

Alterations to a Heritage Property and Intention to Designate, Part IV, Section 29 of the Ontario Heritage Act – 399-403 King Street East

Date:	August 16, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\September 12 2011\teHPS10

SUMMARY

This report recommends that City Council approve proposed alterations to the heritage properties at 399-403 King Street East. The report also recommends that City Council designate these properties under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

These three listed heritage properties are owned by Little Trinity Church and it is proposed to partially restore and rehabilitate the buildings for reuse as a community centre.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage buildings at 399 - 403 King Street East substantially in accordance with the Heritage Impact Assessment (HIA) for 399 - 403 King Street East revised May 16, 2011, and Addendum No. 1 dated June 14, 2011, prepared by E.R.A. Architects Inc., and Plans No. A1.1, A2.1, A2.2, A3.1 and A4.1, dated June 17, 2011, prepared by du Toit Architects Ltd. on file with the Manager of Heritage Preservation Services, subject to the following conditions:

- a. Prior to final site plan approval, the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:
 - i. a detailed Conservation Plan for the conservation work described in the HIA, prepared by a qualified heritage consultant, detailing recommended interventions and conservation work, a plan for repair and retention of existing fabric, reproduction or restoration of missing or damaged elements, repair of masonry and parging, and estimated costs for all conservation work including the fabrication of a Heritage Toronto plaque;
 - ii. a comprehensive structural analysis by a qualified engineer with heritage conservation experience confirming retention of the north, east and west walls in situ during construction;
 - iii. final site plans and drawings, including the detailed landscape plan;
 - iv. a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the heritage conservation work and Heritage Toronto plaque in accordance with the estimated costs included in the Conservation Plan.
 - b. Prior to the issuance of any heritage permit for the heritage buildings located at 399-403 King Street East, the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:
 - i. building permit drawings including detailed descriptions/specifications for the proposed heritage conservation work.
 - c. Prior to the release of the Letter of Credit, the owner shall;
 - i. complete the heritage conservation work satisfactory to the Manager, Heritage Preservation Services;
 - ii. provide a Letter of Completion for the conservation work signed by the project architect and heritage consultant.
2. City Council state its intention to designate the properties at 399-403 King Street East under Part IV, Section 29 of the Ontario Heritage Act.
 3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce

the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The properties at 399-403 King Street East were listed on the City of Toronto's Inventory of Heritage Properties by Toronto City Council on May 5, 1986.

A Site Plan application was received by City Planning September 8, 2010. The City Planning Division has delegated authority to approve the application. The application is under review.

ISSUE BACKGROUND

Heritage Character

The properties consist of a pair of semi-detached buildings at 399-401 King Street West (1852) and, attached to the east end, a single building at 403 King Street East (c.1860) (Attachment No. 1). The buildings are adjacent to an open space beside the Little Trinity Rectory at 417 King Street East (designated under Part IV of the Ontario Heritage Act in August 2002). Adjoining that property is Little Trinity Church (listed on City Inventory June 1973) and to the south is the Enoch Turner School at 106 Trinity Street (designated April 2000 and now owned by the Ontario Heritage Trust). The entire precinct is a significant cultural heritage area within the Corktown neighbourhood.

The City's listing report and background studies note that the buildings exhibit characteristics identified with Georgian architecture, with important features including the small scale, balanced façades, brick and stone construction, flat-headed window openings, double hung 6/6 windows on upper floor, firebreak walls, gable roofs with end chimneys, enclosed store front and recessed door and transom lights above the entrances (Attachment No. 2). The buildings were integral parts of the Irish working class neighbourhood that developed around King and Parliament Streets east of the original Town of York in the early 19th century.

Proposal

Information on the proposed development is taken from Site Plan Application Plans prepared by du Toit Architects Ltd. dated June 17, 2011, and the Heritage Impact Assessment for 399 - 403 King Street East revised May 16, 2011, and Addendum No. 1 dated June 14, 2011, prepared by E.R.A. Architects Inc.

The properties at 399-403 have been owned by Little Trinity Church since the early 1800's and were rented out for many years to shopkeepers and residents. In recent years the properties fell into disuse and neglect. The Church is now proposing that the property be rehabilitated and reused for community purposes (Attachment No. 3).

The proposed alterations are carefully designed to limit most of the change to the rear façade. The building interiors will be demolished as well as the roof, rear wall and walls dividing the two buildings. A new basement and rear addition will be added and a new structure will be built inside the retained south, east and west walls of the existing houses. Approximately 159 square metres in g.f.a. will be added to the structure.

Some alterations to the principle south façade are proposed. On 403 King St. East this includes the removal of the later enclosed windows and restoration of the storefront windows and doors on the ground floor. On 399 King St. E., one door opening will be altered to become a window opening to accommodate the new community uses. A brick infill panel below the new window will mark the location of the alteration. The roof will be replaced to match the existing (Attachment No. 4).

The structural stability of the building will be evaluated and recommendations made to ensure the safe, in-situ retention of the north, east and west walls during construction. The interiors of the buildings have suffered deterioration over the years, with openings in the roof allowing water damage. Interior elements, for the most part, are irretrievable and the entire interior will be replaced with a new structure.

COMMENTS

The applicant is proposing to restore the exterior front elevation with extensive masonry repair and repointing. Original 6/6 windows will be replaced with windows that match the configuration of the originals and the earlier shop front doors and windows on the main floor of 403 King St. East will be restored. Restoration plans are based on careful research and the uncovering and recording of original elements on the front façade. The buildings have suffered from a lack of use and repair over the years and their conservation is a welcome outcome for the site and area.

The new structure will be built on the inside of the three retained walls and out to the rear of the property. The design of the addition is contemporary and will be compatible with the heritage façades. The original historic appearance from King Street will be retained. The new addition will only be visible from the east side at the rear of the heritage building. Structural analysis must be undertaken to ensure that the heritage façades can be retained and protected in-situ, while the new building is constructed.

Heritage Preservation Services is seeking to have the footprint of the removed rear portion of the building outlined in the landscaping at the back of the building, if possible.

