

Agenda Item #	Page #

Item #  
Page #

J. Yanchula

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION APPLICATION BY: ST. PAUL'S CATHEDRAL 472 RICHMOND STREET JULY 16, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Manager of Urban Regeneration, the Heritage Alteration Permit Application from St. Paul's Cathedral requesting permission to remove, repair, and replace the gutters and cornices and to reinforce a roof truss of the heritage designated property located at 472 Richmond Street within the Downtown Heritage Conservation District, **BE PERMITTED**; it being noted that the impact of such alteration on the heritage attributes of the property is negligible.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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Approval of the recommended actions would authorize changes as described to a designated heritage structure in accordance with Section 33 (1) and Section 42 (2.1) of the *Ontario Heritage Act*.

<b>BACKGROUND</b>
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St. Paul's Cathedral is located at 472 Richmond Street, on the north-east corner of Richmond Street and Queens Avenue. (Appendix 1) The property was designated under Section 29 (Part IV) of the *Ontario Heritage Act* in September 2005 (Appendix 2, By-Law LSP 3373-297), and under Section 41 (Part V) of the *Ontario Heritage Act* as part of the Downtown Heritage Conservation District in April 2012. (By-law LSP 3419-124)

In the *Downtown Heritage Conservation District Plan*, St. Paul's Cathedral is categorized as an "A" ranking property, the highest ranking for a heritage building in the district, which includes buildings that have a historic or landmark significance. The cathedral is referenced specifically several times in the plan as being a key public building in the district, a historic landmark, and as an important element of the downtown vista.

Description of the application:

In this application, the Church congregation is addressing several issues relating to the structural and architectural integrity of the cathedral. The application involves:

- The removal, repair, and replacement of 56 lin. ft. of gutter along the north Nave wall, 84 lin. ft. along the south Nave wall, 24 lin. ft. along the east and west south Transept walls

Agenda Item #	Page #

Item #  
Page #

**J. Yanchula**

and 112 lin. ft. around the Sanctuary at the east side of the Cathedral.

- The removal, repair, and replacement of the decorative cornice and masonry. Any new materials used will match the type and style of material of the existing.
- The reinforcing of one wood roof truss.

At present, external masonry and interior plaster finishes are deteriorating as a result of water infiltration. Additionally, one roof truss has also been deteriorating as a result of water infiltration and has become structurally deficient. (Appendix 3)

**ANALYSIS**

Analysis regarding Part IV Designation (L.S.P. 3373-297)

The Statement of Significance (Appendix 2) refers only to the decorative cornice of the dominant tower on the west end of the St. Paul’s Cathedral. This does not include the cornices that will be removed, repaired, and replaced in this application and will therefore not affect the heritage features of this designated property. Furthermore, as stated by P. Gordon Rolleston, Property Committee Co-chair for St. Paul’s Cathedral, any materials which need to be replaced will match the type of material and style of the existing building.

Analysis regarding Part V Designation (LSP 3419-124)

The repairs proposed in the Heritage Alteration Permit will not affect the significant role that St. Paul’s plays in the Downtown Heritage Conservation District.

**CONCLUSION**

The proposed repairs will not affect the heritage significance of St. Paul’s Cathedral and will play an important role in maintaining the architectural and structural integrity of this London landmark. It is recommended that the requested alterations be approved as described.

<b>PREPARED AND SUBMITTED BY:</b>
<b>JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>

