



STAFF REPORT ACTION REQUIRED

506 College Street – Designation under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date:	April 20, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina - Ward 19
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property at 506 College Street (College Street Baptist Church, 1889) under Part IV, Section 29 of the Ontario Heritage Act and grant authority to enter into a heritage easement agreement. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

The property is undergoing conversion to a residential condominium, and the owner has agreed to the designation of the property and to enter into a heritage easement agreement with the City of Toronto.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 506 College Street (College Street Baptist Church, 1889) under Part IV, Section 29 of the Ontario Heritage Act
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized 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, the Clerk be directed to refer the proposed designation to the Conservation Review Board
4. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 506 College Street (College Street Baptist Church, 1889)
5. the City Solicitor be authorized to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

ISSUE BACKGROUND

The owner of the property is converting the former church to a residential condominium and is retaining the heritage features on the exterior of the building. The proposed designation of the property and the completion of the heritage easement agreement will ensure that the property's heritage values and attributes are preserved.

COMMENTS

The property at 506 College Street 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. Located on the northwest corner of College Street and Palmerston Boulevard, College Street Baptist Church (1889) is a well-crafted example of the Romanesque Revival style designed by the important Toronto architects Langley and Burke that is a neighbourhood landmark on College Street, west of Bathurst Street.

A location map (Attachment No. 1) and Photographs (Attachment No. 2) are attached. The Reasons for Designation (Statement of Significance) are intended to be posted on the City of Toronto's web site and served on the owners of 506 College Street and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation (Statement of Significance) include a statement of the cultural heritage value of the property with a description of its heritage attributes.

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SIGNATURE

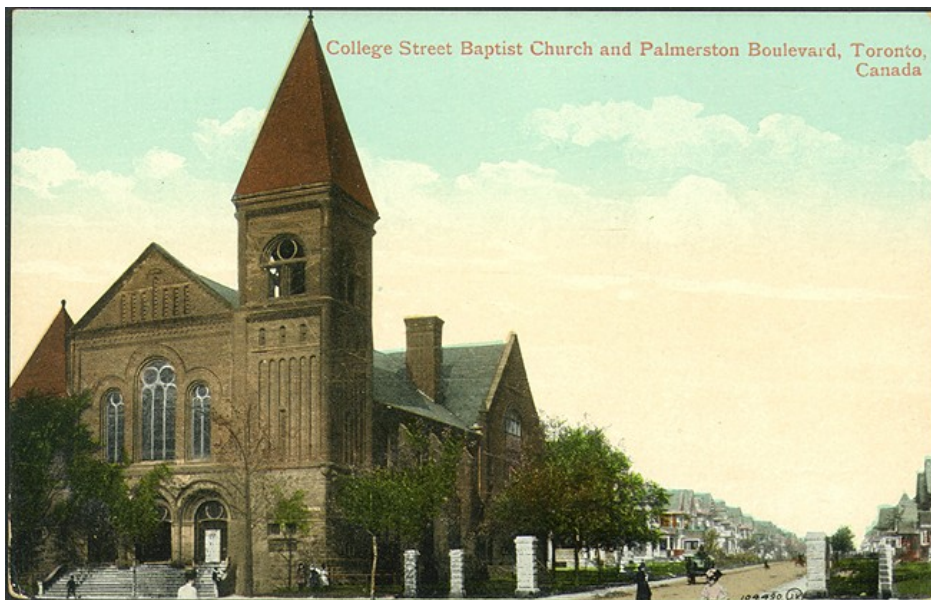
Barbara Leonhardt
Director, Policy and Research
City Planning Division

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)





Historical Post Card: Toronto Public Library

College Street Baptist Church (1889)

Description

The property at 506 College Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northwest corner of College Street and Palmerston Boulevard, College Street Baptist Church (completed 1889) was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value

The property at 506 College Street is associated with an institution of importance to the community. The origins of College Street Baptist Church date to 1872 when a Baptist congregation was organized to serve the new suburbs west of Bathurst Street, followed by the construction of a modest church on the northeast corner of College Street and Lippincott Street (the building survives in altered form and is recognized on the City's heritage inventory). As the area grew, a second church with accommodation for 900 was constructed on the corner of College Street and Palmerston Boulevard, opening in 1889. The work of the congregation continued, including its support of city missions, educational activities and charitable work. In the 20th century, the demographics of the area changed and the neighbourhood welcomed, in turn, Jewish, Italian and Portuguese immigrants. Beginning in 1970, the Portuguese Seventh Day Adventist Church occupied the premises for over 35 years.

