

# TORONTO STAFF REPORT

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May 25, 2006

To: Toronto Preservation Board  
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 1-17 and 2-10 Percy Street (James Quinn Row Houses) - Inclusion of 13  
Properties on the City of Toronto Inventory of Heritage Properties  
Toronto Centre-Rosedale - Ward 28

Purpose:

This report recommends that City Council include 13 properties at 1-17 and 2-10 Percy Street (James Quinn Row Houses) on the City of Toronto Inventory of Heritage Properties.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council include the following 13 properties on the City of Toronto Inventory of Heritage Properties:
  - (i) 1 Percy Street (James Quinn House)
  - (ii) 2 Percy Street (James Quinn Row House)
  - (iii) 3 Percy Street (James Quinn House)
  - (iv) 4 Percy Street (James Quinn Row House)
  - (v) 5 Percy Street (James Quinn House)
  - (vi) 6 Percy Street (James Quinn Row House)
  - (vii) 7 Percy Street (James Quinn House)
  - (viii) 8 Percy Street (James Quinn Row House)
  - (ix) 9 Percy Street (James Quinn House)
  - (x) 10 Percy Street (James Quinn Row House)
  - (xi) 11 Percy Street (James Quinn House)
  - (xii) 15 Percy Street (James Quinn House)

- (xiii) 17 Percy Street (James Quinn House); and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Following research and evaluation, staff have determined that the 13 properties at 1-17 and 2-10 Percy Street merit inclusion on the City of Toronto Inventory of Heritage Properties. The inclusion of the properties on the City's heritage inventory would enable staff to monitor any proposed changes to the sites and encourage the retention of their heritage attributes.

Comments:

Percy Street, extending south from King Street East, east of Sumach Street, contains two groups of row houses, consisting of the eight adjoining buildings at #1-17 on the east side of Percy Street, and the five adjoining buildings at #2-10 on the west side of the street (there is no #13 Percy). Both groups date to the late 1880s and were originally owned by James Quinn, a local property developer. The Reasons for Listing (Attachment No. 3) describe the cultural heritage value and heritage attributes of the properties.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Conclusions:

It is recommended that City Council include the 13 properties at 1-17 and 2-10 Percy Street (James Quinn Row Houses) that are listed in Recommendation No. 1 on the City of Toronto Inventory of Heritage Properties.

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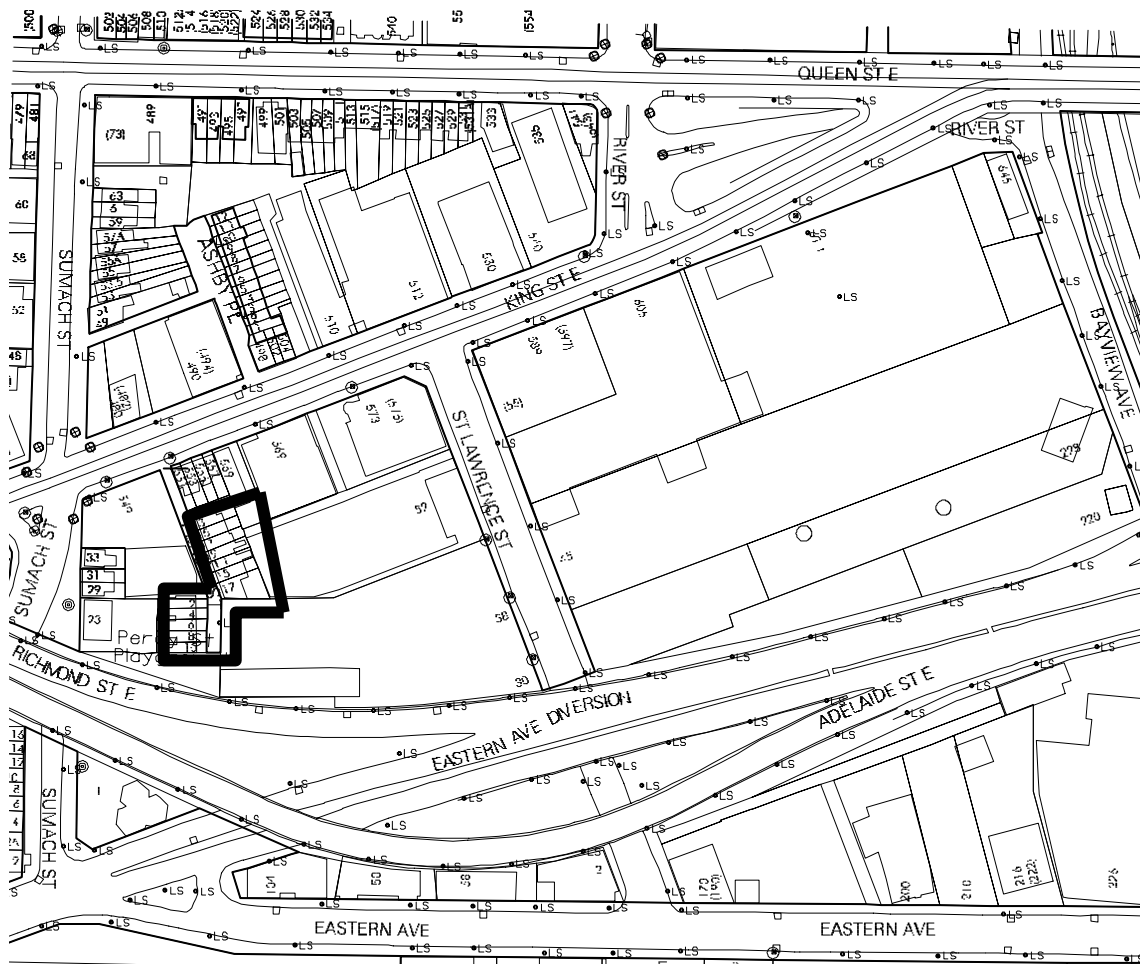
Barbara Leonhardt  
Director, Policy and Research  
City Planning Division