An archaeological assessment was undertaken to ensure no archaeological resources would be impacted by the development.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 5) for the properties at 399-403 King Street East. As a result of this assessment, staff have determined that the three properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation. A location map and photographs are attached.

The Reasons for Designation are found in Attachment No. 2. The properties at 399, 401 and 403 King Street East are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. The Francis Beale Building consist of a pair of semi-detached buildings (1852) at 399-401 King and an adjoining single building (c. 1860) at 403 King that originally combined residential and commercial uses and form a row of early surviving structures on the Little Trinity Church precinct in Corktown. The Reasons for Designation (Statement of Significance), which is the public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the owners of 399-403 King Street East and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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City Planning Division

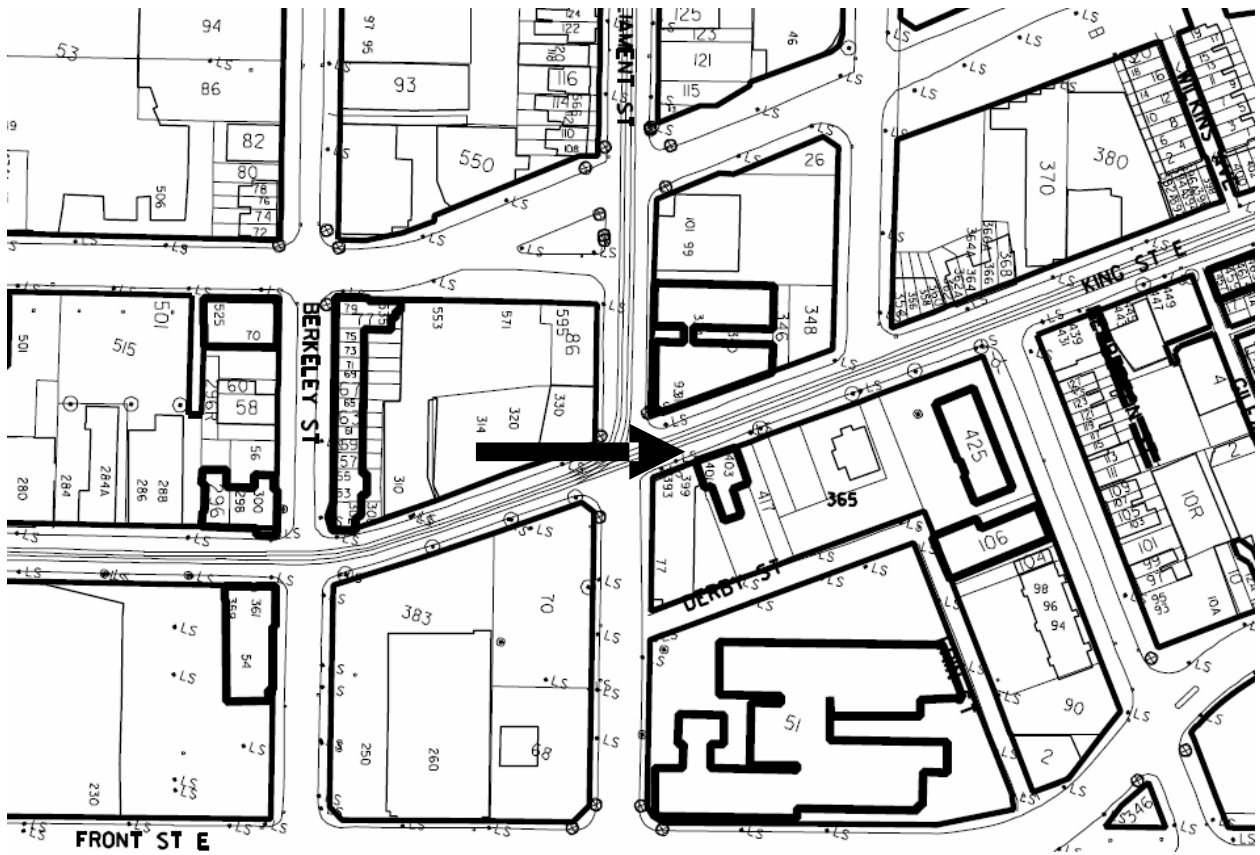
ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Reasons for Designation

Attachment No. 3 – Photographs

Attachment No. 4 – Plans

Attachment No. 5 – Heritage Property Research and Evaluation Report



The **arrow** marks the location of the site.

This location map is for information purposes only;
the exact boundaries of the properties are not shown.

REASONS FOR DESIGNATION: 399-403 KING STREET EAST
(STATEMENT OF SIGNIFICANCE)

Page 1 of 2

Francis Beale BuildingsDescription

The properties at 399-403 King Street East are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the south side of King Street East between Parliament Street (west) and Trinity Street (east), the Francis Beale Buildings are two-storey buildings constructed for commercial and residential use that were completed in 1852 (#399-401 King) and circa 1860 (#403 King), which were included on the City of Toronto Inventory of Heritage Properties in 1983.

Statement of Cultural Heritage Value

The properties at 399-403 King Street East have design value as rare surviving mid-19th century buildings in Corktown that display the simplicity, symmetry and modest materials and detailing identified with the Georgian style.

The properties at 399-403 King Street East are directly associated with Little Trinity Church, an institution of significance in Corktown, which originated as a working class neighbourhood for Irish immigrants in the early 19th century. The church, with its contemporary rectory and Enoch Turner Schoolhouse (which also served as the Sunday School) became the institutional heart of this community, and the Francis Beale Buildings were constructed on the adjoining church lands. The Francis Beale Buildings, along with Little Trinity Church, the institutional buildings associated with the church, and the earliest structures at the Gooderham and Worts Distillery complex directly south, all date to the mid 1800s and contribute to the understanding of the Corktown community as it developed during that period.

The Francis Beale Buildings have contextual significance as they are visually and historically connected to Little Trinity Church on King Street East in Corktown. The commercial and residential buildings stand at the west end of the institutional precinct on the south side of King Street East, between Parliament and Trinity Streets, which contains the church, its rectory and Enoch Turner Schoolhouse. The Francis Beale Buildings and the other mid 19th century structures beside them create a cohesive group of early buildings that represent the historic Corktown neighbourhood.

