

Authority: Toronto and East York Community Council Item TE6.5, as adopted by City of Toronto Council on June 10, 11 and 12, 2015

CITY OF TORONTO

Bill 1063

BY-LAW -2017

To designate the property at 1-11 Adelaide Place (William Clarke Row Houses) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 1-11 Adelaide Place (William Clarke Row Houses) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owner of the land and premises known municipally as 1-11 Adelaide Place and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 1-11 Adelaide Place, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against title to the property described in Schedule B to this by-law 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 property at 1-11 Adelaide Place and upon the Ontario Heritage Trust, and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 1-11 ADELAIDE PLACE

The properties at 1-11 Adelaide Place are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values.

Description

Located on the east side of Adelaide Place, which extends south from Adelaide Street West between Portland Street (east) and Bathurst Street (west) in the King-Spadina neighbourhood, the William Clarke Row Houses (1890) are a group of six attached house form buildings.

Statement of Significance

The William Clarke Row Houses have cultural heritage value as a group of surviving row houses on Adelaide Place, which display a mixture of architectural features drawn from the most popular styles of the late Victorian era. Arranged into three pairs of buildings with the principal elevations designed as mirror images, the row houses are particularly distinguished by the combination of mansard roofs from the Second Empire style and the gabled frontispieces identified with the Gothic Revival and Italianate styles.

The value of the William Clarke Row Houses is also associated with their role in providing information about the historical evolution of the community, which began as a residential neighbourhood on land formerly allocated for the Military Reserve. They were constructed by local builder William Clarke, who built these and the adjoining semi-detached houses at 505-507 and 509-511 Adelaide Street West (where he also resided), all of which survived after the community was transformed as the King-Spadina industrial district following the Great Fire of 1904.

Contextually, the William Clarke Row Houses contribute to the historical character of the King-Spadina neighbourhood as surviving house form buildings that represent the initial development of the Military Reserve as a residential neighbourhood in the mid to late 19th century where they remain historically, visually and physically linked to their settings on Adelaide Place, which is a distinctive residential enclave between Adelaide and King Streets.

Heritage Attributes

The heritage attributes of the William Clarke Row Houses on the properties at 1-11 Adelaide Place are:

- The placement, setback and orientation of the buildings on the east side of Adelaide Place, south of Adelaide Street West where the principal elevations face west toward Adelaide Place

- The scale, form and massing of the group of six two-storey row houses above raised stone bases with window openings, which feature rectangular-shaped plans beneath mansard roofs with shed-roof dormers on the west slopes and brackets at the south and north ends (on 1 and 11 Adelaide Place, respectively)
- The materials, with brick cladding and brick, stone, wood and glass detailing, including the string courses
- The arrangement of the row houses into three pairs, with the principal (west) elevations of each pair designed as mirror images where the main entrances are raised and placed side-by-side in the ground (first) floor in gabled frontispieces
- The detailing of the west entries, which are set in round-arched surrounds with brick hood moulds and transoms
- Above the entries, the flat-headed window opening in the second storey of each house
- Beside each entry in the first (ground) floor, the oversized segmental-arched window opening, with stained glass transoms on the houses at 1, 3 and 9 Adelaide Place
- The visible side elevations on 1 Adelaide Place (south) and 11 Adelaide Place (north), where the brick wall on 11 Adelaide Place is currently concealed by cladding

SCHEDULE B
LEGAL DESCRIPTION

PIN 21239-0136(LT)
PT LT 9 SEC G PL MILITARY RESERVE TORONTO AS IN CT947373

PIN 21239-0135(LT)
PT LT 9 SEC G PL MILITARY RESERVE TORONTO AS IN CA721618

PIN 21239-0134(LT)
PT LT 9 SEC G PL MILITARY RESERVE TORONTO AS IN CA678859

PIN 21239-0133(LT)
PT LT 9 SEC G PL MILITARY RESERVE TORONTO AS IN CA368899

PIN 21239-0132(LT)
PT LT 9 SEC G PL MILITARY RESERVE TORONTO AS IN CA481973

PIN 21239-0131(LT)
PT LT 9 SEC G PL MILITARY RESERVE TORONTO AS IN CA764249

City of Toronto, Province of Ontario
Registry Division of the Toronto Registry Office (No. 66)