

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage

**From:** George Kotsifas, Deputy City Manager, Planning and Economic Development

**Subject:** Heritage Alteration Permit application by the Incorporated Synod of the Diocese of Huron at 472 Richmond Street, Part IV and Downtown Heritage Conservation District

**Date:** Wednesday February 9, 2022

## Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the alteration of the beaver fence, a heritage attribute of the heritage designated property at 472 Richmond Street, individually designated and located within the Downtown Heritage Conservation District, **BE APPROVED** as submitted and consistent with the Conservation Plan attached as Appendix C.

It being noted that the Heritage Planner will be circulated on any submittals to assist in ensuring compliance with the Conservation Plan for the beaver fence.

## Executive Summary

St. Paul's Cathedral, 472 Richmond Street, is a significant heritage landmark designated pursuant to the *Ontario Heritage Act*. The beaver fence, along the property's Queens Avenue and Richmond Street frontages, is an important heritage attribute. The construction of the Downtown Loop Phase 2 will directly impact the beaver fence, therefore requiring mitigation. The proposed mitigation solution is to relocate the beaver fence along a new alignment. As this alteration directly affects a heritage attribute of the heritage designated property, Heritage Alteration Permit approval is required.

To inform the relocation of the beaver fence, a Conservation Plan has been developed and was submitted as part of the Heritage Alteration Permit application. The Conservation Plan provides direction on how the beaver fence will be conserved through the relocation process. The Heritage Alteration Permit, with the appended Conservation Plan, should be approved.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
  - Continue to conserve London's heritage properties and archaeological resources

## Analysis

### 1.0 Background Information

#### 1.1 Location

The property at 472 Richmond Street is St. Paul's Anglican Cathedral. It is located on the northeast corner of Richmond Street and Queens Avenue (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 472 Richmond Street is "double designated" pursuant to both Parts IV and V of the *Ontario Heritage Act*. It was designated pursuant to Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3373-297, which was passed on August 29, 2005 (Appendix B). The property is also designated pursuant to Part V of the *Ontario*

*Heritage Act* as part of the Downtown Heritage Conservation District by By-law No. L.S.P.-3419-124, which came into force and effect on June 27, 2013. The property is A-rated by the *Downtown Heritage Conservation District Plan*. The property's entry in the *Downtown Heritage Conservation District Plan* refers to the property's individual heritage designating by-law.

### **1.3 Description**

St. Paul's Cathedral, located at 472 Richmond Street, is the seat of the Diocese of Huron of the Anglican Church of Canada. It is a well recognized landmark in London (Appendix C). In 1832-1833, a wooden church building was moved from its original location at Dundas Street/Ridout Street North to the current location at 472 Richmond Street. In 1834, a new wooden church was constructed on the site, but was destroyed in a fire on Ash Wednesday in 1844. Architect William Thomas, of Toronto, was awarded the design and contract for a new brick church. Since the completion of the church in 1846, several alterations have been completed and has retained its English Gothic Revival architectural style in the Cathedral building, tower and bells, windows, and hall. Cronyn Hall was built in 1894, and the Huron Church House (Synod Office) building built in 2000.

The churchyard was an active cemetery prior to a by-law prohibiting the interment of the dead within the City limits in 1849. While it was reported that burials were moved to St. Paul's Cemetery (now Western Fair area) and ultimately Woodland Cemetery (493 Springbank Drive), previous disturbance in historic or former cemeteries has indicated this is not always accurate.

In addition to the Cathedral and Synod buildings on the site, a portion of the present property was formerly the Customs House. The Customs House was built in 1872-1873, to the design of architect William Robinson, on land acquired from the Diocese of Huron at the corner of Richmond Street and Queens Avenue by the Federal government. The Customs House was designed in the Second Empire style, popular for institutional and government buildings at the time. In 1884, the Customs House was enlarged. In its later history, the Customs House was used by the Canadian army. Following its demolition in 1971, the property was re-acquired by Diocese of Huron.