Heritage Attributes

The heritage attributes of the properties at 399 and 401 King Street East are:

- The scale, form and massing of the pair of two-storey structures
- The gable roof with firebreak walls and end chimneys (the east wall and chimney of #401 King adjoins the neighbouring structure at #403 King)
- The brick cladding with brick and wood detailing
- The symmetrical organization of the principal (north) façade, with the flat-headed door and window openings and stone lintels, the transoms over the doors and, in the second-floor openings, the six-over-six sash windows

The heritage attributes of the property at 403 King Street East are:

- The scale, form and massing of the two-storey structure
- The gable roof with firebreak walls and end chimneys (the west wall and chimney adjoins the neighbouring structure at #401 King)
- The brick cladding with brick and wood detailing
- The symmetrical organization of the principal (north) façade, with the flat-headed door and window openings, the transoms over the door and, in the second-floor openings, the six-over-six sash windows
- The first-floor storefront with the wood trim, cornice and classically-detailed pilaster



East side and north façade



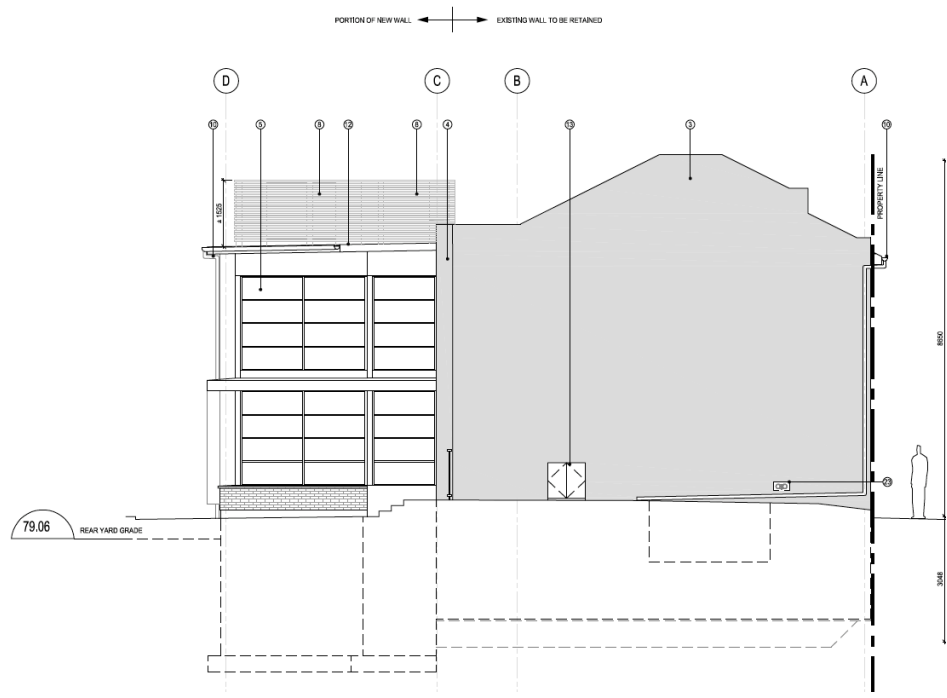
North Façade

PROPOSED PLANS 399-403 KING STREET EAST

ATTACHMENT NO. 4



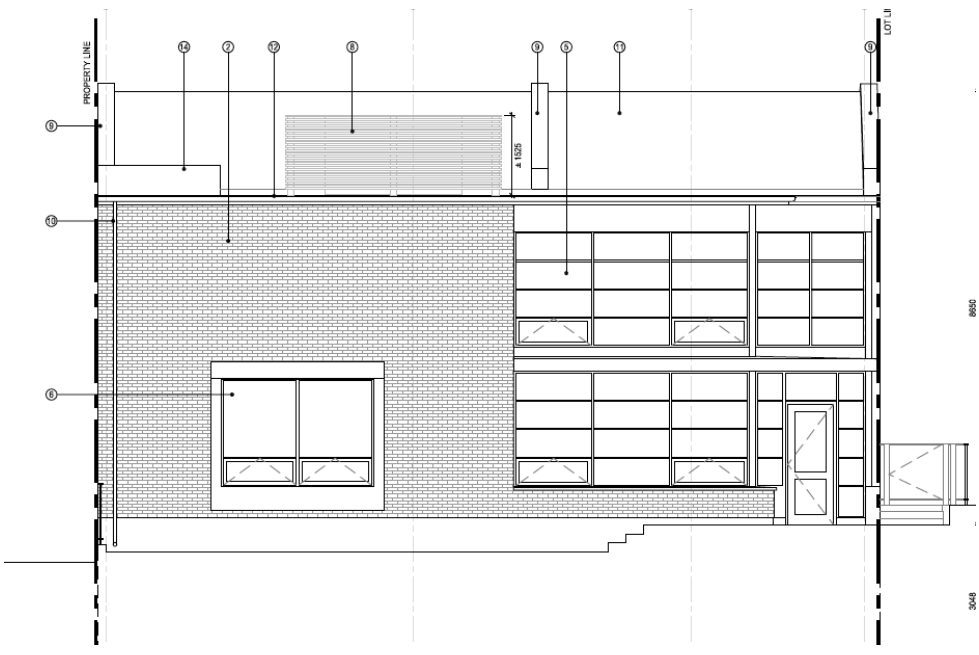
North Elevation



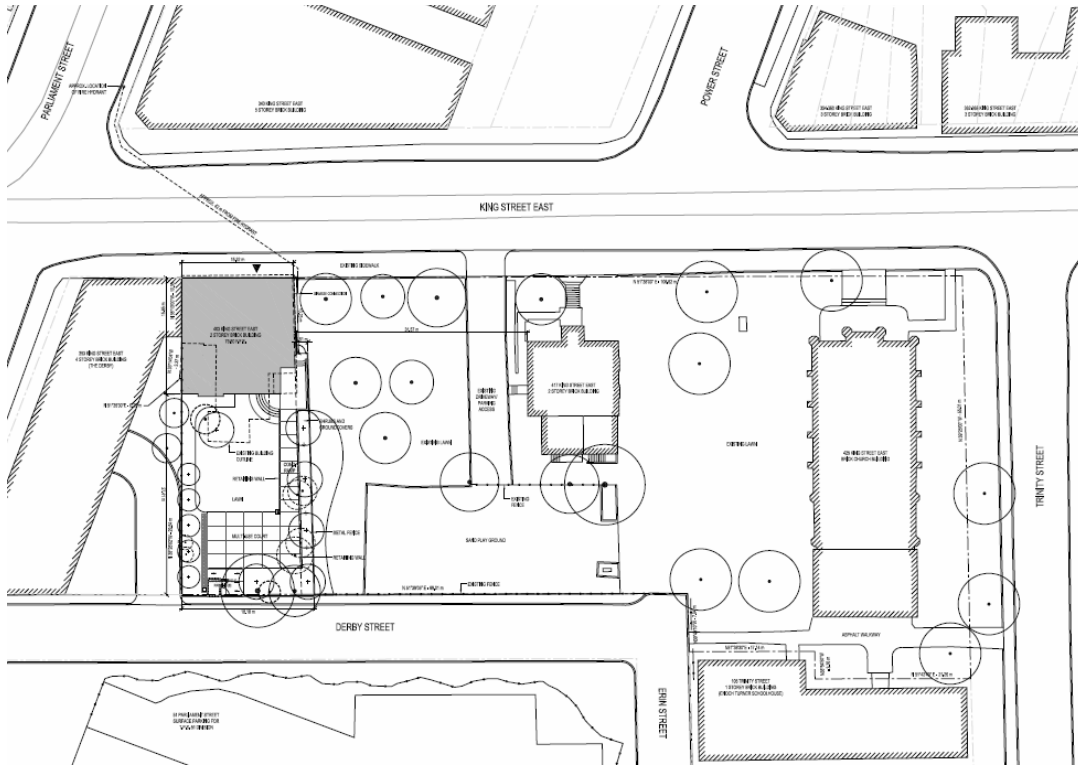
East Elevation

PROPOSED PLANS 399-403 KING STREET EAST

ATTACHMENT NO. 4



South Elevation



Site Plan

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



FRANCIS BEALE BUILDINGS
399-403 KING STREET EAST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2011

1. DESCRIPTION



Above & cover: 399-401 King Street East (right) & 403 King Street East (left)
(Heritage Preservation Services, 2011)

399-403 King Street East (Francis Beale Buildings)	
ADDRESS	399, 401 & 403 King Street East (south side of King Street East, east of Parliament Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 263E, Part Lot D
NEIGHBOURHOOD/COMMUNITY	Corktown
HISTORICAL NAMES & CONSTRUCTION DATES	399-401: Francis Beale Buildings, 1852; 403: Francis Beale Building, c. 1860
ORIGINAL OWNER	Francis Beale, innkeeper & brick layer
ORIGINAL USE	Commercial (inn & store)
CURRENT USE*	vacant * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None identified
DESIGN/CONSTRUCTION	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Georgian
ADDITIONS/ALTERATIONS	403 King: c. 1875, store front altered ¹
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	June 2011

¹ Building permits do not survive prior to 1882. Building records for the former City of Toronto do not reflect any early- or mid-20th century alterations to the site

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties municipally known as 399, 401 and 403 King Street East 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
1819	Patent for the 386-acre Government Reserve is granted to trustees of Toronto General Hospital
1843	Little Trinity Church is completed on the southwest corner of King Street East and Trinity Street, on a tract owned by the hospital trustees
