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London
CANADA

300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

REGISTERED

February 19, 2001

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, ON M5C 1J3



**Re: Designation of 280 St. James Street
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3323-43, entitled "A by-law to designate 280 St. James Street to be of historical and architectural value", passed by the Municipal Council of the Corporation of the City of London on February 5, 2001 and registered as Instrument No. ER94112 on February 12, 2001.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historical and architectural value.

for *Chayward*
Cathie L. Best
Deputy City Clerk

/ch

Encl.

c : R. Cerminara, Building Division, Room 710
M. Gladysz, Planning Division, Room 603
M. Casavecchia

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3/19/01
RR *J*

Bill No. 68
2001

By-law No. L.S.P.-3323-43

A by-law to designate 280 St. James Street to be of historical and architectural value.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 280 St. James Street has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and architectural value or interest, the real property at 280 St. James Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is 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 the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on February 5, 2001.

AM DeCicco

Anne Marie DeCicco
Mayor

Cathie L. Best

Cathie L. Best
Deputy City Clerk



**CITY OF LONDON BY-LAW
CERTIFICATION RECORD**

I, Cathie L. Best, Deputy City Clerk, of The Corporation of the City of London, hereby certify that the By-law hereunder is a true copy of By-law No. L.S.P.-3323-43 of the City of London, passed on February 5, 2001.

First reading - February 5, 2001
Second reading - February 5, 2001
Third reading - February 5, 2001

Dated at London, Ontario, this 19th day of February, 2001.

Cathie L. Best
Signature

SCHEDULE "A"
To By-law No. L.S.P.-3323-43

Part Lot 23, East of Wellington Street as in ED1448 London
Part Lot 23, East of Wellington Street as in ED5838 London

SCHEDULE "B"
To By-law No. L.S.P.-3323-43

Reasons for Designation
Church of St. John the Evangelist - 280 St. James Street

Historical Reasons

The Church of St. John the Evangelist was designed in 1887 and the main part of the church was built during the following year; the tower was completed ten years later, after sufficient funds were raised to complete the architect's plan. The St. John's congregation was older than the building. It had first worshiped in a chapel named after St. John the Evangelist on the former grounds of Huron College, near Grosvenor west of St. George St. This chapel had been given to the College in 1864 by then principal Isaac Hellmuth, who went on to establish a major building campaign in London which was to involve the chapel congregation. In 1865, Hellmuth established a boys' school on the block surrounded by St. James, Wellington, Grosvenor, and Waterloo Streets; in 1873, he began work on the chapter house of what was to be a major cathedral on Richmond Street, south of Piccadilly; and in 1881, he helped to form the University of Western Ontario in the former boys' school building. The St. John's congregation moved with Hellmuth from the chapel to the chapter house, and then, in 1888, to its present church, on a lot that initially formed part of the university property. The church forms a link with Hellmuth, the second Anglican Bishop of Huron, and with his ambitious plans on the church's site.

There have been several additions to the church, mainly to the north and east of the original structure. In 1895 a church school building was erected to the north of the church, utilizing bricks recycled from the recently demolished boys' school / university building. In 1927, a two-storey parish hall was erected facing Wellington Street, forming a front addition to the earlier church school building; during the same year, an octagonal apse was added east of the chancel and a chapel just to its north. In 1955, a north aisle and narthex were built between the parish hall and the original church, and a substantial addition containing more classroom and office space was erected east of the church school building.

Architectural Reasons

The Facades of the Nineteenth-Century Church

The architect who designed the original plans for the Church of St. John the Evangelist was a member of the St. John's congregation, Charles F. Cox. Cox had trained as an architect with the well-known local firm of Robinson, Tracy and Durand, but his career in London was brief. While designing St. John's, he was lured by the Saunders family to join them at the experimental farm in Ottawa, and only one other building, a church near Ottawa, can definitely be attributed to Cox.

The building is in the later Gothic Revival style as it was envisaged and promoted by members of the British Anglican Ecclesiological movement. Cox' design followed numerous Ecclesiological dictates: the main entrance to the church was through a porch on the south side of the church; the various liturgical spaces, such as the sacristy and choir, were clearly denoted through the shape of the eastern end of the building; and the heavy buttresses that were functional as well as ornamental.

The main facade of Cox' design, containing the porch and tower, faces St. James Street. Its major features in terms of massing are the broad, deep roof and the 128-foot tower that balances the roof. The roof is broken only by a row of small dormer windows, six on each side of the nave, each window containing a trefoil with the original stained glass and a wooden surround. Supported by high stepped buttresses, the tower terminates in parapet gables, surmounted by a slate-covered spire. Metal finials once decorated the top of the spire, the four corners of the tower itself, and the peak of each parapet gable, though two of the gable finials are now missing. A single, tall, narrow louvered arch, surmounted by a trefoil, adorns each side of the tower. It is flanked by vertical grooves and outlined on top by a hood-mould in the shape of a pointed arch. Corbels in the form of faces support each of the drip-moulds. A horizontal groove near the top of the tower wall corresponds with the ridgeline of the church, and a row of cogged brickwork runs across the upper part of each parapet gable.