#### **1.3.1 Beaver Fence**

The grounds of St. Paul's Cathedral are surrounded on its Richmond Street and Queens Avenue frontage by a metal fence set on a stone and concrete foundation, which features a beaver motif in its medallion ("beaver fence"). The fence is short but demarcates the Cathedral's ground from the public sidewalk.

Specifically regarding the "beaver fence," the heritage designating by-law states, *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.*

The beaver motif, featured on the medallion of the beaver fence, is an important symbol. Owing to fur trade origins, the beaver is recognized as the official national animal of Canada. Its representation on the fence at the Customs House symbolized the Canadian government and trade in Canada. The beaver is also featured on the Diocese of Huron's coat of arms, as well as appearing in the arms of the Bishopric of Huron and as a totem animal of the Huron-Wendat Nation.

## **2.0 Discussion and Considerations**

### **2.1.1 Legislative and Policy Framework**

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan* and the *Official Plan (1989, as amended)*.

### **2.1.2 Provincial Policy Statement**

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2014)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

“Conserved” is defined in the *Provincial Policy Statement (2020)*, “means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

### **2.1.3 Ontario Heritage Act**

Where a property is designated under both Parts IV and V of the *Ontario Heritage Act*, the process of Part V is followed for alterations per Section 41 (2.3) of the *Ontario Heritage Act*.

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration Permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

- a) The permit applied for,
- b) Notice that the council is refusing the application for the permit, or
- c) The permit applied for, with terms and conditions attached (Section 42(4), *Ontario Heritage Act*)

Municipal Council must make a decision on the Heritage Alteration Permit application within 90 days or the request is deemed permitted (Section 42(4), *Ontario Heritage Act*).

### **2.1.4 The London Plan**

The policies of *The London Plan* found in the Cultural Heritage chapter support the conservation of London’s cultural heritage resources. Policy 554\_ of *The London Plan* articulates one of the primary initiatives as a municipality is to “ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.” To help ensure that new development is compatible, Policy 594\_ (under appeal) of *The London Plan* provides the following direction:

1. *The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district.*
2. *The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area.*
3. *Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.*

### **2.1.5 Downtown Heritage Conservation District Plan**

The Downtown Heritage Conservation District was designated pursuant to Part V of the *Ontario Heritage Act*, by By-law No. L.S.P.-3419-124, and came into force and effect on June 27, 2013. The *Downtown Heritage Conservation District Plan* provides policies and guidelines to help manage change.

The cultural heritage value of the Downtown Heritage Conservation District is articulated in the Heritage Character Statement in Section 2.2 of the *Downtown Heritage Conservation District Plan*. St. Paul's Cathedral is noted as part of "the concentration of key public buildings within the Downtown" in Section 2.2 of the *Downtown Heritage Conservation District Plan*, defining its architectural character, as well as being noted as part of the "public open spaces" within the Downtown.

While the goals of Section 3.2 of the *Downtown Heritage Conservation District Plan* focus on buildings, spaces are also recognized for their contributions to the Downtown Heritage Conservation District. The principles of Section 3.1 equally apply to attributes (character defining elements) and spaces, as well as buildings.

St. Paul's Cathedral is identified as having a civic/institutional landscape (institutional and public realm) character by Section 6.2 of the *Downtown Heritage Conservation District Plan*. This character is distinguished from the residential, commercial, and industrial/warehouse landscape characters as "a composite of several parks, plazas, gardens, green spaces and public gathering areas that have evolved in London's Downtown over time and are important to its character" (Section 6.2, *Downtown Heritage Conservation District Plan*).



Figure 1: Extract from Section 6.2 of the *Downtown Heritage Conservation District Plan* highlighting the institutional/public realm landscape character of St. Paul's Cathedral (472 Richmond Street).

The policies of Section 6.2, *Downtown Heritage Conservation District Plan*, support the preservation and reinforcement of features and characteristics of significant cultural gardens and landscapes, as well as their conservation and re-introduction.

