

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**WILLIAM MUIR HOUSES
2 GLEN ROAD AND 8 HOWARD STREET**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2010

1. DESCRIPTION



8 Howard Street (south façade, left) & 2 Glen Road (south elevation, right)

Cover: 2 Glen Road (east façade)

2 Glen Road and 8 Howard Street: William Muir Houses	
ADDRESS	2 Glen Road & 8 Howard Street (northwest corner of Glen Road & Howard Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 360, Part Lots 7 & 8
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	William Muir Houses
CONSTRUCTION DATE	1884
ORIGINAL OWNER	Reverend William Muir, minister
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Residential and Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Arthur Coleman, contractor (attribution) ¹
DESIGN/CONSTRUCTION	Brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Toronto Bay-n-Gable
ADDITIONS/ALTERATIONS	2 Glen Road: 1978, north addition, Philip Carter, architect; 8 Howard Street: 1965 & 1970, storefronts altered
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

¹ No building permit was found for the properties to identify an architect or contractor. However, according to the tax assessment rolls for the mid 1880s, William Muir co-owned the properties with William A. (Arthur) Coleman, who was identified as a contractor in the city directories for this era

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 2 Glen Road and 8 Howard Street, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1881	Edgar Jarvis registers Plan 360, subdividing the lands north of present-day Howard Street, east and west of Glen Road
1882	William Muir purchases Lots 7 & 8 under Plan 360
1883	The lands remain vacant in 1883 according to the tax assessment rolls and city directories
1884 Sept	The house at 2 Glen Road is in place but vacant, while its neighbour at 8 Howard Street is completed and occupied by barrister William Reeve
1884	The attached houses are illustrated on Goad's Atlas, the first documenting this neighbourhood
1886	Muir sells the property at 2 Glen Road to George K. Hackborn, while contractor Arthur Coleman's heirs retain the site at 8 Howard Street until 1959
1941	The Underwriters' Insurance Atlas for 1931, updated to 1941, illustrates the commercial businesses occupying #8 Howard
1978	Building application to add north addition to 2 Glen Road according to the plans of architect Philip Carter

ii. HISTORICAL BACKGROUND

Howard Street Neighbourhood

The adjoining properties at 2 Glen Road and 8 Howard Street are located in the Howard Street neighbourhood, which developed as part of the residential enclave southeast of Bloor Street East and Sherbourne Street. The origins of the area date to the late 18th century when it was one of the 100-acre "Park Lots" extending between present-day Queen Street and Bloor Street that were awarded to associates of the Provincial government as the setting of country estates. Park Lot 4 was granted to John White and, following his death in a notorious duel with John Small, his estate transferred the acreage to members of the Ridout family. Working with the neighbouring landowner, in 1845 Thomas Gibbs Ridout authorized construction along the west boundary of a road that became Sherbourne Street. This opened the area to residential development, and part of the tract was subdivided in 1852 when surveyor and architect John Howard laid out building lots northeast of Sherbourne Street and East (now Howard) Street. The earliest surviving houses in the area date to the 1870s. The 1884 Goad's Atlas (an extract of which is reproduced in Section 6 of this report) shows the build up of the Howard Street neighbourhood to that point. By the early 20th century, a dozen plans of subdivision – some of which were further divisions of earlier registered plans – were in place for the lands as development spread east of Sherbourne Street to Parliament Street. During this era, the area was among the desirable upscale residential neighbourhoods accessible to downtown Toronto, and its buildings reflected contemporary architectural styles. Within the community, St. Simon the Apostle (Anglican) Church (1888)

was joined by a school and fire hall (later demolished). The Howard Street neighbourhood provided a link to Rosedale via the “iron bridge” on Glen Road north of Howard Street.

With the construction of the Prince Edward (Bloor Street) Viaduct during World War I, Bloor Street was extended east of Sherbourne Street. While this development brought streetcar service directly to the Howard Street neighbourhood, it also removed the ravine setting that had previously formed the north edge of the area (as illustrated on Goad’s Atlases), as well as some of the residential buildings. Following World War II and the growth of middle class suburbs around the city, the neighbourhood along Howard Street went into a decline and many of the single family residences were converted into rooming houses. This situation coincided with trends in post-war planning that favoured the replacement of low-scale dwellings with high-rise buildings to meet the demand for rental housing in Toronto. Beginning in the 1950s, a development consortium acquired the majority of the properties in the area bounded by Bloor, Sherbourne, Wellesley and Parliament as the site of St. Jamestown, a collection of nearly 20 publicly and privately owned apartment towers. The proximity of St. Jamestown to the Howard Street neighbourhood is illustrated on the maps reproduced in Section 6 of this report. With the removal of the majority of the building stock, the William Muir Houses are surviving reminders of the historical setting of the area.

