



## STAFF REPORT ACTION REQUIRED

### 21 Grenville Street – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

<b>Date:</b>	February 7, 2011
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Acting Director, Policy & Research, City Planning Division
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2011\Cluster B\PLN\HPS\TEYCC\March 22 2011\teHPS02

#### SUMMARY

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This report recommends that City Council state its intention to designate the property at 21 Grenville Street (John Irwin House) under Part IV, Section 29 of the Ontario Heritage Act and to authorize the entering into of a Heritage Easement Agreement between the City and the property owners.

Located west of Yonge Street and containing the John Irwin House (1872-73), the property at 21 Grenville Street was listed on the City of Toronto Inventory of Heritage Properties on March 6, 2007.

The properties at 9-21 Grenville Street are the subject of a rezoning application and a revised application for site plan approval that propose to allow the construction of a 52-storey residential building with commercial uses at grade and underground parking. The current application, dated December 2010, retains the heritage building on-site where it would be used for retail purposes. The proposal also retains the views of the John Irwin House from Yonge Street.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council state its intention to designate the property at 21 Grenville Street (John Irwin House) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.
2. 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.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. 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 property.
5. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.

### **Financial Impact**

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

### **DECISION HISTORY**

The property at 21 Grenville Street was listed on the City of Toronto Inventory of Heritage Properties on March 6, 2007. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The designation of the property under Part IV, Section 29 of the Ontario Heritage Act would enable Council to refuse demolition of the building and encourage the retention and maintenance of its heritage values and attributes.

### **ISSUE BACKGROUND**

In June 2010, a site plan application and a related application for minor variances were filed for the properties municipally known as 9-21 Grenville Street. City staff were concerned with the original application on a number of grounds, including the proposed relocation of the heritage building at 21 Grenville Street. After discussions with City

staff, the owners have submitted a new proposal to rezone the property to accommodate a 52-storey residential tower with commercial uses at grade and underground parking. The current application retains the John Irwin House in place and sets the tower back to allow the heritage building to stand alone and continue to be viewed from Yonge Street.

## **COMMENTS**

The attached Heritage Property Research and Evaluation Report (Attachment No. 4) outlines the background of the property at 21 Grenville Street and an assessment of the value of the site. As a result of this review, staff have determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation for its design, associative and contextual values. Located on the south side of Grenville Street, west of Yonge Street, the John Irwin House (1872-73) is a 2½-storey detached house form building.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 21 Grenville Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. Distinguished by its Second Empire styling, the John Irwin House is a rare surviving example of a late 19<sup>th</sup> century house form building that is historically linked to the former Elmsley Villa Estate subdivision where its occupants included politician John Irwin and publisher Reverend William Briggs. 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 21 Grenville Street 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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Kerri A. Voumvakis, Acting Director  
Policy and Research  
City Planning Division