The significant view of St. Paul's Cathedral, looking eastwards along Fullarton Street, is also identified in Section 6.2.7, *Downtown Heritage Conservation District Plan*.

## 2.2 Rapid Transit

### 2.2.1 Cultural Heritage Screening Report

A Cultural Heritage Screening Report (CHSR; WSP, 2019) was prepared as part of the Transit Project Assessment Process (TPAP) for Rapid Transit. The CHSR identified the recognized (heritage listed properties and heritage designated properties) and potential cultural heritage resources within and adjacent to the proposed rapid transit corridors. The CHSR recommended further cultural heritage studies, including a Heritage Impact Assessment for specific properties and Heritage Conservation Districts.

### 2.2.2 Downtown Loop Heritage Impact Assessment

As part of the assignment for the Detailed Design of the Downtown Loop segment of the Rapid Transit system, a Heritage Impact Assessment (HIA; AECOM, 2021) was prepared. The HIA identified and assessed the potential impacts of the proposed Downtown Loop construction on the cultural heritage resources present within the area. The HIA identified potential adverse impacts to the heritage designated property at 472 Richmond Street, primarily a dedicated right turn lane for vehicles turning north onto Richmond Street from Queens Avenue and its direct impacts to the beaver fence. Therefore, a Conservation Plan was recommended to mitigate those impacts on the property's heritage attributes.

### **2.2.3 Conservation Plan**

Recognizing the significance of the beaver fence as a heritage attribute to the St. Paul's Cathedral property, a Conservation Plan (AECOM, 2022) was prepared and is included as Appendix D. The Conservation Plan provides direction on how to conserve the beaver fence, through refinement of the relocation alignment and construction-level drawings for the beaver fence. "This Conservation Plan identifies and promotes change that will retain the historical association of the beaver fence within 472 Richmond Street, and will provide guidance in order to avoid damaging its significant cultural heritage value" (AECOM, 2022, p.3). The scope of the Conservation Plan is focused on the impacts arising from the Downtown Loop construction project.

#### **2.2.3.1 Engagement**

Representatives of St. Paul's Cathedral/Diocese of Huron were engaged in consideration of alternatives for the beaver fence, including its alignment, and consulted in the development of the Conservation Plan.

### **2.3 Heritage Alteration Permit Application (HAP22-003-L)**

As the beaver fence is a heritage attribute of the St. Paul's Cathedral property at 472 Richmond Street and it will be directly affected by the Phase 2 of the Downtown Loop construction project, Heritage Alteration Permit approval is required.

A Heritage Alteration Permit (HAP22-003-L) was received for the proposed alterations to the beaver fence on January 19, 2022. The Incorporated Synod of the Diocese of Huron has authorized the City of London to make the Heritage Alteration Permit application on its behalf. Given the significance of the beaver fence to the cultural heritage value of St. Paul's Cathedral, this Heritage Alteration Permit application requires consultation with the LACH and a decision by Municipal Council.

The Heritage Alteration Permit application seeks approval to:

- Remove approximately 50m of the beaver fence, including the cast iron, sandstone coping, and concrete foundation, from approximately the chamfered corner of the fence at Richmond Street and Queens Avenue to the gate post along Queens Avenue.
- Restore the cast iron railing, including beaver medallions.
- Reinststate the beaver fence, including the cast iron, sandstone coping and gate posts, and concrete foundation, along the new alignment.

Other repairs and restoration to the beaver fence will be completed as feasible but do not include the relocation of any portions of the fence.

The Conservation Plan was submitted to accompany the Heritage Alteration Permit application and provide direction the relocation and restoration of the beaver fence (see Appendix D).

