

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 1066

BY-LAW -2017

To designate the property at 509 and 511 Adelaide Street West (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 509 and 511 Adelaide Street West (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 509 and 511 Adelaide Street West 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 509 and 511 Adelaide Street West, 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 509 and 5011 Adelaide Street West 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 509 AND 511 ADELAIDE STREET WEST

The properties at 509 and 511 Adelaide Street West 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 south side of Adelaide Street West between Portland Street (east) and Adelaide Place (west) in the King-Spadina neighbourhood, the William Clarke Houses (1883) are a pair of 2½-storey semi-detached house form buildings. They are placed beside the near-identical pair of semi-detached houses at 505 and 507 Adelaide Street West, which were constructed at the same time by builder William Clarke.

Statement of Significance

The William Clarke Houses have cultural heritage value as a pair of surviving semi-detached houses on Adelaide Street West, which display features of the Gothic Revival style popular for residential buildings in the late 19th century. Designed as mirror images, the houses are distinguished in particular by the pattern brick detailing and the elaborate wood detailing in the gables and on the porches, as well as their connection to the near identical pair of adjoining houses at 505 and 507 Adelaide Street West.

The value of the William Clarke 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 and 507 Adelaide as well as the neighbouring row houses at 1-11 Adelaide Place, all of which survived after the community was transformed as the King-Spadina industrial district following the Great Fire of 1904. Clarke resided at 509 Adelaide Street West before relocating to 511 Adelaide where he remained in the 1890s.

Contextually, the William Clarke 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 Street West beside the near-identical pair of dwellings at 505 and 507 Adelaide Street West.

Heritage Attributes

The heritage attributes of the William Clarke Houses on the properties at 509 and 511 Adelaide Street West are:

- The placement, setback and orientation of the buildings on the south side of Adelaide Street West, east of Adelaide Place, where the principal elevations face north toward Adelaide Street West
- The scale, form and massing of the pair of 2½-storey house form buildings that share the rectangular-shaped plan under the cross-gable roof with the centre (north) gable containing decorative wood bargeboard and, on 511 Adelaide the returned eaves (west)
- The materials, with red brick cladding and brick, stone and wood trim, where contrasting buff brick is applied for the string courses and quoins on the north elevations (as well as the west side wall of 511 Adelaide) and the window openings on the north wall
- The arrangement of the principal (north) elevations of the houses as mirror images, with the main entrances raised and placed side-by-side in the centre of the first (ground) floor and protected by the open porch with wood detailing
- In the outer bay of each house, the single-storey bay with segmental-arched openings, keystones, brick flat arches and stone sills
- The round-arched window openings in the second floor and the single round-arched opening in the attic level
- The west wall facing Adelaide Place

SCHEDULE B
LEGAL DESCRIPTION

PIN 21239-0126(LT)
PT LT 9 SEC G PL MILITARY RESERVE TORONTO AS IN CT921554

PIN 21239-0125(LT)
PT LT 9 SEC G PL MILITARY RESERVE TORONTO AS IN CA765477

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