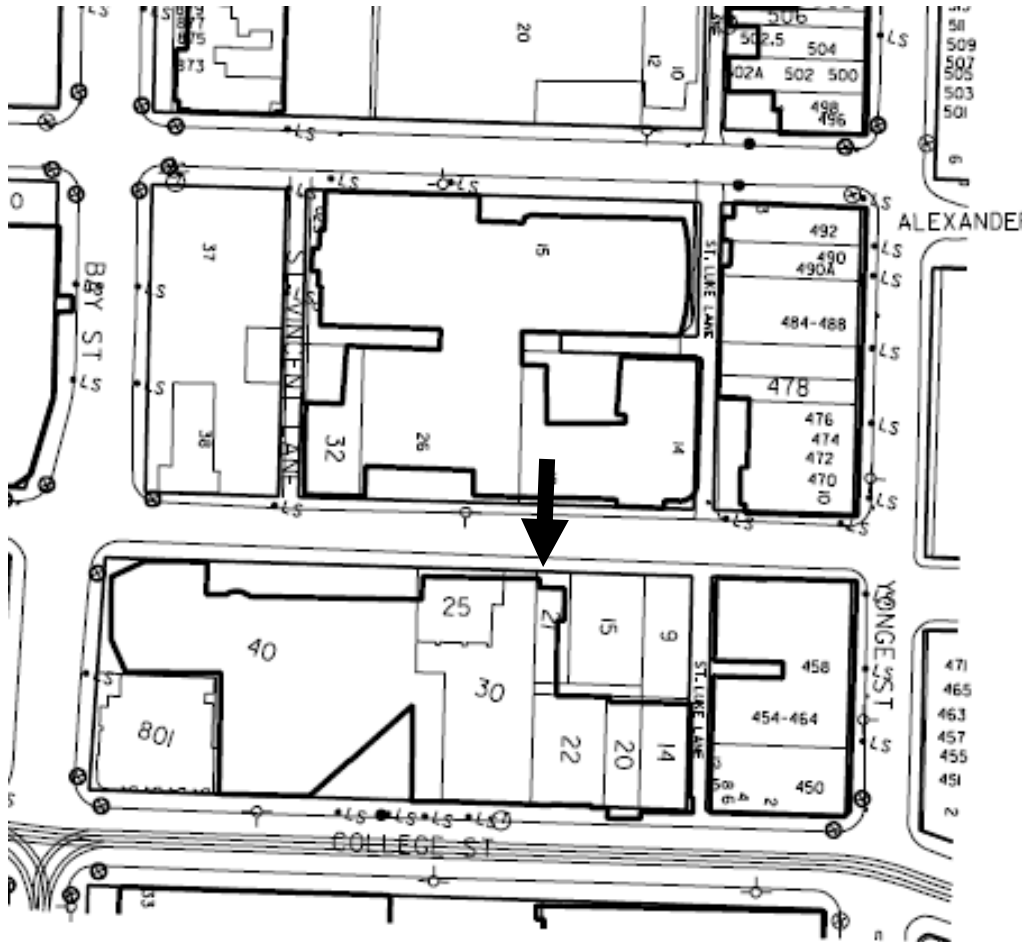
## **ATTACHMENTS**

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Reasons for Designation

Attachment No. 4 – Heritage Property Research and Evaluation Report



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

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



Principal (north) facade



East elevation (left) and north facade (right)

REASONS FOR DESIGNATION: 21 GRENVILLE STREET ATTACHMENT NO. 3  
(STATEMENT OF SIGNIFICANCE)

**John Irwin House**

Description

The property at 21 Grenville Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the south side of Grenville Street, west of Yonge Street, the John Irwin House (1872-73) is a 2½-storey house form building. City Council listed the property on the City of Toronto Inventory of Heritage Properties in 2007.

Statement of Cultural Heritage Value

The property at 21 Grenville Street has design value as the site of a late 19<sup>th</sup> century house form building with features of the Second Empire styling. While the style with its distinctive mansard roof was popular for domestic architecture during the Victorian era, the John Irwin House is a rare surviving example of its application in the former residential neighbourhood northwest of Yonge Street and College Street.

The John Irwin House bears the name of its original owner, a contractor who developed a series of properties along Grenville Street where he resided at #21 in 1879. Irwin was also a municipal politician who was associated with the development of parkland on the Toronto Islands. The property at 21 Grenville Street was inherited by his grandson, Irwin John Ardagh, a noted athlete, whose family retained the site until 1935.

Methodist minister and publisher William Briggs occupied the property at 21 Grenville Street for nearly forty years beginning in 1880. Briggs was a prominent leader of the Methodist Church in Canada who served as pastor of Metropolitan Methodist Church (now Metropolitan United Church) in Toronto. Coinciding with his occupancy of the Grenville Street property, from 1879 to 1918 Briggs was the business manager of the Methodist Book and Publishing House in Toronto. Under Briggs' leadership, secular works were added to the existing catalogue of religious material, turning the company into one of the largest publishing enterprises in Canada in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Contextually, the property at 21 Grenville Street is historically linked to its surroundings as it is the last remaining intact 19<sup>th</sup> century house form building in the residential subdivision developed on the Elmsley Villa Estate west of Yonge Street and north of College Street. As the area evolved in the 20<sup>th</sup> century with the northward extension of Bay Street and the introduction of commercial and industrial buildings, the John Irwin House survived as a reminder of the neighbourhood's domestic origins.

### Heritage Attributes

The heritage attributes of the property at 21 Grenville Street are:

- The 2½-storey detached house form building
- The scale, form and massing of the structure, with the main house and rear (south) wing
- The materials, with red brick cladding, and brick, stone and wood trim
- The mansard roof, with the pair of segmental-arched dormers on the north slope and the pair of brick chimneys on the east end
- The principal (north) facade, where the main entrance is placed in the right (west) bay
- The fenestration, with the two-storey bay window on the north facade, the single segmental-arched openings in the raised base, above the north entry and on the east elevation
- The decorative detailing, with contrasting buff brick applied for the quoins, string courses and hood moulds
- The view of the north façade and the east elevation from Yonge Street



**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**JOHN IRWIN HOUSE**  
21 GRENVILLE STREET, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