William Muir Houses

The William Muir Houses are located on the northwest corner of Glen Road and Howard Street on land that was subdivided under Plan 360 in 1881 by Edgar Jarvis. As a nephew of Sheriff William Botsford Jarvis, the original settler of Rosedale, Edgar Jarvis became a prominent developer in the neighbourhood. Extending his holdings south of the Rosedale Ravine, Jarvis oversaw the construction of the first iron bridge on Glen Road to connect the two areas. In November 1882, Reverend William Muir purchased four of Jarvis’s building lots along the west side of Glen Road, north of Howard Street. Muir, who served as the chief editor of “The Canadian Baptist” periodical, developed the lots in conjunction with local contractor W. A. (Arthur) Coleman whose name appeared on the tax assessment rolls as the co-owner of the properties. The houses at 2 Glen Road and 8 Howard Street were completed by 1884, with only #8 Howard occupied at that time by barrister William Reeve. Muir sold the property at 2 Glen Road in 1886, but Coleman’s heirs retained the adjoining site at #8 Howard until the late 1950s. The properties were altered over time, with #8 Howard converted to commercial uses with the addition of storefronts (as illustrated in the atlas updated to 1941 that is included in Section 6 of this report). Its neighbour at #2 Glen Road underwent more extensive changes, with the alteration to the roof and the addition of a north wing that was designed to complement the existing building in scale and details yet be distinguished as new construction. The house is shown prior to alterations in the archival photograph reproduced in Section 6.

The William Muir Houses adjoined the series of semi-detached house form buildings that Reverend Muir developed on his Glen Road lots. North of the subject properties, he commissioned four pairs of complementary semi-detached houses at #6-20 Glen Road that were

constructed during the same period (the pair at #18-20 was demolished).² As a result, only the trio of buildings at #6-8, #10-12 and #14-16 survive today. Toronto City Council stated its intention to designate the latter sites in 2007.

iii. ARCHITECTURAL DESCRIPTION

The William Muir Houses at 2 Glen Road and 8 Howard Street were designed as neighbouring house form buildings that display the mixture of classical and medieval design elements that were typical of late 19th century residential housing in Toronto. With the combination of bay windows beneath gable roofs, the buildings reflect the quintessential Toronto type dubbed the “Bay-n-Gable” house, “a distinctive form of double and row house that appeared all across the city.”³ The style was purportedly introduced to Toronto in 1875 with the appearance of the Struthers-Ross House in Yorkville.

The William Muir House at 2 Glen Road rises 2½ stories under a cross-gable roof. Clad with red brick with decorative detailing in contrasting buff brick and stone and wood trim, the principal (east) façade is organized into two bays. The main entrance is placed in the right bay where double wood doors with glass inserts are surmounted by a transom. The single-storey square bay window in the left bay contains segmental-arched openings, which are repeated in the second-storey fenestration. A diminutive round-arched opening is introduced in the apex of the gable. The window shapes and detailing are repeated on the south elevation overlooking Howard Street, where the wall is extended by a two-storey bay window that is highlighted with pattern brickwork. The west wall (which is concealed by the structure at #8 Howard), the alterations to the roof, the addition of door and window openings, and the north wing that dates to 1978 are not identified as heritage attributes.

The adjoining building at 8 Howard Street displays a 2½-storey rectangular plan that is covered by a cross-gable roof with a gabled dormer on the south slope and a brick chimney. Clad with red brick (now painted) and trimmed with brick, stone and wood, the principal (south) façade faces Howard Street where a two-storey bay window with wood detailing is placed beneath the gable end wall. The lower floor is concealed by the addition of storefronts, and a sunporch is enclosed in the upper storey. The latter alterations and the changes to the fenestration are not identified as heritage attributes, along with the rear (north) wall. The west wall is viewed from the adjoining laneway.

² Glen Road was impacted by the extension of Bloor Street that accompanied the construction of the Prince Edward (Bloor Street) Viaduct, the replacement and widening of the Glen Road Bridge and, in the 1960s, the opening of the Bloor-Danforth Subway line

³ McHugh, 16. McHugh coined the Bay-n-Gable name, which was subsequently referenced in books including Cruickshank and De Visser's Old Toronto Houses, 2003

iv. CONTEXT

Found in the Howard Street neighbourhood, the William Muir Houses are located on the northwest corner of Glen Road and Howard Street. To the north, they are adjoined by the surviving trio of complementary semi-detached houses at 6-16 Glen Road. #2 Glen Road faces the Roslyn Apartments at 1 and 7 Glen Road, while #8 Howard Street overlooks the north entrance to Bleeker Street with the William McBean Stores and Houses at #21-35 Howard to the east. As anchor buildings at the corner of Glen and Howard, the William Muir Houses support the scale of the Howard Street neighbourhood and, with the Roslyn Apartments, opposite, mark the entrance to Glen Road.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Examples of a Style and Type – The William Muir Houses are late 19th century house form buildings that bear elements of the popular Toronto Bay-n-Gable style, which is identified by the characteristic combination of bay window beneath a gabled roof. The house form buildings are important in relation to the neighbouring Glen Road Houses at 6-16 Glen Road that share a common heritage, setback and design aesthetic. While altered, the integrity of the William Muir Houses remains intact in the bay windows, gabled roofs, and the scale, form and massing of the original facades.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