Agenda Item #	Page #

Item #  
Page #

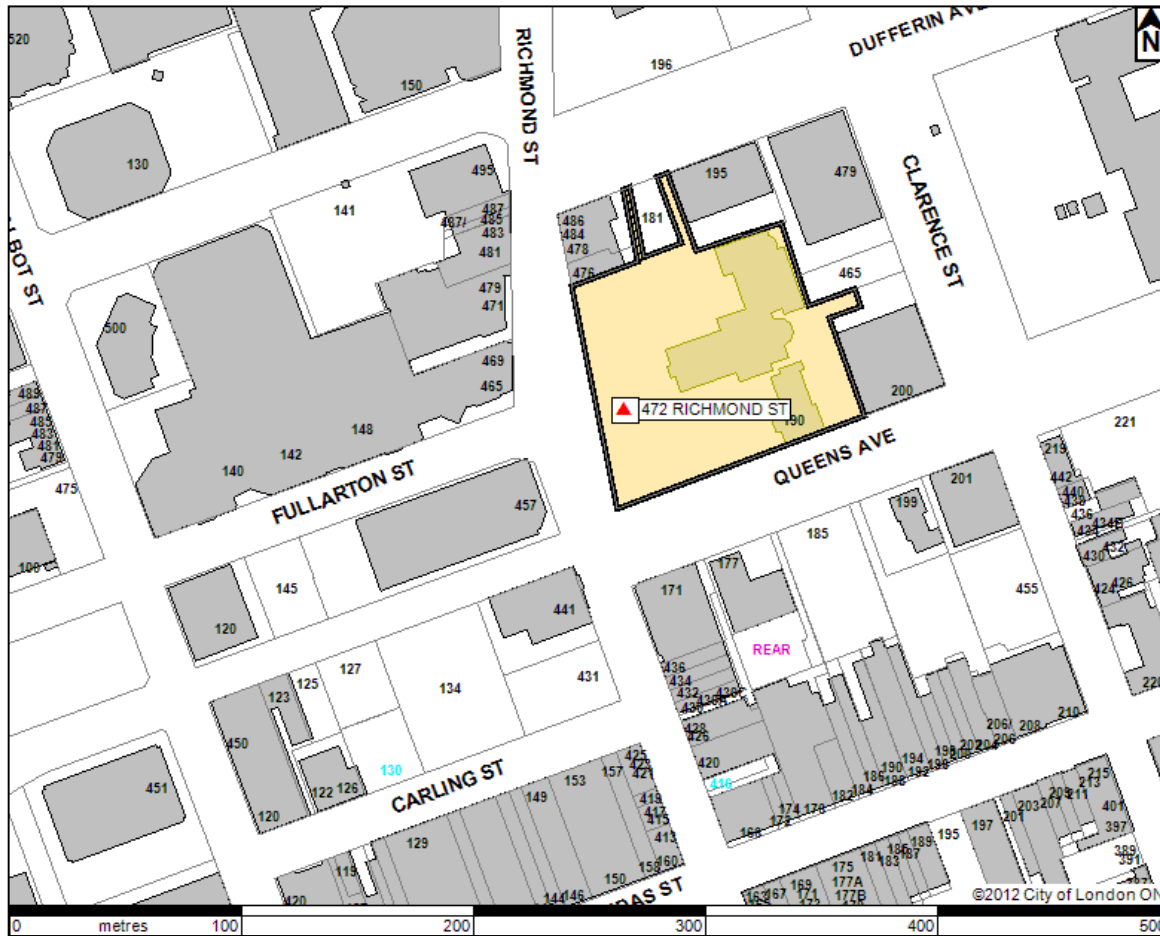
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July 10, 2015

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**Appendix 1: Location Map – St. Paul’s Cathedral**



Agenda Item #	Page #

Item	#
Page #	

**J. Yanchula**

**Richmond Street frontage – St. Paul’s Cathedral**

Agenda Item #	Page #

Item #  
Page #

**J. Yanchula**



**Appendix 2: By-Law L.S.P. 3373-297 (Architectural and Contextual Attributes)**

**Architectural Attributes**

The nave and tower of this church were designed in the English Gothic Revival style by the architect William Thomas and was constructed in 1844-46. Thomas was a distinguished Toronto architect who designed many well known Ontario buildings including St. Michael’s Cathedral in Toronto and Brock’s Monument at Queenston.

**The Tower**

The dominant tower on the west end is crowned by a coffered brick cornice and four large, slender pinnacles. The date 1845 is on a shield high up on the outside. A multiple of pinnacles decorate other parts of the building. Details include label stops over the main entrance, side doorways and windows of the nave. The gargoyles on the pinnacles and doorways are carved from stone quarried at Portland Bill, the same quarry that Sir Christopher Wren used to build St. Paul’s Cathedral in London, England. Some of the decorations represent kings and queens, some grotesque faces (gargoyles) and some acanthus leaves. The overall effect of the spires and pinnacles create an elaborate silhouette against the sky.