The work on the beaver fence will be undertaken by the City's contractor as part of the Downtown Loop Phase 2 construction project. Per the Conservation Plan (see Section 8.1) and Special Provisions for the project, the contractor will be required to provide the following for approval prior to commencement of work on the beaver fence:

1. Removal Plan
2. Refinishing/Refurbishment Plan
3. Concrete Placement Plan

These submission requirements are intended to ensure that the contractor's plans and approach for work to the beaver fence adheres to the Conservation Plan.

## **3.0 Financial Impact/Considerations**

None.

## 4.0 Key Issues and Considerations

The Downtown Loop Phase 2 construction project will directly affect a significant heritage attribute of the St. Paul's Cathedral property. The widening of Queens Avenue and the construction of a new northbound turning lane will directly affect the beaver fence, therefore requiring mitigation to ensure that this heritage attribute is conserved.

To mitigate the adverse impact of the road widening, the beaver fence is proposed to be relocated on the St. Paul's Cathedral property.

To ensure that the relocation of the beaver fence is appropriately completed, a Conservation Plan was required.

Staff have been consulted in the development of the Conservation Plan and have reviewed its details and recommendation. Staff concur with the recommendations and strategies of the Conservation Plan as an appropriate articulation of how to conserve the beaver fence of St. Paul's Cathedral in accord with the guidelines of the *Downtown Heritage Conservation District Plan* and best practice in heritage conservation. The proposed realignment of the beaver fence maintains the civic/institutional landscape (institutional and public realm) character by planning for the appropriate reinstatement of the beaver fence as described in the details of the Conservation Plan.

The Conservation Plan also articulates the steps and processes required to conserve the beaver fence. Section 1.3 of the Conservation Plan notes the following steps in the conservation process:

1. *Identifying the relocation alignment.*
2. *Documenting its existing condition.*
3. *Preparing Special Provisions and construction level drawings.*
4. *Methodologically removing and storing heritage components of the beaver fence prior to construction.*
5. *Rehabilitating the beaver fence (repairing and replacing missing heritage elements).*
6. *Reinstating the beaver fence at its new location, including the completion of new work.*

The preferred alignment minimizes awkward deflections, bends, and angles of some of the proposed alignments. The beaver fence will remain parallel to Richmond Street and transition at appropriate points in the fence's alignment.

The Conservation Plan has documented the existing condition of the beaver fence, but to assist in the restoration project detailed documentation of the existing condition of the beaver fence will be completed as part of the Removals Plan by the contractor. Documentation in the Removals Plan will include a catalogue all the components of the beaver fence, including dimensions, to assist in their successful reinstatement.

Special Provisions and construction level drawings, articulating the general arrangement of the beaver fence in its new alignment are included in the Conservation Plan.

Strategies to rehabilitate the beaver fence off-site are included within the Conservation Plan, as well as strategies for the reinstatement of the beaver fence in its new alignment. The Refinishing/Refurbishment Plan and Concrete Placement Plan, as required submittals, will be reviewed for compliance with the Conservation Plan.

For a comprehensive articulation of how the beaver fence will be conserved, see the Conservation Plan in Appendix C.

To mitigate the risk of unintended discoveries during ground disturbing activities, a Stage 3 archaeological assessment was completed. Through thorough historical research and on-site assessment, it was determined that the area for the realignment of the beaver fence presents no further archaeological concern as it has been "extensively

and deeply disturbed” (TMHC 2020, 16). The area for the relocation of the beaver fence has been affected by the construction and subsequent demolition of the former Customs House. No archaeological resources are anticipated to be encountered during the realignment.

## Conclusion

The beaver fence is a heritage attribute of St. Paul’s Cathedral (472 Richmond Street). It is an important historic symbol that contributes to an understanding of the history of the property and a Canadian national identity. The Conservation Plan demonstrates how the beaver fence will be conserved during Phase 2 of the Downtown Loop construction project for Rapid Transit in a manner that is consistent with best practice and the *Downtown Heritage Conservation District Plan*. The Heritage Alteration Permit for the required changes to the beaver fence should be approved as submitted and consistent with the Conservation Plan.