1851	Representatives of Trinity Church purchase the land extending south of King Street East between Parliament Street and Trinity Street ²
1852	Leslie Scott, an innkeeper, is the occupant of a two-unit building at present-day #399-401 King according to the tax assessment rolls
1856	“Scott’s Hotel” occupies the site according to the city directory
1857	Francis Beale, an innkeeper, is listed as Scott’s tenant on the tax assessment rolls
1858	Boulton’s Atlas shows present-day #399-401 King in place, with vacant land where present-day #403 now stands
1859	Tax records record Beale as the “owner” & occupant of the properties at present-day 399-401 King (although Trinity Church’s trustees continue to legally own the site)
1860	In the first assessment roll to describe buildings, Beale’s inn occupies a two-storey brick structure
1861	Representatives of Little Trinity Church register Plan D12 for the lands bounded by King, Parliament, present-day Front, and Trinity Streets
1875	Beale is the assessed “owner” of two buildings (with 30- and 19-foot frontages, respectively, on King Street East) according to the tax assessment rolls
1880	Goad’s Atlas shows the buildings in place on the subject properties
1895	Francis Beale leases Lot 3 under Plan D12 for 21 years (as confirmed by provincial legislation enacted in 1906)
1905	Trinity Church’s representatives register Plan 263E, with the south boundary set at a lane running parallel to and south of King Street East, behind the subject properties
1906	Provincial legislation is passed confirming previous transfers of church lands, including Beale’s long-term lease
1916	Beale’s executors negotiate a subsequent lease
1983	The properties at 399, 401 and 403 King Street East are included on the City of Toronto Inventory of Heritage Properties

² This transaction was formalized in 1893

ii. HISTORICAL BACKGROUND

Corktown

Following the founding of the Town of York in 1793, the areas west and east of the townsite were set aside for military and government purposes, respectively. Near the Don River, the Government Reserve was the setting for the province's first purpose built Parliament Buildings in 1796 and, following the complex's destruction during the War of 1812, the second legislature in 1819. With the removal of the government buildings in the mid-19th century, the area became a residential and industrial enclave known as "Corktown" for the predominance of impoverished Irish immigrants who settled and worked in the neighbourhood. In the early 19th century, the industries in the area included Enoch Turner's brewery near Front and Parliament Streets and the expansive distillery operated by William Gooderham and James Worts at Trinity and Mill Streets. The latter entrepreneurs funded local institutions, with Enoch Turner Schoolhouse (1843) opening as the first 'free' school in Toronto, and Little Trinity Church (1843) at King and Parliament. This section of King Street, east of Parliament Street was originally known as Kingston Road and became the setting of shops, hotels and dwellings.