January 2011

## 1. DESCRIPTION



Above: Principal (north) façade  
Cover: North façade (right) and east elevation (left)

<b>21 Grenville Street: John Irwin House</b>	
ADDRESS	21 Grenville Street (south side, west of Yonge Street)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 159, Part Lots 107 and 108
NEIGHBOURHOOD/COMMUNITY	Yonge & College (Elmsley Villa Estate)
HISTORICAL NAME	John Irwin House
CONSTRUCTION DATE	1872-73
ORIGINAL OWNER	John Irwin, contractor, businessman & politician
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Commercial (offices) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Steward & Strickland, architects: addition
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone & wood trim
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	1877, rear (south) addition
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	January 2011

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 21 Grenville Street, and applies evaluation criteria to determine whether it merits 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
1856 June	Plan 159 is registered, dividing the former Elmsley Villa Estate into 200 lots
1872 Apr	Lots 107 and 108 are shown as vacant in the tax assessment roll
1872 July	John Irwin purchases parts of Lots 107 and 108
1873 Aug	The property is developed, with Edith Hale identified as the tenant to John Irwin
1874 March	The property is first listed in the City directory with WD Hale recorded as the occupant
1877 May	Tender calls include “additions” to the house at 21 Grenville Street according to the designs of Toronto architects Stewart and Strickland
1880 Sept	Reverend William Briggs, Methodist minister and publisher, is first recorded as the tenant in the tax assessment roll, beginning a near-40-year occupancy
1904 Nov	Following John Irwin’s death in September 1904, his executors conveyed the subject property to his grandson, Irwin John Ardagh
1925 Nov	Ardagh transfers the property to his wife, “Doll” M Ardagh
1935 Oct	The Ardagh family’s ownership of the site ends when it is acquired by the Hand-in-Hand Insurance Company
2007	The property is listed on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Yonge and College Neighbourhood: Elmsley Villa Estate

The property at 21 Grenville Street is located in the area northwest of the intersection of Yonge Street and College Street. The lands were part of the series of 100-acre “park lots” surveyed between present-day Queen Street and Bloor Street that were awarded to provincial officials and military personnel in the late-18<sup>th</sup> and early-19<sup>th</sup> centuries as the location of country estates. Located on the west side of Yonge, Park Lot 9 was granted to physician James McCauley. He and John Elmsley, owner of the neighbouring lot to the west, subdivided their properties to allow each access to Yonge Street. Elmsley, who served as the Chief Justice of Upper Canada, retained the north portions of Park Lots 9 and 10 where he developed his “Cloverhill” estate. About 1837, Elmsley commissioned “Elmsley Villa” on the south part of his allotment, but he never occupied this second residence. The conversion of the dwelling as the fourth Knox College preceded the sale of the property to Alexander Clark.

In June 1856, Clark registered Plan 159 on the “Elmsley Villa Estate”, parceling the lands bounded by Yonge Street (east), College Street (south), Surrey Place (west) and

Breadalbane Street (north) into 200 building lots. Near the centre of the subdivision, St. Vincent Street was a north-south road that was diverted around Knox College. Mid- to late-19<sup>th</sup> century maps and atlases record the development of this neighbourhood between Yonge Street, the major commercial corridor on the east, and Queen's Park Crescent, the upscale residential enclave to the west. The maps are reproduced in Section 6 of this report, where the first buildings are outlined on Goad's Atlas for 1880 (Image 4). As the community developed, Central Presbyterian Church (built in 1875 on the site of Elmsley Villa/Knox College) and Fire Hall No. 3 (1899) on Yonge Street were local landmarks. Commercial and institutional structures were introduced along the Yonge and College perimeters of the neighbourhood beginning in the late 1800s, including the Oddfellows Hall (1892) on the northwest corner of the latter intersection, and the surviving storefronts on Yonge Street that are listed on the City of Toronto Inventory of Heritage Properties.

On the interior, the area remained a stable residential neighbourhood until the World War I era. At this time, artist Lucius O'Brien's Grenville Street dwelling was converted to commercial uses. As the site of "Jenkin's Palatial Antiques and Art Galleries," the property was extended south from Grenville Street to College Street where the Independent Order of Foresters, the Upper Canada Bible Society and the Central YMCA commissioned buildings that supplanted earlier residences. In 1922, the extension of Bay Street north of the Financial District to Bloor Street resulted in the widening, realignment and renaming of St. Vincent Street, along with the demolition of residential structures as well as Central Presbyterian Church. During this decade, the Toronto Psychiatric Hospital (1925) opened on Surrey Place, while the F. J. Hartz Company, producer of medical supplies and pharmaceuticals, introduced small-scale industry to the area with the opening in 1929 of its factory at 32 Grenville Street. The buildings named above survive and are recognized on the City's heritage inventory.