**Prepared by:** Kyle Gonyou, CAHP  
Heritage Planner

**Reviewed by:** Britt O’Hagan, MCIP RPP  
Manager, Community Planning, Urban Design and Heritage

**Recommended by:** Gregg Barrett, AICP  
Director, Planning and Development

**Submitted by:** George Kotsifas, P. Eng.  
Deputy City Manager, Planning and Economic Development

**CC:** Jennie Dann, Director, Construction and Infrastructure Services  
Ted Koza, Division Manager, Major Project Engineering  
Jaden Hodgins, Construction Administration Engineer, Major Projects

### Appendices

- Appendix A Property Location
- Appendix B By-law No. L.S.P.-3373-297
- Appendix C Images
- Appendix D Conservation Plan (AECOM, 2022)

### Selected Sources

- AECOM. *Conservation Plan: 472 Richmond Street, St. Paul’s Cathedral – the Beaver Fence*. Downtown Loop Bus Rapid Transit and Infrastructure Improvement. January 2022.
- City of London. *Downtown Heritage Conservation District Plan*.
- City of London. Property file – 472 Richmond Street.
- Miller, O. *Gargoyles and Gentlemen: A history of St. Paul’s Cathedral, London, Ontario 1834-1964*. 1966.
- Ministry of Culture. *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process, HIAs and Conservation Plans – InfoSheet #5*. 2006.
- Timmins Martelle Heritage Consultants. *Stage 3 Archaeological Assessment London Rapid Transit Corridor Lands Adjacent to St. Paul’s Anglican Church, 472 Richmond Street*. June 26, 2020. P324-0491-2020.

