

Authority: Toronto and East York Community Council Item TE23.16, adopted as amended, by City of Toronto Council on April 26, 27 and 28, 2017

**CITY OF TORONTO**

**Bill 1433**

**BY-LAW -2017**

**To designate the properties at 588, 590, 592, 594, 596, 598, 600 and 602 Markham Street 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 City Council to designate the properties at 588, 590, 592, 594, 596, 598, 600 and 602 Markham Street being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known municipally as 588, 590, 592, 594, 596, 598, 600 and 602 Markham Street and upon the Ontario Heritage Trust, Notice of Intention to designate the properties, 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 properties at 588, 590, 592, 594, 596, 598, 600 and 602 Markham Street, more particularly described in Schedule B attached to this by-law, are 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 the properties 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 owners of the properties at 588, 590, 592, 594, 596, 598, 600 and 602 Markham Street, 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 December , 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## SCHEDULE A

### STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 588, 590, 592, 594, 596, 598, 600 and 602 MARKHAM STREET

#### **588-594 MARKHAM STREET**

##### Henry Mullen Buildings

The properties at 588, 590, 592 and 594 Markham Street 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 all three categories of design, associative and contextual value

##### Description

Located on the west side of Markham Street, north of Lennox Street, the properties at 588-594 Markham Street contain a 2½-storey fourplex. Archival records indicate that the complex was under construction in 1892, and partially tenanted by September 1893 when the owner, Henry Mullen also occupied the unit at 588 Markham. The properties were acquired by local entrepreneur Edwin "Honest Ed" Mirvish in 1967 for the second phase of Mirvish Village, when the unit at 594 Markham housed "Captain George" Henderson's Memory Lane Bookstore. The properties at 588-594 Markham Street were listed on the City of Toronto's Heritage Register on November 3, 2015.

##### Statement of Cultural Heritage Value

The properties at 588-594 Markham Street have cultural heritage value for the design of the fourplex as a fine representative example of its type that is distinguished by its elaborate detailing inspired by the Queen Anne Revival style, popular at the close of the 19th century. The fourplex is set apart by its scale, the repetition of the round-arched motif for the first (ground) floor openings, and the multi-sided bay windows with turrets that mark the outer corners of the complex adjoining Markham Street.

The Henry Mullen Buildings are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 588-594 Markham Street.

Contextually, Henry Mullen Buildings at 588-594 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 588-594 Markham Street are also visually, historically, physically and functionally connected to their setting on the west side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing.

### Heritage Attributes

The heritage attributes of the house form buildings on the properties at 588-594 Markham Street are:

- The setback, placement and orientation of the fourplex on the west side of Markham Street, north of Lennox Street
- Above the raised stone base, the scale, form and massing of the 2½-storey structure with the rectangular-shaped plan
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The hipped gable roof covering the entire fourplex, with the central gabled dormer with the flat-headed openings (east) and the brick chimneys near the north and south ends
- The principal (east) elevations of the fourplex, where the north and south units are anchored at the northeast and southeast corners by 2½-storey multi-sided bay windows with the segmental-arched openings in the second storey and the paired flat-headed openings in the attic level under the conical roofs
- Above the raised base on the east elevation of the fourplex, the arcade of round-arched openings that extends seven bays across the wall, with the oversized opening in the centre bay
- The east entrances to the four units, with two entries accessed through the centre bay and the remainder through the outer bays, which are placed in flat-headed openings with transoms
- The oversized round-arched window openings in the first floor (which have been lowered for retail purposes)
- In the second storey of the east elevation, the set back of the wall beneath the overhang of the roof where the four flat-headed openings with the transoms access the balcony
- The decorative detailing on the east elevation, including the band courses

### **596-598 MARKHAM STREET**

#### Thomas Death Houses

The properties at 596 and 598 Markham Street 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 all three categories of design, associative and contextual value.