Corktown remained an intact working class enclave into the 20th century when a right-of-way established by the Canadian Northern Railway (later Canadian National Railways) after World War I resulted in the removal of over 300 houses. The construction of expressways in the decades after World War II led to further demolitions. After the revitalization of the Gooderham and Worts complex as the Distillery District, the renewal of the area continues in the early 21st century with the transformation of the West Donlands where Corktown remains an important enclave.

Little Trinity Church Precinct

When Little Trinity Church was erected in Corktown in 1843, the church's trustees did not own the property on which it stood, a situation that was not legally remedied until the late 19th century. In 1819, the patent for the extensive Government Reserve was granted to John Strachan and other community leaders serving as trustees for Toronto General Hospital. The hospital trustees authorized several surveys of the area and executed sales and leases for parts of the acreage. Following the incorporation of the City of Toronto in 1834, this tract was part of the Liberties, comprised of lands outside the city's official boundaries that were slated for the future expansion of the municipality. The City annexed the area in 1842 as part of St. Lawrence Ward.

In his capacity as Anglican Bishop of Toronto, Strachan acknowledged the need for an Anglican church in Corktown and committed reserve land on King Street East for the Church of the Holy Trinity.³ In 1848, the Enoch Turner Schoolhouse was opened behind (south of) the church on Trinity Street, followed by the rectory to the west in 1853. In a

³ The church was renamed in 1847, following the opening a new Holy Trinity Church that survives on Trinity Square near the Toronto Eaton Centre

transaction dated 1851 and formalized in 1893, representatives of little Trinity Church purchased the tract bounded by King Street East, Parliament Street, present-day Front Street East and Trinity Street, which they registered under Plan D12 in 1861. The area was subdivided again in 1905 according to Plan E263, which set the south boundary of the subdivision along a laneway north of and parallel to present-day Front Street East. Provincial legislation was passed in 1888 and 1906 to confirm the earlier transactions carried out by both hospital and church trustees to sell or lease land adjoining Little Trinity Church.

Francis Beale Buildings

Archival records indicate that the first non-institutional development on the church's King Street East lands occurred by 1847 when William Wright opened the "Welcome Home Inn" on the southeast corner of Parliament Street.⁴ Directly east, the semi-detached buildings at present-day 399-401 King Street East were in place in 1852 where Leslie Scott operated "Scott's Hotel". Four years later, Scott was succeeded in the enterprise by Francis Beale,⁵ who is recorded in the tax rolls as the occupant, then the 'owner' of the site. The structure is illustrated on Boulton's Atlas for 1858 (Image 2), which also shows the vacant property now occupied by present-day #403 King.⁶ With inconsistencies in archival records, it is difficult to determine when #403 King was completed, although its Georgian styling suggests that it was in place shortly after Boulton's Atlas was published. The property was individually numbered in the city directory in 1874. One year later, the tax assessment rolls indicate that Beale rented a two-storey brick building with a frontage of 30 feet (presumably referencing #399-401 King) to innkeeper W. G. Harris, as well as the neighbouring two-storey brick structure measuring 19 feet on King Street to Israel Rose. The changes to the storefront at #403 King possibly correspond with Rose's occupancy as the proprietor of a dry goods store. Beales' trio of commercial buildings with living accommodation in the upper stories is illustrated on Goad's Atlas for 1880 (Image 3).⁷ After representatives of Little Trinity Church legally acquired the tract in 1893, Francis Beale negotiated a 21-year lease that was confirmed in the provincial legislation passed in 1906. Beale's executors renewed

⁴ In 1893, Wright's family purchased the land from Holy Trinity Church's representatives, and this transaction was confirmed in the provincial legislation enacted in 1906. Popularly known later in the 20th century as the Derby Tavern, the hotel survived in altered form until 1988 when it was replaced by the current commercial and residential building

⁵ Beale's named is spelled several ways in archival records, including "Beal," "Beil" and "Ball"

⁶ While the property occupied by Beale is marked "police station," a compilation of archival sources suggests that the notation is linked to the frame outbuilding at the east edge of William Wright's property (west of #399 King). When the police station was in use from 1854-1856, it was 'owned' by William Wright, whose buildings are consistently recorded on the tax assessment rolls as "frame" and later "roughcast" (stucco), unlike the brick buildings occupied by Scott, followed by Beale. While the police station is shown on the 1857 Plan of Toronto prepared by Fleming, Ridout and Schreiber (which only shows institutional buildings) in the location of the subject properties, the structure is a slightly different configuration than those at present-day #399-410 King

⁷ This atlas (as well as the archival photos attached as Images 7 & 8) shows additional buildings east of the subject properties, which were in place in 1856 (the double building directly east of present-day #401 King) and 1869 (adjoining the double building and west of the rectory for Little Holy Church)

the agreement in 1916, transferring the lease to Benjamin Beale. The evolution of the block is traced on atlases produced by Charles Goad (with the 1923 revisions shown in Image 4) and the Underwriters' Insurance Bureau (Image 5), as well as an aerial photograph dated 1947 (Image 6).

