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Nancy Smith

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
188 CARLTON STREET
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To: The Incumbent and Church Wardens
St. Peter's Church
190 Carlton Street
Toronto, Ontario
M5A 2K8

✓ Ontario Heritage Foundation

HERITAGE POLICY BRANCH
MAY 03 1993
DIRECTOR'S OFFICE

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 209-93 to designate the above-mentioned property to be of architectural value or interest.

Dated at Toronto this 4th day of May, 1993.


Barbara G. Caplan
City Clerk

No. 209-93. A BY-LAW

*To designate the property at 188 Carlton Street
(St. Peter's Anglican Church) of architectural value or interest.*

(Passed April 13, 1993.)

Whereas by Clause 10 of Neighbourhoods Committee Report No. 5, adopted, as amended, by Council at its meeting held on April 13, 1993, authority was granted to designate the property at 188 Carlton Street of architectural value or interest; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 188 Carlton Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. The real property more particularly described and shown on Schedules "A" and "C" hereto, known as 188 Carlton Street, is designated as being of architectural value or interest.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

JUNE ROWLANDS,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, April 13, 1993.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Park Lot 4 in Concession 1 From the Bay in the original Township of York, the boundaries of the land being described as follows:

PREMISING that the bearings hereinafter mentioned are grid and are referred to the Central Meridian 79 degrees and 30 minutes West Longitude through Zone 10 of the Ontario Co-ordinate System, then;

COMMENCING at the intersection of the northerly limit of Carlton Street with the easterly limit of Bleecker Street;

THENCE North 16 degrees 49 minutes and 50 seconds West along the said easterly limit of Bleecker Street, 50.20 metres;

THENCE North 73 degrees 34 minutes and 25 seconds East parallel to the said northerly limit of Carlton Street, a distance of 40.00 metres;

THENCE South 16 degrees 49 minutes and 50 seconds East parallel to the said easterly limit of Bleecker Street, a distance of 50.20 metres more or less to a point in the northerly limit of Carlton Street distant 40.00 metres measured easterly thereon from the point of commencement;

THENCE South 73 degrees 34 minutes and 25 seconds West along the said northerly limit of Carlton Street, 40.00 metres to the point of commencement.

The hereinbefore described land being delineated by heavy outline on Plan SYE2677, dated February 3, 1993, as set out in Schedule "C".

SCHEDULE "B"

Reasons for designation of the property at No. 188 Carlton Street (St. Peter's Anglican Church).

(Heritage Property Report dated August 26, 1992)

Property Information Sheet

Address: 188 Carlton Street
Ward: 07
Current Name: St. Peter's Anglican Church
Historical Name: St. Peter's Anglican Church
Construction Date: 1865
Architect: Gundry and Langley
Contractor/Builder: Unknown
Additions/
Alterations: 1872, transepts added, Henry Langley; 1880, enlargement of nave and addition of west porch to serve as main entrance, south entrance converted to a chapel, Henry Langley; 1890, addition, Gordon and Helliwell; 1963, restore and alter north elevation, Bruce Brown and Brisley Architects; 1973, restoration after fire, Maxim Restoration, balcony addition, Erdmann W. Knaack, architect.
Original Owner: Trustees of St. Peter's Church
Original Use: Religious
Current Use: Religious
Heritage Category: B
Recording Date: November 5, 1991
Recorder: HPD:jc

History

Land Development:

The lands on which St. Peter's Anglican Church stands were first described by Governor Simcoe's surveyors as Park Lot 4 in the First Concession from the Bay. In 1797, the Crown granted Park Lot Four to John White, the first Attorney General of Upper Canada. The 100 acre lot, one of thirty tracts of land which ran north/south between Queen Street and Bloor Street, was bounded by Sherbourne Street to the west and Ontario Street to the east.

As the city expanded northward in the 19th Century, many of the tracts were subdivided for development. In 1852 Allen McLean Howard, Clerk of the First Division Court, purchased a portion of Park Lot 4 and erected the house currently standing at 192 Carlton Street.

Howard sold the western portion of his property, bound on the west by Bleecker Street and on the south by Carlton Street, to the Cemetery Church parish in 1864.

188 Carlton Street:

The parish was originally constituted as the Cemetery Church parish in 1863 and comprised the northeastern portion of the city, east of Sherbourne Street and north of Carlton Street. St. James Cemetery Chapel was used as the church of the parish until land was purchased from Allen McLean Howard for the purpose of erecting a church.

