drawing, Wychwood Baptist Church, 1911: showing the design for the complex prepared by architects Burke, Horwood and White, which indicates that only the Sunday School portion on the left was "to be built" (Archives of Ontario, C11-818)
11. Archival Photograph, St. Clair Avenue West and Wychwood Avenue, 1916: where the Wychwood Baptist Church was built before the site was acquired for the Wychwood Presbyterian Church (City of Toronto Archives, Fonds 1231, Item 241)

12. Archival Photograph, St. Clair Avenue West and Wychwood Avenue, 1928: looking west and showing the Christie Theatre on the left where the Wychwood Presbyterian congregation held its first services (City of Toronto Archives, Series 71, Item 6308)
13. Architectural Sketch, Wychwood Presbyterian Church, 1937: prepared by architect Frederick Noad for the new edifice (cover, “A Progress Report from the New Church Building Committee at Wychwood Presbyterian Church”)

14. Archival Photograph, Wychwood Presbyterian Church, 1950: showing the west (left) and south (right) elevations facing Wychwood Avenue and St. Clair Avenue West, respectively (Presbyterian Church in Canada Archives)
15. Photograph, 155 Wychwood Avenue, 1992: showing the placement of the building near the northeast corner of the intersection with St. Clair Avenue West (Toronto Historical Board)

16. Photograph, 155 Wychwood Avenue, August 2007: showing the north elevation (left) and the west facade (right) at the time the property was surveyed for inclusion on the City’s heritage inventory (Heritage Preservation Services)
17. Photograph, 155 Wychwood Avenue, November 2013: showing the south elevation on St. Clair Avenue West (Heritage Preservation Services)

18. Photograph, 155 Wychwood Avenue, November 2013: showing the rear (east) wall from the laneway north of St. Clair Avenue West (Heritage Preservation Services)
19. Photographs, St. Clair Avenue West and Wychwood Avenue, November 2013: looking west (above) and north (below) showing the three churches adjoining the intersection, including the property at 155 Wychwood Avenue on the northeast corner (Heritage Preservation Services)