The Francis Beale Buildings are illustrated in archival photographs attached as Images 7-10. The properties at 399-403 King Street East were listed on the City of Toronto Inventory of Heritage Properties in 1983 when they were described as well-preserved Georgian buildings that “constitute part of the 19th century streetscape and are contextually important for their proximity to the Enoch Turner Schoolhouse, Little Trinity Church and the adjacent rectory building.”⁸

iii. ARCHITECTURAL DESCRIPTION

The Francis Beales Buildings consist of a pair of semi-detached buildings at present-day 399 and 401 King Street East, with an adjoining building at 403 King, which together form a surviving row of 19th century commercial buildings that contained residential accommodation in the upper stories. The structures are designed in the Georgian style, predominant in Ontario for the first generation of buildings in the late 18th and early 19th centuries. The Francis Beales Buildings are typical of the style with their characteristic “uncluttered designed based on an adherence to convention rules of symmetry and proportion,” as well as a simplicity of materials and detailing.⁹

The Francis Beales Buildings share two-storey rectangular-shaped plans under gable roofs with brick end chimneys, as well as mottled brick cladding. The principal (south) façades feature symmetrically organized openings in both floors. The two-unit buildings at 399-401 King Street East display a balanced principal (north) façade with four bays in the lower floor and three above. In the first storey, the original design that placed paired entrances in the centre flanked by single window openings was altered over time with the conversion of one of the first-floor doors and the enlargement of a window for commercial purposes. All of the door and window openings are flat-headed, with transoms over the entries and stone labels and sills on the fenestration. In the upper storey, the openings have six-over-six sash windows. The side elevations (east and west) abut the adjoining buildings and, with the rear (south) wall with its extensions, have no heritage attributes.

The neighbouring building identified as 403 King Street East has a three-bay principal (north) façade where the lower storey was altered in the late 1800s for a commercial storefront. With these changes, the entrance was recessed in the right (west) bay beneath a transom and placed beside two enlarged flat-headed window openings. A classically-detailed wood cornice extends above the first storey and, in the upper floor, the three symmetrically-placed flat-headed openings retain six-over-six sash windows. The west elevation abuts the adjoining building at 399-403 King Street East, while the east

⁸ Toronto Historical Board, 1983, unpagged

⁹ Blumenson, 5

elevation with the firebreak wall was parged following the removal of the neighbouring buildings in the later 20th century (the east wall is not identified as a heritage attribute).

iv. CONTEXT

The properties at 399, 401 and 403 King Street East are located on the south side of the street in the first block east of Parliament Street (Image 1). This section of King Street is angled in a north-easterly direction as it extends from Parliament Street (west) to the Don River (east). An archival view of the streetscape is attached as Image 8.

The Frances Beale Buildings stand at the west end of an important precinct adjoining the southwest intersection of King Street East and Trinity Street, which includes Little Trinity Church (on the corner), the church rectory (directly west of the church) and Enoch Turner Schoolhouse (behind, or south of the church on Trinity Street), with the latter sites designated under Part IV of the Ontario Heritage Act. In the surrounding area, the Gooderham and Worts Distillery complex (now known as the Distillery District) along Mill and Trinity Streets, the former Consumers’ Gas purifying stations on Front Street East and Berkeley Streets, and residential buildings on the side streets (including Trinity Street and Ashby Place) are other important heritage landmarks that are recognized on the City’s heritage inventory.

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 and Early Example of a Style and Type – The Francis Beale Buildings are early and rare surviving examples of mixed commercial and residential buildings on King Street East in Corktown that are designed in the Georgian style. Few 19th century buildings remain in Corktown, and the Francis Beale Buildings at #399-403 King are among the earliest surviving examples that, with their simplicity, symmetry, and modest

materials and detailing, reflect the earliest architectural style favoured by the first generation of residents and merchants.

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

Direct Associations – The Francis Beale Buildings are directly linked to Little Trinity Church, an institution of special significance in the Corktown community. When the properties at #399-403 were developed in the mid-19th century, the combined commercial and residential buildings were constructed on land belonging to the Anglican Church (a situation that continues to present day). As the surviving members of a larger group of 19th century buildings that once extended along the south side of King Street, east of Parliament Street, the Francis Beale Buildings stand as the nearest neighbours to Little Trinity Church and its rectory.

Contributes to an understanding of a community – The properties at 399-403 King Street East contribute to an understanding of Corktown, which developed as a working class neighbourhood between the Old Town of York and the Don River. The Francis Beale Buildings are rare surviving buildings that date to the development of the neighbourhood in the mid 1800s. With their proximity to Little Trinity Church, its rectory and Enoch Turner Schoolhouse, the Francis Beale Buildings are placed near the institutional core of Corktown.¹⁰ Today, apart from the church, rectory, schoolhouse and the earliest parts of the Gooderham and Worts Distillery (1859), the Francis Beale Buildings are the only surviving reminders of Corktown as it developed in the mid 19th century.

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

Surroundings – The properties at 399-403 King Street East are historically and visually linked to their surroundings adjoining King and Trinity Streets in Corktown. The Francis Beale Buildings anchor the west end of the Little Trinity Church precinct, where the subject properties and the neighbouring Little Trinity Church, its rectory and the Enoch Turner Schoolhouse all date to the mid 1800s when they were constructed in the same Corktown block. With its neighbours in the Little Trinity Church precinct, the Francis

¹⁰ St. Paul's Roman Catholic Church on Power Street is another significant institutional building in Corktown, but the original structure that dated to 1822 was rebuilt in 1887