College Street Baptist Church (1889) is identified with the notable Toronto architectural partnership of Langley and Burke. The firm originated in 1869 when Henry Langley began a solo practice that received immediate recognition with the high profile commission for Metropolitan Methodist Church (the recognized heritage building was rebuilt after a disastrous fire and is now known as Metropolitan United Church). Joined in partnership by his brother, Edward Langley and nephew, Edmund Burke, Henry Langley was noted for his ecclesiastical designs, which included churches for all of the major Protestant denominations. Beginning in the late 1880s when the firm was known as Langley and Burke, its projects evoked the newly popular Romanesque Revival style. Identified by monumental round-arched openings, the style was first interpreted by Langley and Burke at Beverley Street Baptist Church (1886), followed by the firm's designs for Sherbourne Street Methodist Church (reconstructed 1886) and Western Methodist Church (later Trinity Methodist and now Trinity United Church, 1887). With the commission for College Street Baptist Church, Langley and Burke continued working with Romanesque Revival elements, but its design was elevated by the various finishes, including the extended Credit Valley stone base and decorative terra cotta detailing. After College Street Baptist Church was heavily damaged by fire in 1925 (the Sunday

School wing had been repaired after a less devastating blaze in 1896), the successor firm of Burke and Horwood accepted the commission to restore the exterior and design a new interior.

College Street Baptist Church (1889) is a well-crafted example of Romanesque Revival design that displays the robust materials, round-arched openings, and dominant towers identified with the style. Attention is focused on the principal (south) façade on College Street, where the main entrance is found beneath the gable end of the roof and between two square towers. This entry reflects the Romanesque Revival style with a trio of oversized round-arched openings that contain paired wood doors under exaggerated transoms with quatrefoils. The round-arched motif is repeated in the oversized windows above the entry and on most of the remaining fenestration on the elevations and towers of the church.

Contextually, College Street Baptist Church (1889) is a local landmark on College Street in the neighbourhood west of Bathurst Street. It anchors the northwest corner of Palmerston Boulevard, the unusually wide street that extends from College Street to Bloor Street West and is distinguished by the Palmerston Gates marking the north and south entrances and the vintage lamp standards that line the thoroughfare. With its scale and architectural features, the church is visible from many vantage points along College Street and from the adjoining residential neighbourhoods.

Heritage Attributes

The heritage attributes of College Street Baptist Church (1889) associated with its design and contextual value as a well-crafted example of the Romanesque Revival style that is a landmark on the corner of College Street and Palmerston Boulevard are:

- The scale, form and massing
- Above a raised stone base, the red brick cladding and the brick, stone, terra cotta, clay and wood detailing
- The steeply-pitched cross-gable roof with the brick chimney
- At the southeast and southwest corners, the square towers with hipped roofs, with the southeast tower extended as the bell tower
- On the principal (south) façade, the main entrance where three oversized round-arched openings contain paired wood doors and enlarged transoms with quatrefoils
- The fenestration, with round-arched openings in various sizes, some of which contain tracery
- The three-storey rear (north) wing, with the complementary cladding, the pedimented roofline with finials, the round-arched entrance, and the flat-headed window openings

- The decorative detailing on the church and wing, with buttresses and pilasters, stringcourses, cornices with dentils and corbels, carved imposts and label stops, and billet ornament
- The location of the building on a corner lot that is viewed from both directions along College Street, as well as from Palmerston Avenue (south) and Palmerston Boulevard (north)