No historical or associative values have been identified for the properties at 2 Glen Road and 8 Howard Street.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Character – The William Muir Houses are part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated as a desirable upscale residential enclave east of Sherbourne Street and south of Bloor Street East. With St. Simon the Apostle (Anglican) Church as the centerpiece of the historic community, the development of the area along Howard Street and the adjoining streets from the 1870s to World War I can be traced through the remaining built form, of which the William Muir Houses are integral parts.

Surroundings – The William Muir Houses are visually and historically linked to their surroundings in the Howard Street neighbourhood. Anchoring the northwest corner of Howard Street and Glen Road, the William Muir Houses are related in their appearance and provenance to the adjoining Glen Road Houses (#6-16 Glen) directly north, and share their residential character and scale with the neighbouring Roslyn Apartments (1 and 7 Glen Road), St. Simon’s Rectory (#7 Glen), and William McBean Stores and Houses (21-35 Howard Street).

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 2 Glen Road and 8 Howard Street have cultural heritage value as surviving late 19th century residential housing in the Howard Street neighbourhood, which also contribute contextually to the historical character of the surviving late 19th- and early 20th-century residential enclave southeast of Sherbourne Street and Bloor Street East to which they are visually and historically linked.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 360, Lots 7 & 8
 Assessment Rolls, City of Toronto, St. Thomas’s Ward, 1884-91, and Ward 2, Division 2, 1892 ff.
 Building Records, plans for alterations and additions to 2 Glen Road, 1978, and 8 Howard Street, 1956-70
 City of Toronto Directories, 1884 ff.
 Goad’s Atlases, 1884, 1890, 1894, 1899, 1903, 1910 revised to 1912, 1910 revised to 1923, and 1931 revised to 1941
 Photographs, City of Toronto Archives, Fonds 200, Series 372, Bloor Street Viaduct, 1913-14
 Underwriters’ Insurance Atlas, 1931 updated to 1941

Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture: a guide to styles and building terms, 1990
Champion, Thomas, Edward, The Methodist Churches of Toronto, 1899
Crawford, Bess Hillery, Rosedale, 2000
Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2003
Lundell, Liz, The Estates of Old Toronto, 1998
Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1998
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Sewell, John, The Shape of the City, 1993

6. IMAGES



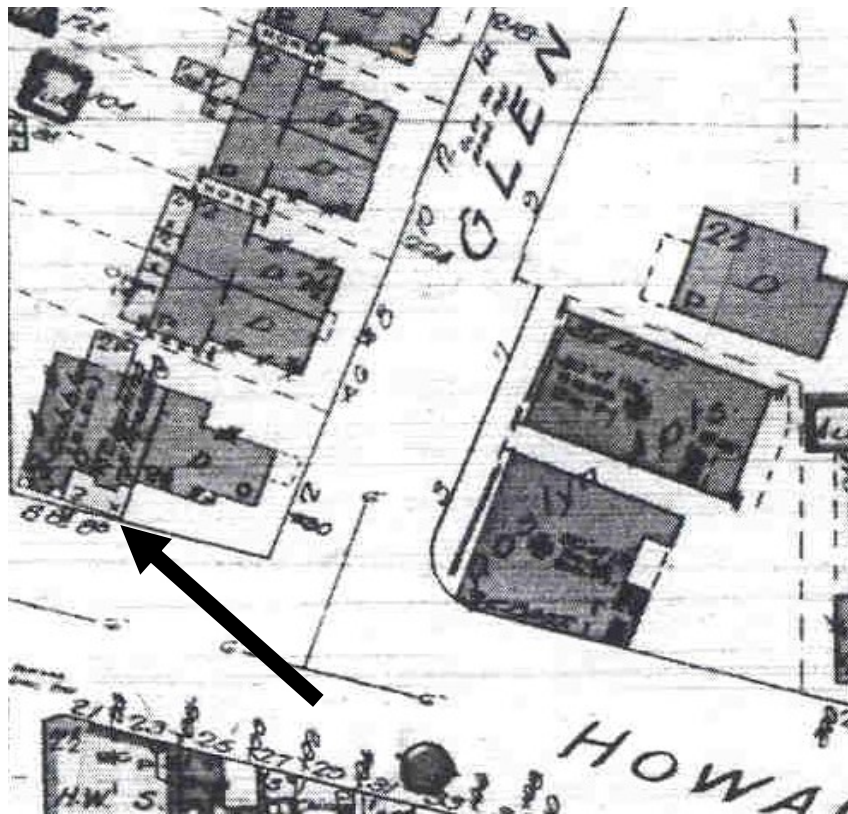
View of the west side of Glen Road at Howard Street in 1913, with the properties at 2 Glen Road & 8 Howard Street (left), and showing the east façade of the William Muir House at 2 Glen Road (Source: City of Toronto Archives, Fonds 200, Item 70, March 14, 1913)