List of Attachments:

Attachment No. 1 – Location Map (1-17 and 2-10 Percy Street)

Attachment No. 2 – Photographs (1-17 and 2-10 Percy Street)

Attachment No. 3 – Reasons for Listing (1-17 and 2-10 Percy Street)



This location map is for information purposes only; the exact boundaries of the properties are not shown.



**1-17 Percy Street**



**1 Percy Street**



**2-10 Percy Street**

**1-17 and 2-10 Percy Street: James Quinn Row Houses**Description

The properties at 1-17 and 2-10 Percy Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value or interest. The two groups of row houses are located on Percy Street, a residential enclave that extends south of King Street East, east of Sumach Street. The row houses at #1-17 Percy were first recorded in the city directories in 1885, while a second group at #2-10 Percy Street was in place by 1890.

Statement of Cultural Heritage Value

The cultural heritage value of the James Quinn Row Houses relates to their design or physical value as representative examples of late 19<sup>th</sup> century row houses, with decorative detailing drawn from the predominant Second Empire and Gothic Revival styles of the period. The modest dwellings at #1-17 Percy Street are highlighted by patterned brickwork (which remains visible on #1 Percy Street), while both groups of row houses feature mansard roofs and dormers with decorative detailing.

The James Quinn Row Houses have cultural heritage value for their contextual value in defining, maintaining and supporting the character of Percy Street. Extending one block south of King Street, the row houses are surviving examples of the modest workers' housing that marked the Corktown neighbourhood, originally settled by predominantly Irish immigrants who worked at local industries, including Gooderham and Worts to the west and the Dominion Brewery on Queen Street East. The row houses at 1-17 and 2-10 Percy represent an important collection of buildings that complement the neighbouring residences at 1-12 Ashby Place (dating to 1890), north of King Street East, which are listed on the City of Toronto Inventory of Heritage Properties.

Heritage Attributes

The heritage attributes of the James Quinn Row Houses relating to their cultural heritage value as representative examples of late 19<sup>th</sup> century row housing are found on their exterior walls and roofs.

On the east side of Percy Street, the row houses at #1-17 are organized into four pairs with the principal (west) facades designed as mirror images. Clad with red brick, contrasting yellow brick is applied for the hood moulds that mark the single flat-headed window openings and the entrances with transoms in the lower storey (apart from #1 Percy, the brickwork has been painted or, on #11 Percy, the wall reclad). The mansard roofs that cover the structures have gabled dormers and decorative shingles (#15 Percy has cedar shingles). The dormers display moulded eaves supported on paired wood brackets and contain decorative woodwork (some of the detailing has been removed).

At the south end of Percy Street, the five row houses on the west side identified as #2-10 rise 1½ stories above raised bases with window openings. Below mansard roofs with gabled dormers, the principal (east) facades have red brick cladding and brick and stone trim. Four of the buildings are organized as mirror images with adjoining entrances, where single doors with transoms are flanked by pairs of flat-headed window openings with brick flat arches. On #10 Percy at the south end of the group, the entrance is placed in the right (north) bay with a pair of window openings in the left (south) bay.

On both groups of row houses, the side elevations (north and south) are devoid of openings, while the rear walls are not included in the Reasons for Listing.