# Appendix A – Property Location

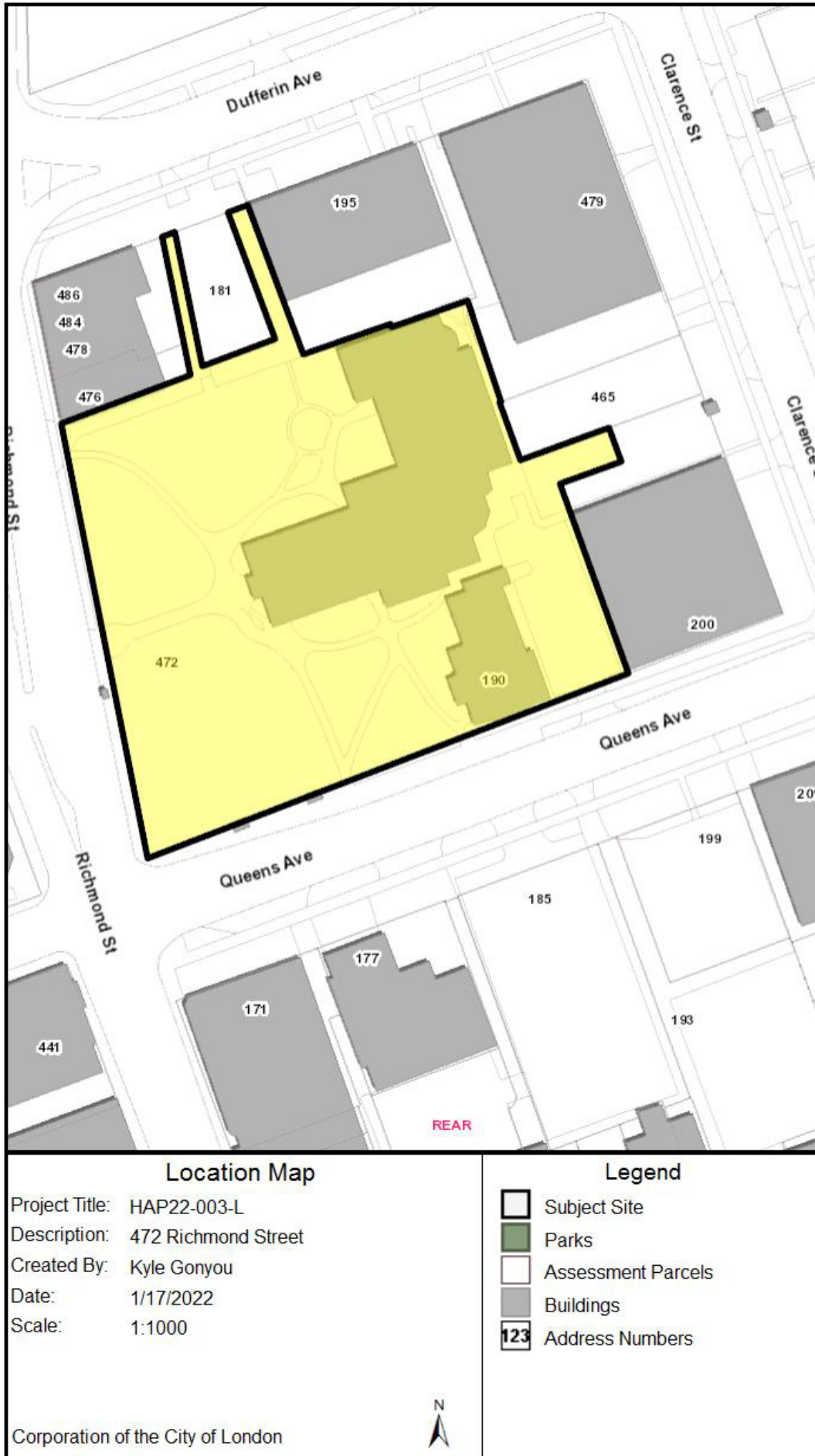


Figure 2: Location map of the subject property at 472 Richmond Street, St. Paul's Cathedral.