An important tradition in downtown London is the peal of bells housed in the tower of St. Paul’s. The first bells, a peal of six, were cast by C&G Mears of London, England in 1851. The bells were shipped across the Atlantic and then conveyed from Port Stanley to London by oxcart. In 1901, the Meredith Family commissioned casting of a chime of ten bells by the English firm of Gillette and Johnson. In addition, a weight-driven Gillette and Johnson clock was donated. The clock, each of its three faces measuring over 5 feet, was installed along with the 1901 chime of bells. It plays the full Westminster Chimes on the hour, the quarter, half and three-quarters as well as striking the hours. In 1935, the six original bells were recast to make the present peal of eleven. The bells are operated from a carillon console on the first floor tower room and they are played before and after Sunday services as well as for special weekday services.

**The Windows**

The stained glass windows are perhaps one of the most outstanding aspects of the Cathedral. Perhaps the most significant of the windows were those created by the Louis Tiffany Company. The two windows next to the Nativity window and the two opposite were all created by Louis Tiffany in the late nineteenth century. In 1996, the 150<sup>th</sup>

Agenda Item #	Page #

Item #  
Page #

## J. Yanchula

anniversary of the Cathedral, four new memorial stained glass windows, designed and made by Christopher Wallis, were placed in the remaining locations in the nave. Three windows depict the life of St. Paul; the fourth is a Nativity window.

### Other Structures

In 1894/95 Cronyn Hall was built complete with a small tower in the same style as the Cathedral tower, to house church and synod offices and provide a hall for meetings. At the same time, the present wide transepts and spacious chancel and sanctuary were built. Because red brick was used for this massive building project, the original yellow brick of the tower and front (west) wall were painted red to match.

The cast-iron fence with the beaver motif owes its origin to the federal Customs House building, which was located at the corner of Richmond Street and Queens Avenue, and was demolished in 1971. The fence was purchased by the Cathedral in 1887 and moved to demarcate the property along Richmond Street. In 1974, after the purchase of the property where the Customs House stood, the Cathedral extended the fence, continuing the original design, to mark the entire frontage on Richmond Street and Queens Avenue.

### Contextual Attributes

The open space around the Cathedral provides a welcome vantage point to view the Cathedral and the surrounding architecture. The grounds of the Cathedral once served as a graveyard for the village of London. Eventually most of the interred and their grave markers were transferred to Woodland Cemetery, which is owned and operated by the Cathedral.