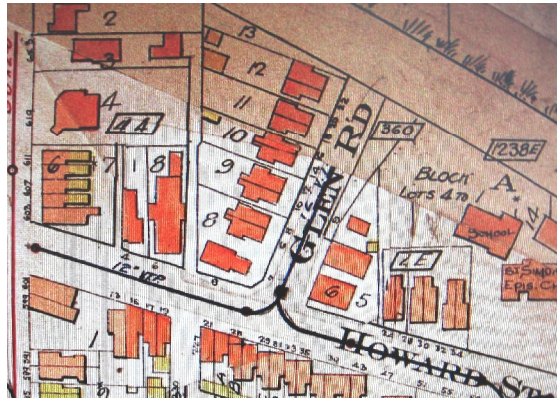
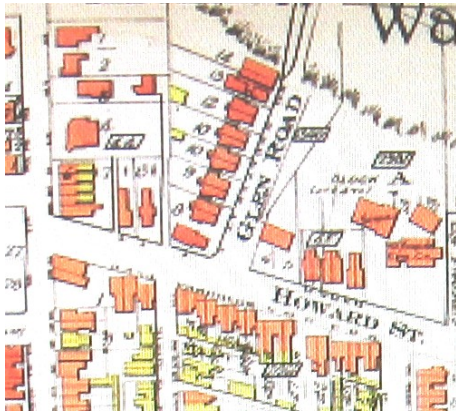


Extract, Goad's Atlas, 1884, showing the attached houses at 2 Glen Road and 8 Howard Street in place, and the development of the Howard Street neighbourhood to date (Source: City of Toronto Archives)

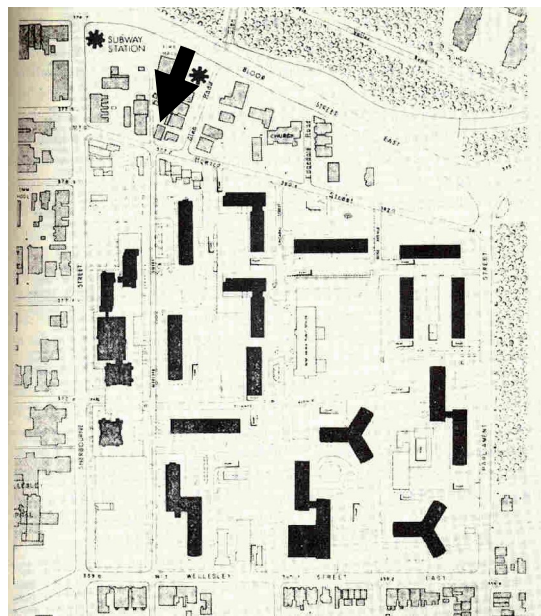
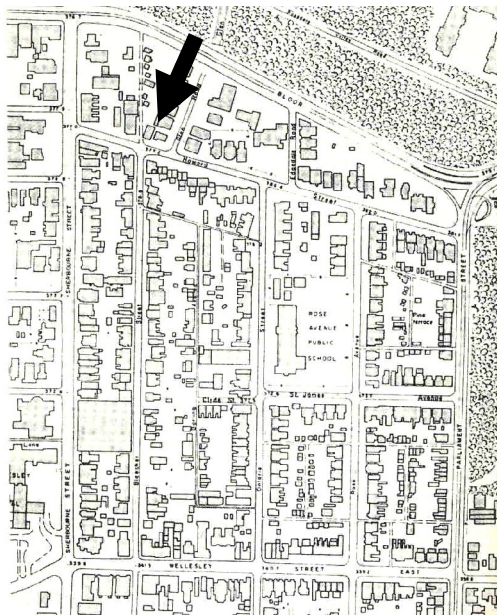


Extract, Underwriter's Insurance Atlas, 1931 revised to 1941, where the property at 8 Howard Street is shown in commercial use. The site is enlarged in the next image, below (Source: City of Toronto Archives)





Extracts from the Goad's Atlas for 1910 updated to 1912 (left) and 1923 (right), showing the impact of the extension of Bloor Street East on the Glen Road properties with the removal of buildings at the north end of the street (Source: City of Toronto Archives)



Property data maps, showing the context of 2 Glen Road and 8 Howard Street prior to and following the development of St. Jamestown (the arrows mark the locations of the subject properties) (Source: Sewell, 164-165)