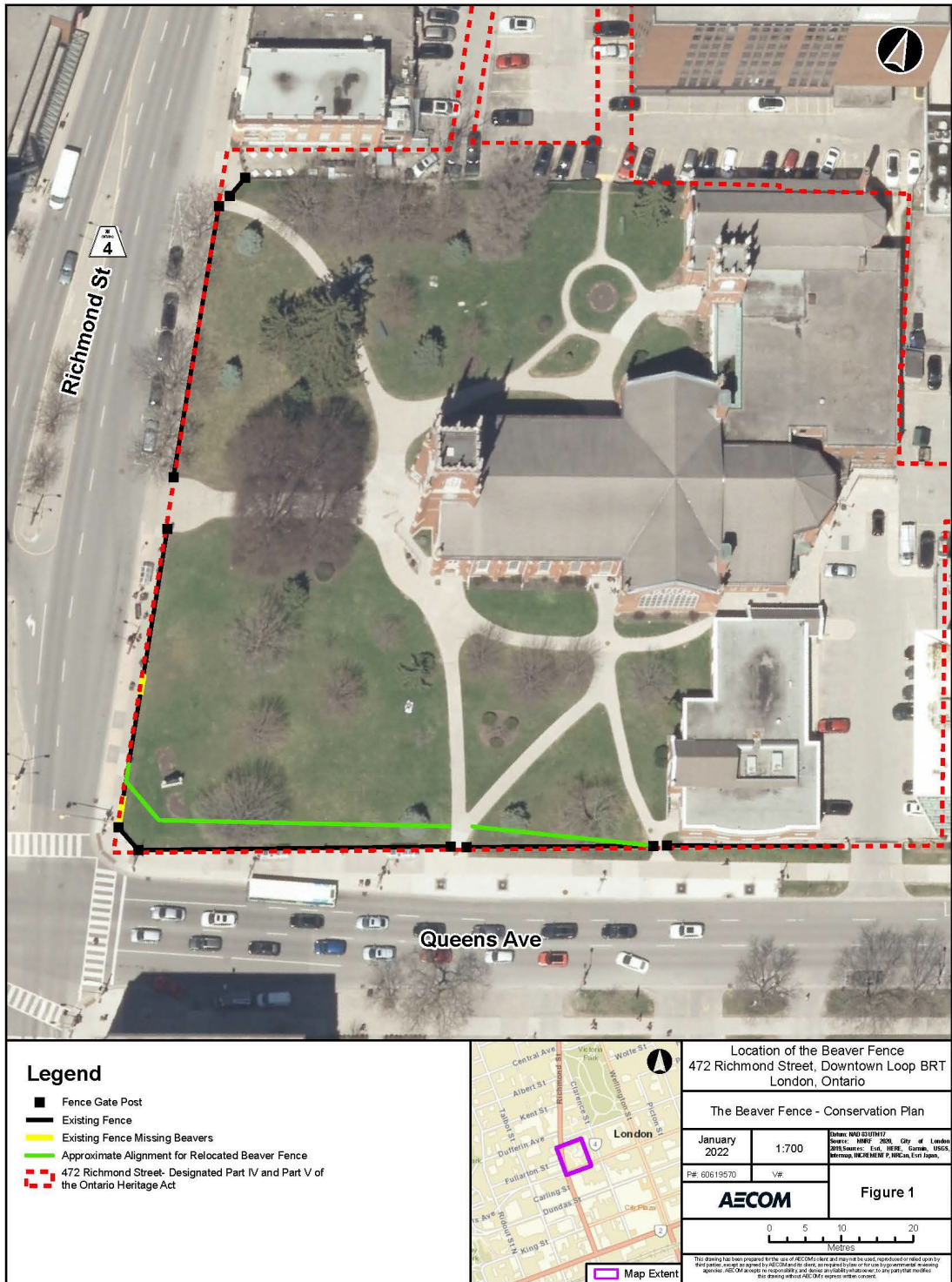


Figure 3: Figure from the Conservation Plan (AECOM, 2022) showing the existing alignment of the beaver fence (red dashed line) and the proposed alignment for the beaver fence (solid green line).

**Appendix B – By-law No. L.S.P.-3373-297**

Province of Ontario

DYE & DURHAM CO., INC.—Form No. 985  
Amended NOV. 1992

**Document General**  
Form 4 — Land Registration Reform Act

**D**

**CITY OF LONDON  
PLANNING DIVISION**

SEP 16 2005 *cn*

ER 381570

Sept 8/05.

FOR OFFICE USE ONLY

New Property Identifiers

Additional: See Schedule

Executions

Additional: See Schedule

(1) Registry  Land Titles  (2) Page 1 of 4 pages

(3) Property Identifier(s) Block Property  
ALL of PIN 08264-0102 Additional: See Schedule

(4) Nature of Document  
By-law No. L.S.P.-3373-297

(5) Consideration  
TWO 2.00  
Dollars \$

(6) Description  
All of St. Paul's Plot, except Parts 1, 2 and 3 on Reference Plan 33R-2867; Parts 1 and 2 on Reference Plan 33R-3851, Instruments W38035, LC144897, LC145693, W33878 and W33879; subject to Instruments 769161, 732214 and 683099, also being the northerly 21 feet 4 inches of Queens Avenue (formerly North Street) lying between Clarence Street and Richmond Street, as vested in St. Paul's by Statutes of Canada 1863, Chapter 40 in the City of London and County of Middlesex.

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch  (b) Schedule for: Description  Additional Parties  Other

(8) This Document provides as follows:

TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D
THE CORPORATION OF THE CITY OF LONDON	<i>Kevin Bain</i>	2005 09 07
Kevin Bain, City Clerk		

(11) Address for Service **P.O. Box 5035, London, Ontario N6A 4L9**

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature
		Y M D

(13) Address for Service **P.O. BOX 5099, LONDON ON N6A 4M8**

Municipal Address of Property (15) Document Prepared by:

N/A

CITY CLERK'S OFFICE  
CITY OF LONDON  
P.O. BOX 5035  
LONDON ON N6A 4L9

Fees and Tax

Registration Fee	
Total	

Bill No. 297  
2005

By-law No. L.S.P.-3373-297

A by-law to designate 472 Richmond Street to be of historical and contextual value or interest.