## Appendix 3: Drawings and Photos



**Fig 1:** Cornice, galvanized metal painted



**Fig 2:** Cornice

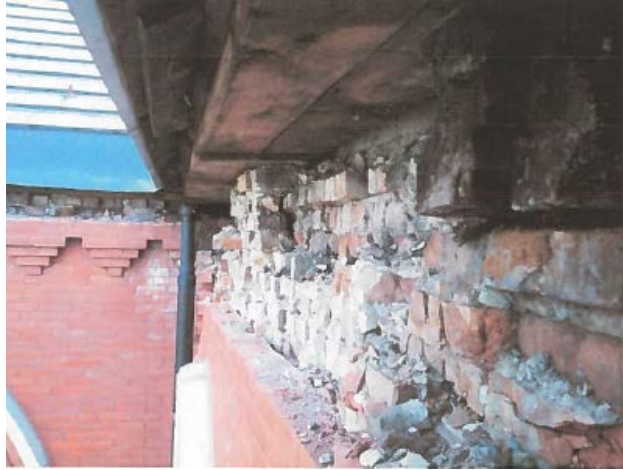
Agenda Item #	Page #

Item #  
Page #

**J. Yanchula**



**Fig 3:** Copper gutter & metal flashing



**Fig 4:** Underside of gutter