Beale Buildings represent the mid-19th century development of Corktown's institutional core.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 399-403 King Street East have design, associative and contextual values. Located near the southeast corner of King Street East and Parliament Street, the Francis Beale Buildings retain their heritage integrity as rare and early examples of Georgian-styled combined commercial and residential buildings in Corktown that contribute to the group of surviving mid-19th century buildings that make up the Little Trinity Church precinct.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan D12, and Plan E263, Part Lot D
“An Act respecting Trinity Church, Toronto, No. 20, 2nd Session 11th Legislature,
May 1906
Aerial Map, City of Toronto, 1947
Assessment Rolls, City of Toronto, St. Lawrence Ward, 1845-1892
Boulton Atlas, 1858
Building Records, Toronto and East York, 393-407 King Street East, 1940-1992
City of Toronto Directories, 1851 ff.
Goad's Atlases, 1880, 1884, 1890, 1894, 1899, 1903, and 1910 revised to 1912 and 1923
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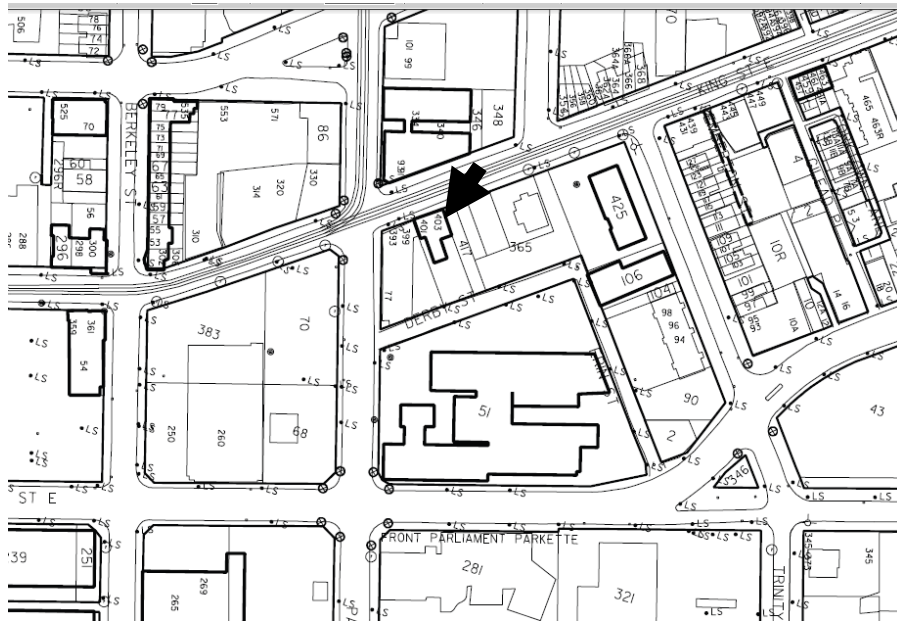
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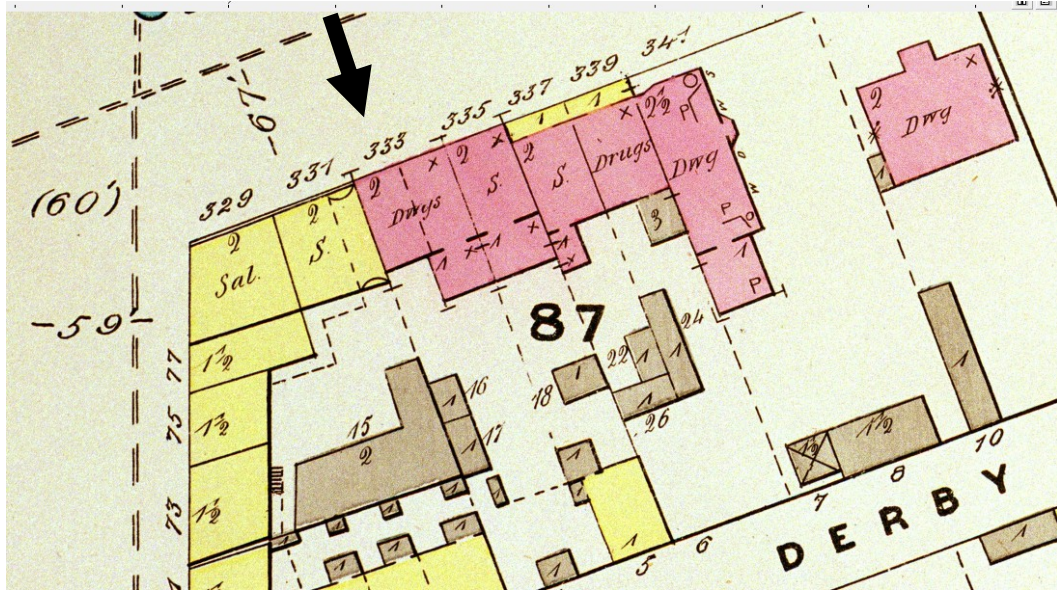
6. IMAGES: the **arrows** on the images below mark the location of the subject properties



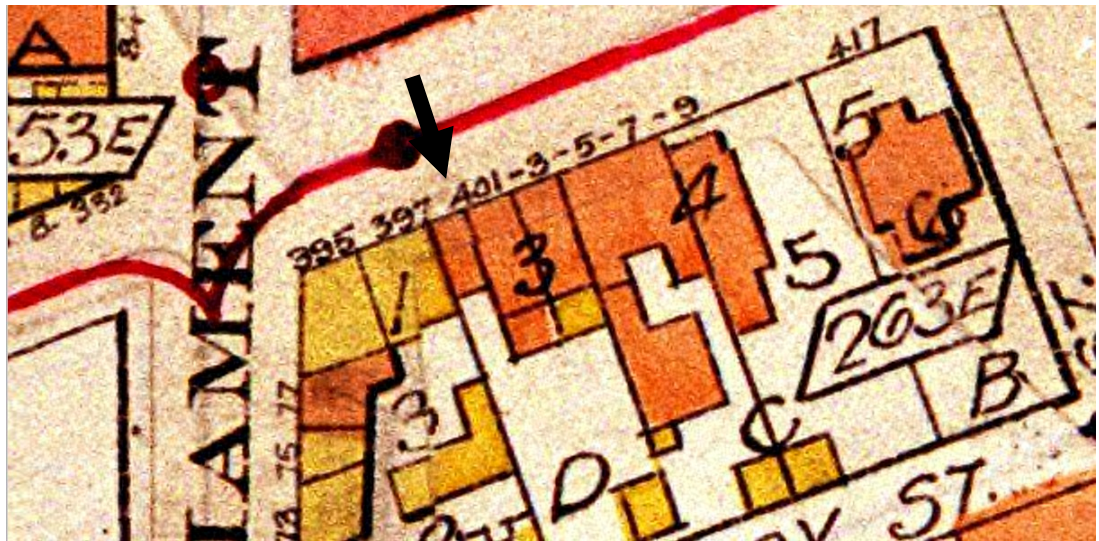
1. City of Toronto Property Data Map: showing the location of the subject properties in the Corktown neighbourhood