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 and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 472 Richmond 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 contextual value or interest, the real property at the 472 Richmond 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 August 29, 2005.



Thomas C. Gosnell  
Deputy Mayor



Kevin Bain  
City Clerk

First Reading - August 29, 2005  
Second Reading - August 29, 2005  
Third Reading - August 29, 2005

## Reasons for Designation

### St. Paul's Cathedral - 472 Richmond Street

St. Paul's (Anglican) Cathedral, seat of the Diocese of Huron is the oldest and one of the most historically and architecturally interesting churches in the City of London.

#### Historical Attributes

The first resident missionary to serve the London area was the Rev. E.J. Boswell who arrived in 1829. The first frame church of St. Paul's was opened by Reverend Benjamin Cronyn in 1834. The church was destroyed by fire on Ash Wednesday 1844, and the cornerstone of the present structure was laid in June of the same year. On Ash Wednesday 1846 the new church was opened for worship. The Diocese of Huron was separated from the Diocese of Toronto in 1857. The Rev. Benjamin Cronyn was first Bishop of Huron and the church of St. Paul's was declared his Cathedral Church. It was here for the first time in the British Empire that an Anglican synod elected a bishop.

On Cronyn's death in 1871, Rev. Isaac Hellmuth, Rector and Dean of Huron, became the second Bishop. Hellmuth conceived the idea of building a great Cathedral (Holy Trinity) on the corner of Richmond and Piccadilly; only the Chapter House was completed where the Bishopric was moved to in 1873. It remained there until 1883, on Hellmuth's resignation. The third Bishop, Very Rev. M.S. Baldwin (Dean of Montreal) returned the seat to St. Paul's in 1883. In 1894/95 the Cathedral was enlarged to its present proportions and Cronyn Hall was built.

The Cathedral has hosted many illustrious visitors to London including the Archbishop of Canterbury (1963), the Governor General of Canada, the Right Honourable Jeanne Sauve (1989) and the Most Reverend Desmond Tutu, Archbishop of Cape Town and Metropolitan of South Africa (1990).

#### 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> 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.

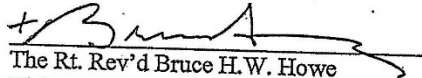
The cast-iron fence with the beaver motif owes its origin to the federal Customs House building, which was located at the corner of Richmond Street and Queens Avenue, and was demolished in 1971. The fence was purchased by the Cathedral in 1887 and moved to demarcate the property along Richmond Street. 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.

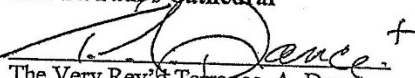
#### **Contextual Attributes**

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.

---

We agree with the above Reasons for Designation for St. Paul's Cathedral

  
The Rt. Rev'd Bruce H. W. Howe  
Bishop of Huron

  
The Very Rev'd Terrance A. Dance  
Dean of Huron, Rector of St. Paul's

DATED THIS 12<sup>th</sup> day of May, 2005

## Appendix C – Images



*Image 1: Detail of an aerial image, showing St. Paul's Cathedral and the Customs House (Series 5, A1229, 1951-1952).*



*Image 2: Showing the Customs House, located on the northeast corner of Richmond Street and Queens Avenue, prior to 1971. Courtesy Mrs. Somerville, citing F. Little, Building Committee, Anglican Synod (City of London file).*



*Image 3: View of St. Paul's Cathedral, and the beaver fence, from the southwest corner of Richmond Street and Queens Avenue.*



*Image 4: Detail view of a typical panel of the beaver fence, composed of its cast iron posts, rails, and medallions, sandstone cap stones, and concrete foundation.*

## **Appendix D – Conservation Plan**

*Conservation Plan (AECOM, 2022) attached separately*