wood base and backup masonry



**Fig 5:** Transept valley at gutter



**Fig 6:**



**Fig 7:** Typical open joints to be repaired



**Fig 8:** Typical face brick deterioration

Agenda Item #	Page #

Item #  
Page #

**J. Yanchula**



**Fig. 9:** Wood truss, channel reinforcing is to extend to the vertical member



**Fig 10:** End of wood truss showing deterioration.



J. Yanchula

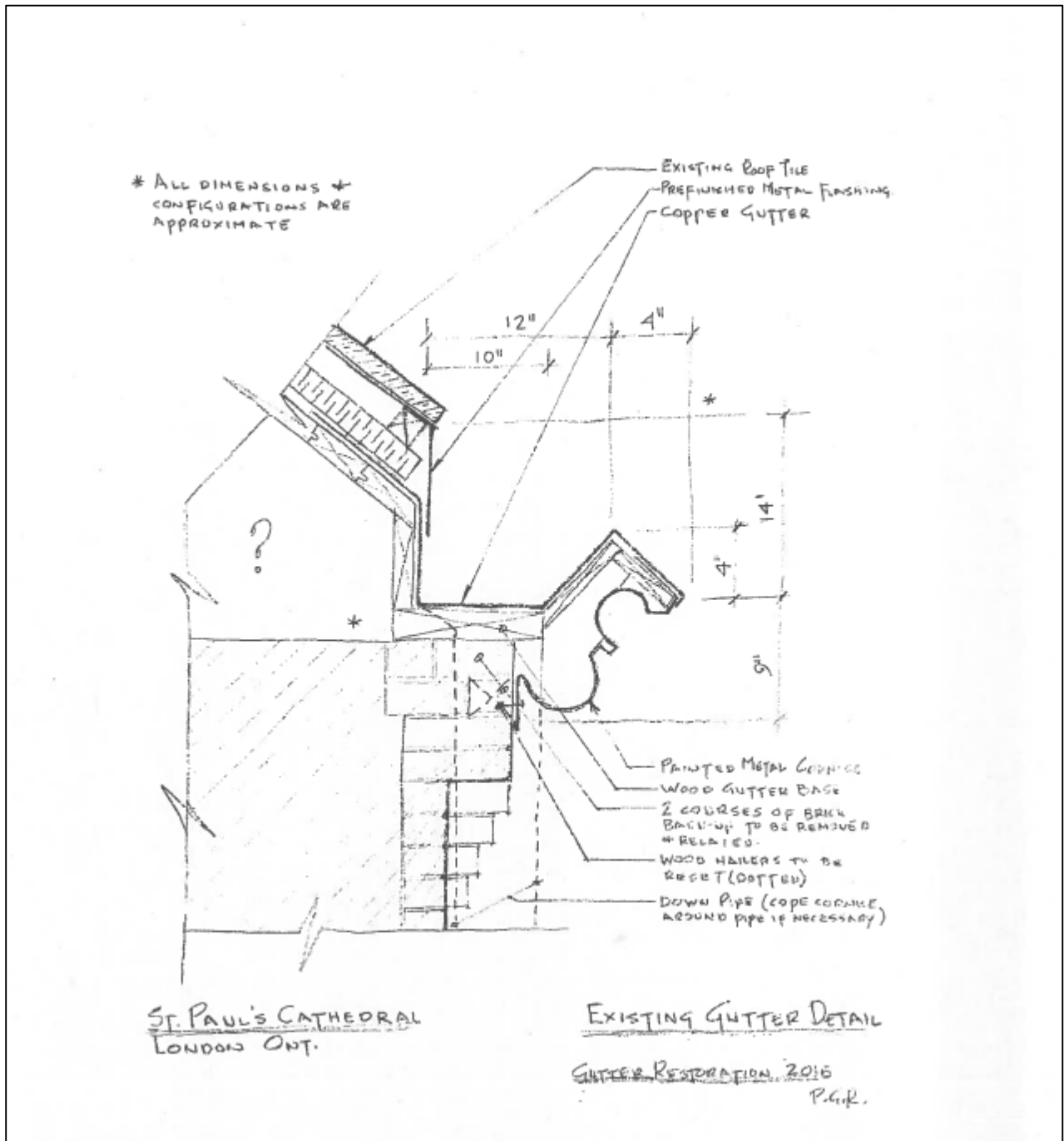


Fig 11: Existing gutter detail

Agenda Item #	Page #

Item

Page #

J. Yanchula

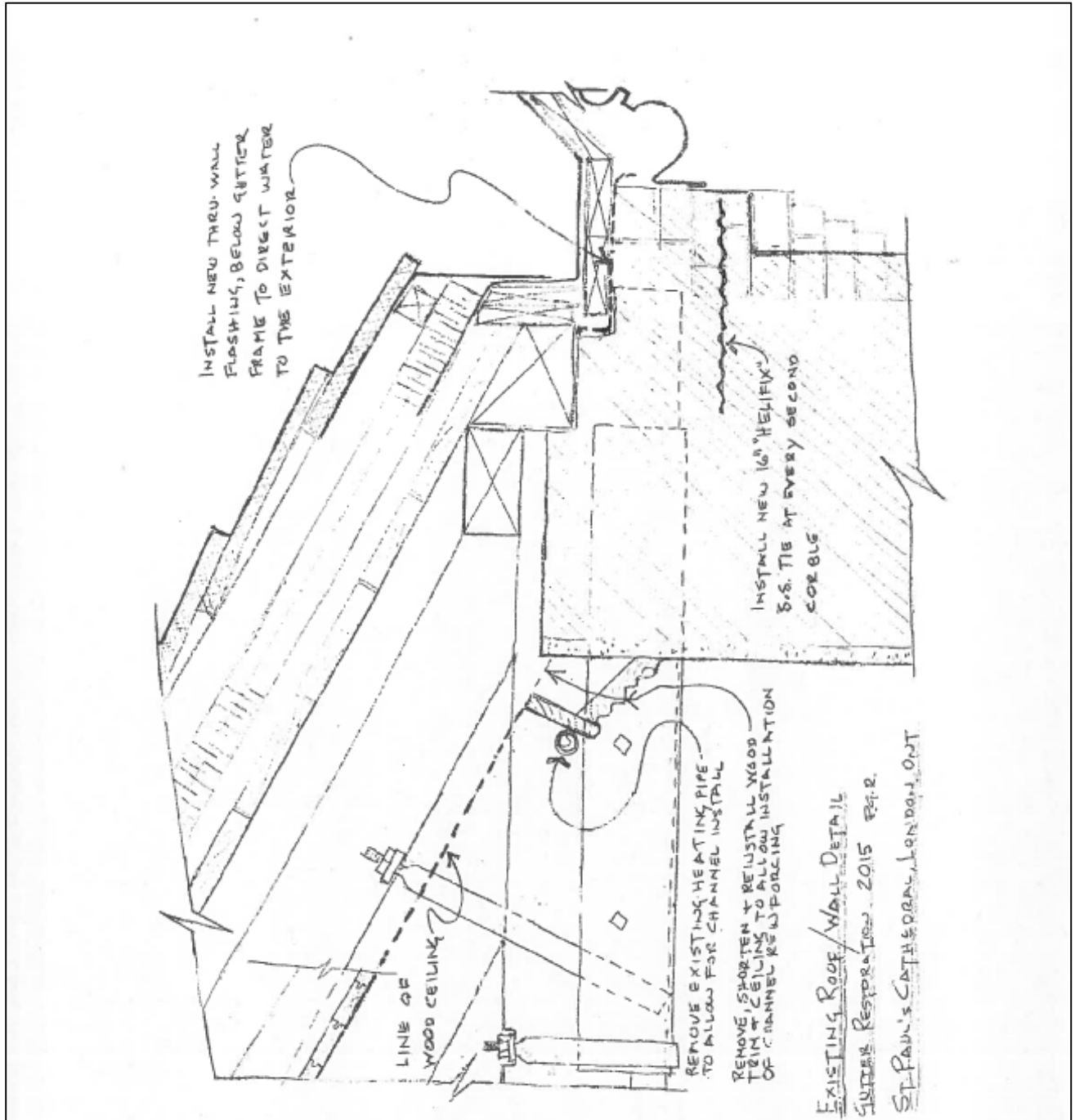