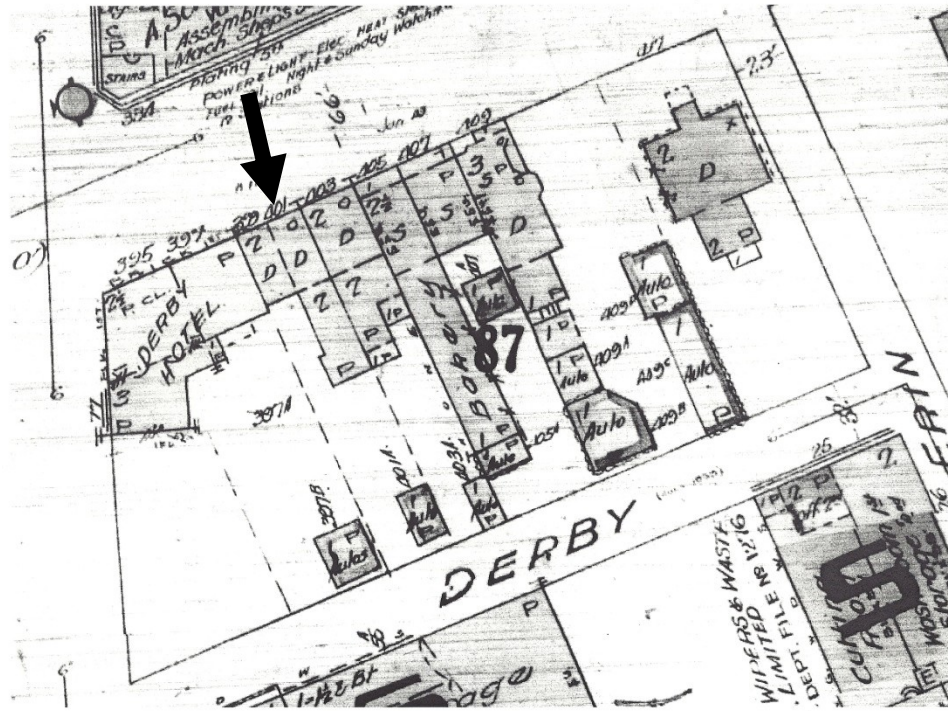
2. Boulton Atlas, 1858, Plate 29: buildings at present-day 399-401 King Street East are shown prior to the construction of the neighbouring building now known as #403 King



3. Goad's Atlas, 1880: the trio of brick-clad buildings at present-day #399-403 King are illustrated beside the collection of wood-framed buildings (left or west) developed by William Wright



4. Goad's Atlas, 1910 revised to 1923: this extract shows the minor changes to the block by the early 20th century



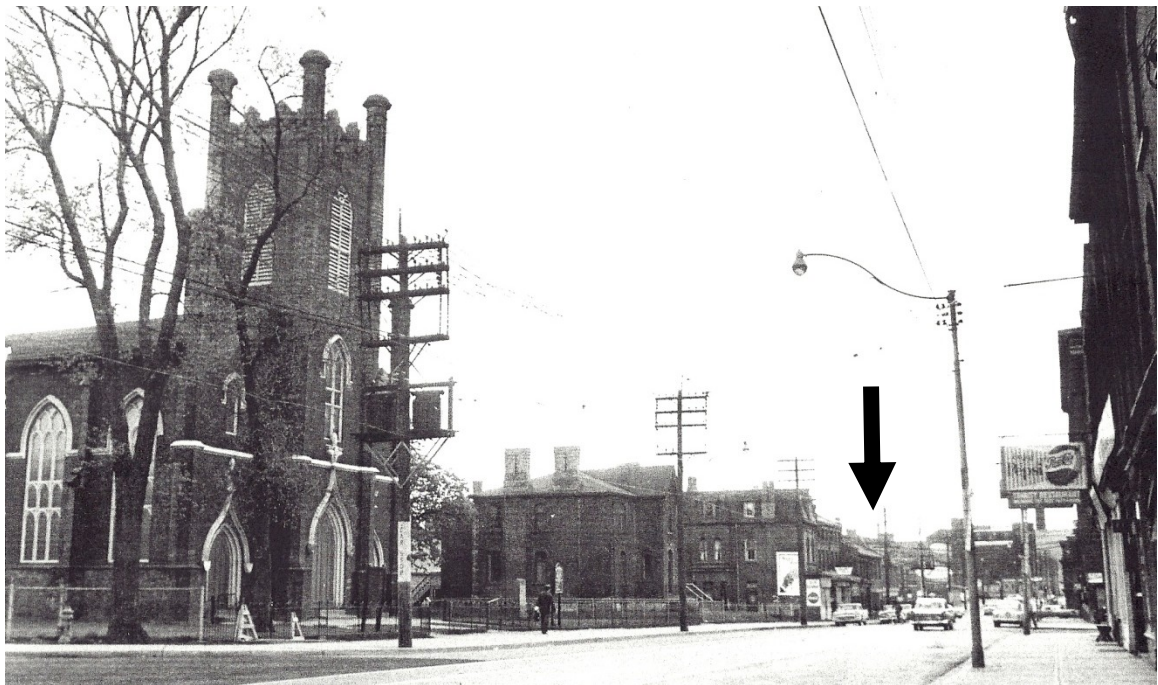
5. Underwriters' Insurance Bureau Atlas, updated to 1964: showing the block containing the subject properties. Erin Street no longer extends north to King Street East (see Image 1)



6. Aerial View, 1947: showing the Little Trinity Church precinct with the subject properties



7. Archival Photograph, 1932: showing 399-401 King Street (centre) and 403 King Street East (left) prior to the demolition of the neighbouring William Wright Buildings (right) and the taller J. R. Lee Buildings (extreme left) (City of Toronto Archives)



8. Archival Photograph, 1966: showing the Little Trinity Church precinct on King Street East, with the subject properties near the west end of the block (Anglican Diocese of Toronto Archives)



9. Photograph, 399-403 King Street East, April 1982: showing the properties (left) prior to the demolition of the neighbouring William Wright Buildings (right) (Toronto Historical Board)



10. Photograph, 399-403 King Street East, April 1982: showing the properties with the rectory of Little Trinity Church to the east (left) (Toronto Historical Board)