### Description

Located on the west side of the street, north of Lennox Street, the properties at 596-598 Markham Street contain a pair of 2½-storey semi-detached house form buildings. Archival records indicate that buildings were under construction in September 1891 for Thomas Death, with 598 Markham occupied by manufacturer A. J. Robertson the following year. In 1963, these were the first properties on the west side of Markham Street acquired by local entrepreneur Edwin "Honest Ed" Mirvish. His son, David Mirvish, opened a private art gallery on-site where he first exhibited the work of American artist Frank Stella and his clients included Canadian abstract painter Jack Bush. The properties at 596-598 Markham Street were listed on the City of Toronto's Heritage Register on November 3, 2015.

### Statement of Cultural Heritage Value

The properties at 596-598 Markham Street have cultural heritage value for the design of the late 19th century house form buildings as representative examples of their type displaying features from the popular styles of the late Victorian era, including the Gothic Revival and Italianate. The houses are distinguished by the unique architectural detailing, and retain their integrity with original surviving features.

The Thomas Death Houses are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 596-598 Markham Street where David Mirvish operated the largest private art gallery in Canada in this location.

Contextually, Thomas Death Houses at 596-598 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 596-598 Markham Street are also visually, historically, physically and functionally connected to their setting on the west side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing.

### Heritage Attributes

The heritage attributes of the house form buildings on the properties at 596-598 Markham Street are:

- The setback, placement and orientation of the buildings on the west side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structures with the rectangular-shaped plans

- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The hipped roof
- The principal (east) elevations, which feature an asymmetrical design with the three-storey, multi-sided bay window on the northeast corner, and the two-storey bay window on the left (south) side of the wall that is surmounted by the gabled wall dormer with the wood detailing, incorporates the flat-headed door opening in the attic level, and provides access to the balcony
- The detailing of the bay windows, with the flat-headed window openings with the stone and wood trim that are separated by the brick panels with the floral designs
- The west addition, which was designed to showcase the Frank Stella mural entitled "Damascus Gate, Stretch Variation" (1970)

### **600-602 MARKHAM STREET**

The properties at 600 and 602 Markham Street 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 all three categories of design, associative and contextual value.

#### Description

The properties at 600-602 Markham Street contain a pair of 2½-storey semi-detached house form buildings that are located on the west side of the street, north of Lennox Street. Archival records indicate that buildings were unfinished in 1904, and occupied by retired minister William Forrest and widow Pauline Taylor, respectively, the next year. Following the acquisition of the properties by local entrepreneur Edwin Mirvish in the mid 1960s, the unit at 600 was occupied by the perfume department of the neighbouring "Honest Ed's" discount store.

#### Statement of Cultural Heritage Value

The properties at 600-602 Markham Street have cultural heritage value for their design as early 20th century house form buildings that are representative of their type with features of Edwardian Classicism, the most popular style of this era. The house form buildings retain their architectural integrity, along with the complementary pair at 587-589 Markham on the opposite side of the street.

The properties at 600-602 Markham Street are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shop. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 600-602 Markham Street.

Contextually, the house form buildings at 600-602 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th

and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 600-602 Markham Street are also visually, historically, physically and functionally connected to their setting on the east side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing.

#### Heritage Attributes

The heritage attributes of the house form buildings on the properties at 600-602 Markham Street are:

- The setback, placement and orientation of the buildings on the west side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structures with the rectangular-shaped plans
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The hipped gable roofs, with the gabled dormer on the west slope of each building and the central brick chimney
- The principal (east) elevations, which are designed as mirror images with the main entries elevated and placed in the outer bays in the first (ground) floors (the remainder of the openings in this storey have been altered
- On the east elevation of each building, the oriel window that is centered in the second storey

**SCHEDULE B**  
LEGAL DESCRIPTION

Part of PIN 21254-0212(LT)

Part of Lots 101 to 105 inclusive, Plan 632, designated as Part 8 on Reference Plan 66R-29394,  
City of Toronto