Fig 12: Existing roof/wall detail

Agenda Item #	Page #

Item #  
Page #

J. Yanchula

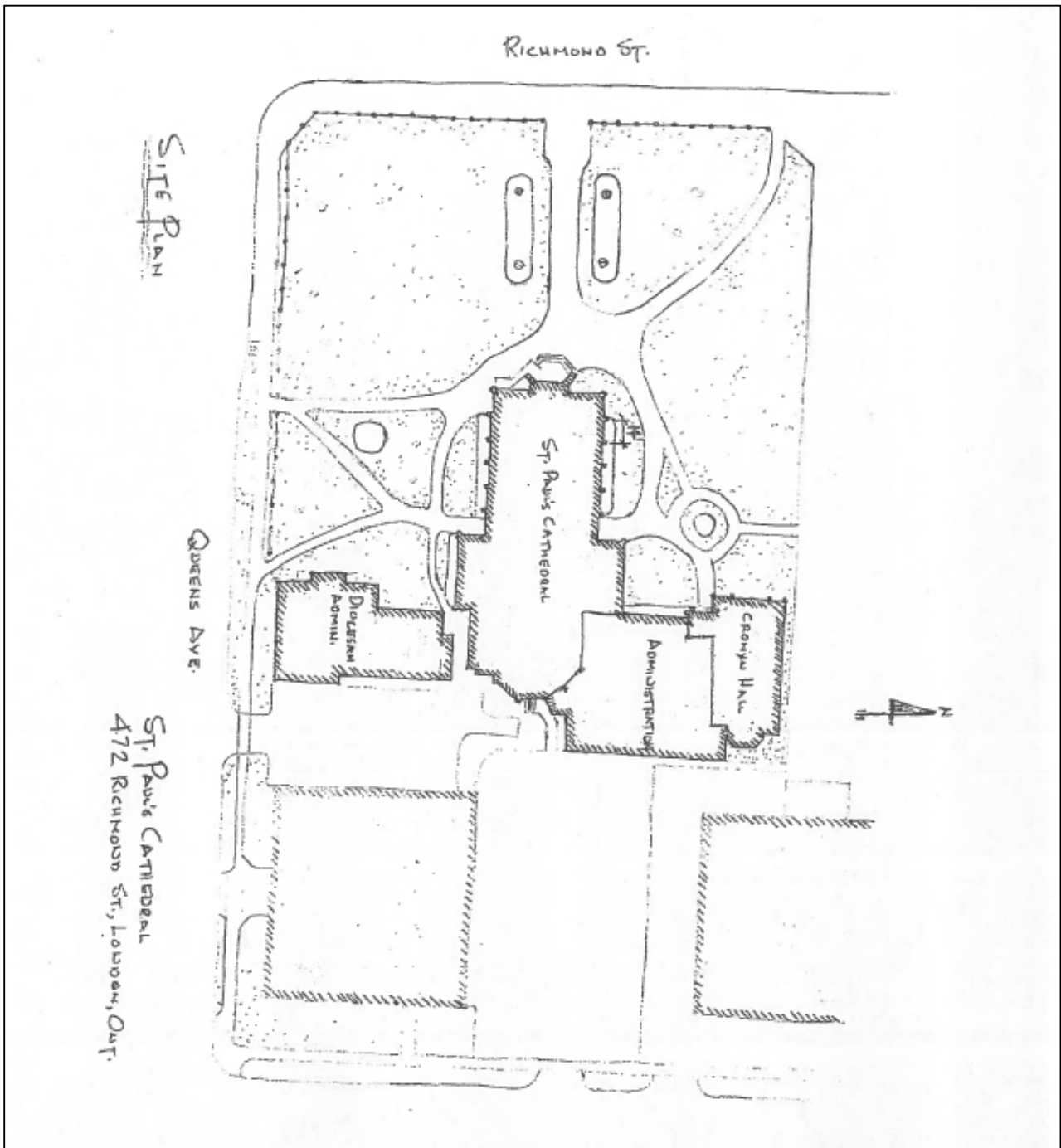


Fig 13: Site Plan

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J. Yanchula

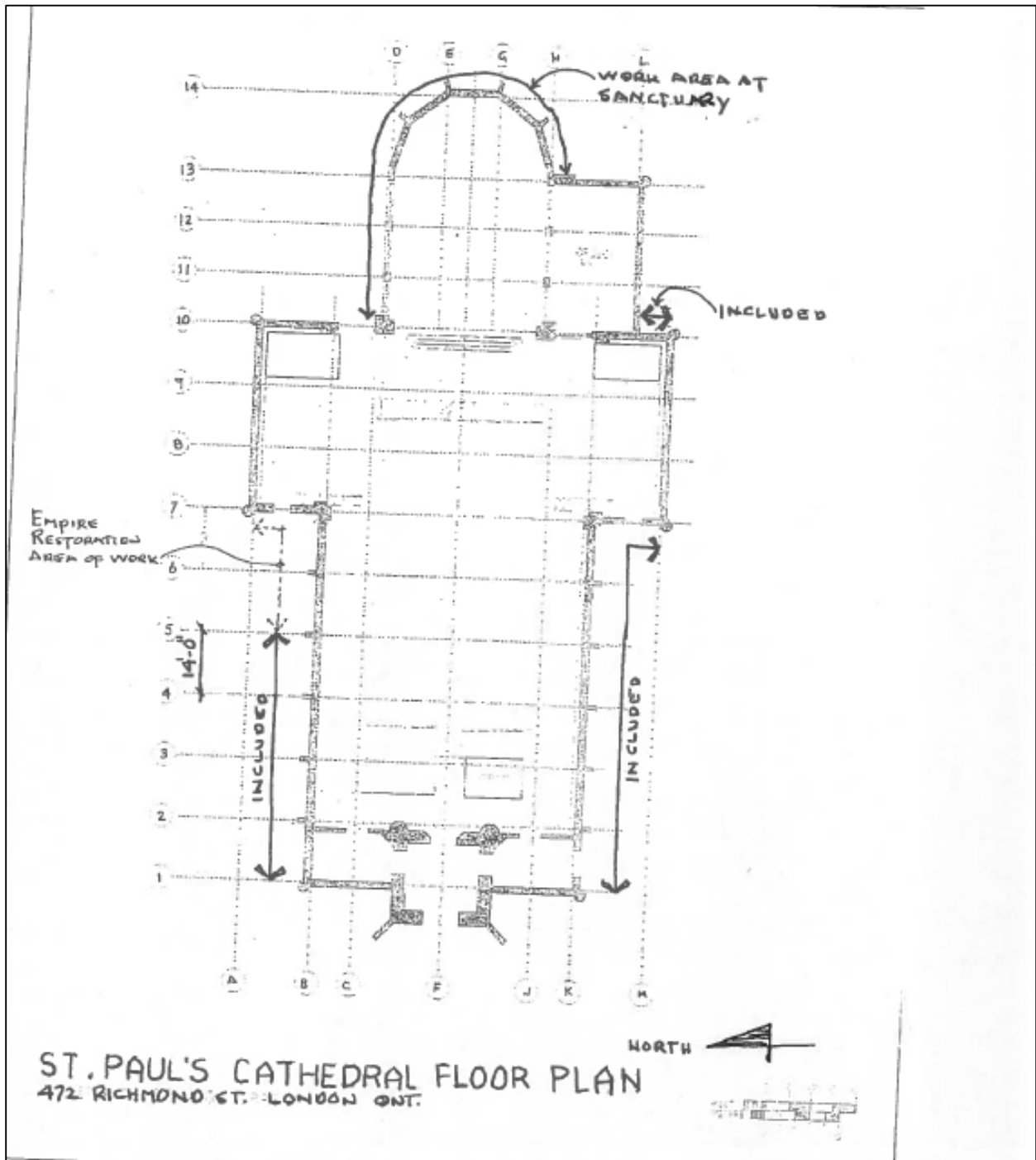


Fig 14: Floor plan