

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

BY-LAW 554-2017

To designate the property at 497 and 499 Adelaide Street West (Marvyn 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 497 and 499 Adelaide Street West (Marvyn 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 owners of the land and premises known as 497 and 499 Adelaide Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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 the reasons for designation are set out in Schedule A to this by-law; and

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

The Council of the City of Toronto enacts:

1. The property at 497 and 499 Adelaide Street West (Marvyn Houses), 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 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 owners of the property at 497 and 499 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 May 26, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

The properties at 497 and 499 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, west of Portland Street in the King-Spadina neighbourhood, the Marvyn Houses (1890) are a pair of 2½-storey semi-detached house form buildings.

Statement of Significance

The Marvyn 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 by the wood detailing in the gables and the decorative brickwork on the bay windows.

The value of the Marvyn 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. The pair of semi-detached houses was among the series of dwellings constructed along King, Portland and Adelaide Streets by John Marvyn and members of his family, who remained land owners in the area until the World War II era. The Marvyn Houses at 497 and 499 Adelaide Street West survived after the community was transformed as the King-Spadina industrial district following the Great Fire of 1904, which resulted in the removal of most of the other residential buildings.

Contextually, the Marvyn 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 and visually linked to their settings on Adelaide Street West.

Heritage Attributes

The heritage attributes of the Marvyn Houses on the properties at 497 and 499 Adelaide Street West are:

- The placement, setback and orientation of the buildings on the south side of Adelaide Street West, west of Portland Street, where the principal elevations face north toward Adelaide Street West
- The scale, form and massing of the pair of 2½-storey house form buildings with rectangular-shaped plans under cross-gable roofs with wood bargeboard in the north gables

- The materials, with brick cladding and brick, stone and wood trim, including the brick detailing on the bay windows
- The arrangement of the principal (north) elevations of the houses as mirror images, where the main entrances are raised and placed side-by-side in the centre of the first (ground) floor, and include segmental-arched transoms with brick flat arches (the transom has been altered on 497 Adelaide)
- The 2½-storey bay window in the outer bay of each house, with segmental-arched openings in the first (ground) storey, flat-headed openings in the second floor, and the round-arched opening in the attic level
- The side elevations (east and west) of the houses, which are viewed from Adelaide Street West

SCHEDULE B
LEGAL DESCRIPTION

497 Adelaide Street West

PIN 21239-0138(LT)

PT LT 8 SEC G PL MILITARY RESERVE TORONTO AS IN CT472451

499 Adelaide Street West

PIN 21239-0137(LT)

PT LT 8 SEC G PL MILITARY RESERVE TORONTO DESIGNATED AS PTS 1 AND 2 ON
PL 66R27835

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