Plans submitted by the Toronto architectural firm of Gundry and Langley were approved and the cornerstone was laid in 1865. Situated in a district then considered to be one of Toronto's most fashionable neighbourhoods, St. Peter's Anglican Church was opened for service on June 10, 1866 by Bishop Strachan. Among the pew holders were Sheriff Jarvis, Henry Pellatt, A.E. Gooderham, Francis Richardson, J. Humphry Mason, and Judge Boyd.

Established as a missionary church, St. Peter's experienced a substantial growth of parishioners in the latter part of the 19th Century. To accommodate the growing congregation, transepts were added in 1872 and the nave was enlarged, the west porch was added, the original entrance was closed and a Parish Hall was erected in 1880, all according to the designs of Henry Langley. Records indicate that further additions were undertaken in 1890, according to the design of Gordon and Helliwell, but it is not clear what they entailed.

A fire in 1961 damaged the Church and the Parish Hall. In 1963, restoration and enlargement of the Parish Hall was undertaken by the architectural firm of Bruce Brown and Brisley. A subsequent fire in 1973 destroyed the chancel, organ and the windows over the Communion table of the Church. Restoration was undertaken by Maxim Restoration and a choir loft was erected according to the design of the architect Erdmann W. Knaack.

Architecture**188 Carlton Street:**

St. Peter's Anglican Church is oriented on an east/west axis and is set into a landscaped garden. The church displays the intricacy, variety of form and irregularity of roofline associated with the Picturesque style.

Constructed in red brick with buff brick detailing, the west (Bleecker Street) elevation features an enclosed entrance porch, single triangular windows and stepped corner buttresses. Above the porch a frontispiece, containing two pointed windows and a rose window, terminates in a bellcote. The south (Carlton Street) elevation is varied, featuring a small projecting side chapel (the former main entrance) containing a pointed window, and a transept arm with five grouped lancet windows united by a continuous sill. The south wall of the chancel has three pointed windows with a continuous sill.

The east elevation has three lancet windows of varying heights and, to the north, a polygonal vestry with single pointed windows separated by stepped buttresses. The north elevation, linked to the Parish Hall by a modern narthex at the west end and by a passageway through the vestry at the east end, contains two pairs of lancet windows, buttresses, and a transept arm with five grouped lancet windows. All openings are highlighted by decorative brickwork and all corners of the building have stepped buttresses. A steeply pitched gabled roof with small triangular dormer windows covers the nave, while lower gabled roofs cover the entrance porch, chapel, transepts and chancel. A shed roof covers the narthex.

The interior of the church is built on a Latin Cross plan. The ground storey comprises a narthex and a nave with a central aisle. The raised, squared chancel is separated from the body of the church by a pointed arch ornamented by a carved chevron pattern. At the west end, an organ and choir loft span the narthex.

Slender wooden beams span the polygonal roof, and terminate in carved impost blocks. Each beam is highlighted by stencilling executed in 1966 by the firm of Thomas Browne Church Interiors.

19th Century stained glass windows executed by the Toronto firm of Robert McCausland Limited highlight the chancel, transepts, north and south walls of the nave, and the south wall of the narthex. The porch windows, the rose window and the dormers contain contemporary stained glass designed by Russell Phillips.

Context:

Situated on the northeast corner of Bleecker and Carlton Streets, St. Peter's Anglican Church is part of a complex which includes St. Peter's Parish Hall (1880) and St. Peter's Rectory (1905). The church is set back from the street in a landscaped garden that is integral to the original setting. The garden is bound on the street elevations by a hedge. The church and the neighbouring listed properties at 190 and 192 Carlton Street are important features of the north side of Carlton Street between Bleecker and Ontario Streets.

Summary:

St. Peter's Anglican Church, situated at 188 Carlton Street, is identified for architectural reasons.

St. Peter's is set back from the street in a landscaped garden which is a necessary component of its Picturesque style. The red and buff brick church has an enclosed porch, lancet windows, corner buttresses, a rose window surmounted by a bellcote and a varied, gabled roofline. Internally, St. Peter's adheres to a Latin Cross plan and contains 19th Century stained glass windows executed by the Toronto firm of Robert McCausland Limited and contemporary stained glass windows by R. Phillips.

The expansion of the church in the late 19th Century reflected the success of St. Peter's as a mission church in the burgeoning Sherbourne and Carlton Street neighbourhood. Situated on a landscaped lot at the corner of Bleecker and Carlton Streets, St. Peter's Anglican Church is a local neighbourhood landmark.

SCHEDULE "C"

MAP AREA 151H-22