At the base of the tower is a porch that echoes the shape and features of the porch at the west end of the St. James Street facade. Both have a gable roof and a doorway defined by superimposed pointed arches in different shades of red and buff brick, shaped to form the sculptured entrance way; the upper part of each entrance way is filled with a stained glass transom. A stone roundel containing a trefoil sits in the gable above each doorway. Intricate metal finials initially adorned both porches, the gable roof of the sacristy, and the peak of the gable over the choir; only that on the tower remains in place, while two others have been temporarily removed in order to be repaired. Iron lanterns above each door are attached to the arch by iron chains. Small lancet windows pierce the base of the tower and the sides of the porch. Between the tower and south porches are four sets of paired lancet windows, each pair situated between low, stepped buttresses; east of the tower, one round window and two small paired lancet windows light the sacristy, and three broad pointed windows pierce the choir wall above the sacristy roof. The octagonal apse to the east of the choir contains decorated windows. Beyond the apse, on the north side of the church, one can see ornamental brickwork in the top of a gable and the chamfered brickwork of the original chimney.

The west facade, facing Wellington Street, is dominated by a large window with decorated tracery in the centre, flanked by a lancet window on each side. A brick panel outlined in shaped and coggled bricks sits under the main window. Open ventilation grooves, a wooden strut design incorporating a fluted column and a capital, and a metal cross add visual interest at the peak of the west gable.

The church walls are formed of local buff-coloured brick, generally laid in English garden wall bond, with every fourth row consisting of headers and the intervening three of stretchers; in some areas, such as the porch and tower walls, the rows of headers may be separated by as many as six rows of stretchers. This was a common style of brickwork in London at the time. The foundation is of very light-coloured, rusticated, stone blocks. The buttresses, on the tower and around the rest of the building, are of brick, capped by red sandstone. Both the buttress caps and the red sandstone window sills of the building have rough-cut sides and more smoothly textured top surfaces. The original metal caps of the gables have been replaced with new aluminum caps that retain the shape of the old; these terminate in gablets containing trefoils. Shaped bricks outline the window openings. All windows have wooden surrounds and are filled with stained glass. The dormers, the tower and porch windows, the sacristy windows, and the exterior transoms, contain their original stained glass, featuring geometric designs. The only pictorial design in the original church was in the east window of the choir, which now forms the east window of the apse. All other windows have pictorial designs of later date.

The Facade of the Parish Hall, 1927

The facade of the Parish Hall is in a Tudor style. Both the enclosed rectangular porch and the main building terminate in stone-capped parapet walls, interrupted by small crenels and highlighted by centre crests containing, respectively, an armorial shield and a stone panel with the words "Parish Hall" in bas relief. The upper sashes of each window are made up of numerous small panes. The windows are clustered in groups of three, with a Tudor hood-mould projecting over each group. Over the doorway is a pointed arch with Perpendicular tracery. High, shallow, stone-capped buttresses terminate in gablets holding a trefoil, similar to those in the metal caps of the church. The brick walls match the local brick walls of the earlier church, and they are laid in a similar English garden wall bond. All trim -- the caps, sills, hood-moulds, shield, panel, and door surround -- are of Indiana limestone. The foundation is of rusticated stone. The wooden doors feature chamfered muntin bars and tongue-and-groove panels.

The Facade of the Aisle, Narthex, and Cloak Room, 1955

Ron Murphy and Jack Patterson, the architects who designed the 1955 additions to the church, modelled the facade added between the old church and the parish hall on the original church building, repeating the old features in a slightly simplified way. One enters the narthex through a doorway surrounded by superimposed red and buff brick arches. An iron lantern hangs above the doorway, in a parapet gable also containing a trefoil in a red stone roundel. A metal cap terminating in trefoil designs protect the top of the gable wall, while a metal finial adorns its peak. Small lancet windows, containing stained glass, pierce the sides of the porch and the cloakroom wall. The walls are built of recycled buff-coloured brick, laid in the English garden wall bond found elsewhere, and the foundation and buttress caps are of red sandstone. The wooden doors, with chamfered panels, are copies of the original doors in the south facade.

Contextual Reasons

Most of the residential neighbourhood surrounding the Church of St. John the Evangelist developed in the two decades after the church was built, so that the church building blends well with its neighbourhood in terms of historical period and, because it is built of local buff brick, in terms of materials. This neighbourhood is now being considered for designation under the Ontario Heritage Act as a Heritage Conservation District, and the consultant for the project, Heritage Architect Planner Nicholas Hill, has described the church as "an exquisite example of the Gothic Revival style" and a focal point of the neighbourhood.