



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
174 OLD YONGE STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF INTENTION TO DESIGNATE

Rector and Church Wardens
St. John's Anglican Church
174 Old Yonge Street
Toronto, Ontario
M2P 1P9

Ontario Heritage Trust ✓
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 174 Old Yonge Street under Part IV of the *Ontario Heritage Act*.

Reasons for Designation:

Description

The property at 174 Old Yonge Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under three categories of design, associative and contextual value. Located on the west side of Old Yonge Street, north of York Mills Road, the two-storey house form building was completed in 1878 as the rectory of St. John's Anglican Church. The site is listed on the City of Toronto Inventory of Heritage Properties.

Statement of Cultural Heritage Value

St. John's Rectory has associative value for its connection with St. John's Anglican Church. Parish records outline the history of the church and its rectory. The congregation was founded in the 1790s as the first mission outpost of St. James' Cathedral. Members met in private residences and a schoolhouse until 1817 when the original church was constructed on the hilltop overlooking Yonge Street (known as Old Yonge Street since 1835 when Yonge Street was straightened and realigned to the west). St. John's was the first Anglican church built outside the Town of York. The original building was replaced by the present church, which was completed in 1844 according to the designs of early Toronto architect, John Howard. The property now identified as 19 Don Ridge Road that contains St. John's Anglican Church and Cemetery is included on the City's heritage inventory.



In 1841, the congregation acquired the property now known as 174 Old Yonge Street from parishioner William Marsh, using the house form building on the site for the rectory. By the late 1860s, the structure was deemed uninhabitable and a series of rectors were housed in rented accommodation. The congregation raised funds to build a new rectory and, in early 1876, approved the plans of a "Mr. Fisher of Eglinton," a carpenter and lumber merchant. Construction proceeded under the supervision of contractor Joseph Pennock. Following the completion of the rectory in 1878, Canon Henry Bath Osler was the first clergyman to occupy the premises. The site of many social events associated with the church, the rectory was altered during the World War II era, after which the north part of the property was severed and sold.

The design value of St. John's Rectory relates to its appearance as a rare surviving house form building connected to the York Mills community as it developed in the 1800s. It remains an example of the residential buildings popularized in the 19th century that were identified by their modest scale and symmetry. In York Mills, with the relocation of the surviving mill cottages and the C. W. Jeffery's House, St. John's Rectory stands in its original location on Yonge Street before the roadway was realigned.

Contextually, the property at 174 Old Yonge Street contributes to the late 19th century character of York Mills. Located on Old Yonge Street, which predates the current Yonge Street as the major thoroughfare through the hamlet, St. John's Rectory is one of the few remaining buildings from the period when York Mills developed as a milling enterprise in York Township (later North York). The origins of the community date to 1804 when the first in a series of mills began operating along the west branch of the Don River. When a post office opened in the vicinity in 1836, the outlet was named "York Mills." Served by a stage coach running north on Yonge Street, the area around present-day Yonge Street and York Mills Road attracted additional industries (a tannery and pottery), as well as hotels, stores, houses, a school, and churches, the first of which was St. John's Anglican Church. A small group of properties in York Mills, illustrating a range of late 19th century building stock, is recognized on the City's heritage inventory. The Jolly Miller Tavern (1857) at 3885 Yonge Street and the C. W. Jeffreys House (the noted artist's house, dating to circa 1833) at 4111 Yonge Street are also designated under Part IV of the Ontario Heritage Act. St. John's Anglican Church and Rectory are surviving York Mills buildings of note that remain in their original locations.

Heritage Attributes

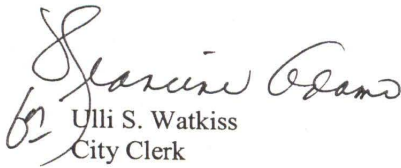
The heritage attributes of St. John's Rectory related to its design, associative and contextual value as a surviving example of a late 19th century house form building associated with St. John's Anglican Church that is an important feature on Old Yonge Street in York Mills are:

- Above a stone foundation, the scale, form and massing of the two-storey rectangular plan
- The frame construction with stucco cladding and wood trim
- The medium-pitched gable roof with extended eaves and, at the south end, a brick chimney
- The symmetrical organization of the three-bay principal (east) façade facing Old Yonge Street
- The central placement of the main entrance in a paneled surround with sidelights and a segmental-arched tripartite transom with leaded diamond glazing

- Protecting the entry, the open porch with a gable roof and a round-arched opening supported on slender paired wood piers
- Flanking and surmounting the entry, the segmental-arched window openings with voussoirs and lug sills, which retain the pattern of two-over-two sash windows typical of the late 19th century
- The continuation of the shape and detailing of the fenestration from the east façade to the side elevations (north and south)
- On the east façade south (left) of the entry, the addition of a small square window opening

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: c/o Francine Adamo, Administrator, North York Community Council, North York Civic Centre, 5100 Yonge Street, Toronto, ON M2N 5V7 within thirty days of the 21st day of December, 2007. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 21st day of December, 2007.


Ulli S. Watkiss
City Clerk

cc: Manager, Heritage Preservation Services, City Planning Division, City Hall, 2nd Fl, Ste. A18
Jasmine Stein, Municipal Law Unit, Legal Division, City Hall, 12th Floor West
Deputy Chief Building Official and Director, Building Division, North York District
Interested Persons