### 21 Grenville Street

On Grenville Street, the lands on the south side of the thoroughfare remained undeveloped until after 1870. Two years later, John Irwin purchased parts of vacant lots 107 and 108. The 2½-storey brick-clad house was in place on his Grenville Street property by August 1873. Irwin was described in the city directories as a contractor, so it is possible that he oversaw the construction of the dwelling. Historical records report that Irwin developed an extensive real estate portfolio that included the buildings from 15-21 Grenville Street.<sup>1</sup> While Irwin lived for many years at #17 Grenville, in 1879 he occupied the subject building at #21. Following John Irwin's death in 1904, his grandson Irwin John Ardagh inherited the property.<sup>2</sup> Ardagh (1883-1963) was a "once prominent Toronto athlete" who "played fullback for the Toronto Argonauts football team at the turn of the century and hockey for the Toronto Wellingtons team," participating in two

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<sup>1</sup> Commemorative Biographical Record of the County of York, 136

<sup>2</sup> Plan 150, Lot 108, Instrument 50203. In land registry records, Irwin John Ardagh is "also known as John Irwin Ardagh"

Stanley Cup competitions.<sup>3</sup> Ardagh transferred 21 Grenville Street to his wife, “Doll” M. Ardagh in 1925, who retained it for a decade. In 1935, the residential use of the property and the Irwin and Ardagh families’ interest in the site ended after 60 years when the Hand-in-Hand Insurance Company acquired 21 Grenville Street.

From 1880 to 1918, the residence at 21 Grenville Street was occupied by Reverend William Briggs (1836-1922). Born in Northern Ireland, Briggs immigrated to Canada in the 1850s where he was ordained as a Methodist minister. Twenty years later, Briggs was “at the height of a successful ministerial career” and “in 1876 he had become pastor at the centre of Canadian Methodism: Metropolitan Church in Toronto.”<sup>4</sup> By the later 1870s, Briggs was named business manager of the Methodist Book and Publishing House in Toronto. When Briggs took the helm, the business was a relatively small enterprise that offered a selection of religious materials, including bibles, hymn books, Christian magazines and Sunday School publications. Over the next 40 years, Briggs gradually added secular works, from school textbooks to popular fiction, and was an ardent promoter of Canadian authors, among them Robert Service and Nellie McClung. All of these activities coincided with Brigg’s occupancy of 21 Grenville, including his election to the Toronto Board of Trade in 1898.

### iii. ARCHITECTURAL DESCRIPTION

The John Irwin House displays features of late Victorian residential architecture, particularly the mansard (double gable) roof identified with the late 19<sup>th</sup> century Second Empire style. Architectural designs in France during the “Second Empire” of Napoleon II, particularly the mid-1850s alterations to the Louvre, introduced a taste for opulent buildings highlighted with mansard roofs. The style was unveiled in Toronto in 1866 with the completion of the Lieutenant-Governor of Ontario’s residence on King Street West. During the 1870s when the John Irwin House was constructed, “these ornate buildings took Canada by storm,” with Second Empire features repeated on both extravagant mansions and middle-class housing throughout the city.<sup>5</sup> The John Irwin House bears the hallmarks of the style with its mansard roof and decorative detailing, as well as the distinctive pattern brickwork.

Rising 2½ stories above a raised base with window openings, the house form building displays a rectangular plan with a complementary rear (south) wing. The red brick cladding is highlighted with contrasting buff brick as well as stone and wood. The mansard roof has segmental-arched dormers on the north slope, with a pair of tall brick chimneys at the east end. The principal (north) façade is organized into two bays with a two-storey bay window on the left (east) and the main entrance on the right (west).

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<sup>3</sup> Globe, February 14, 1963. Irwin John Ardagh’s paternal grandfather was Richard Ardagh, the noted chief of the Toronto Fire Brigade prior to his tragic death in an 1895 fire, who also owned property on Grenville Street. While the assessment rolls for the early 1880s record Richard Ardagh as the owner of 21 Grenville as well, this is not reflected in land records. Various members of the Ardagh family continued to hold property along Grenville Street through the 1940s

<sup>4</sup> Dictionary of Canadian Biography Online

<sup>5</sup> Second Empire Style in Canada, 8



Segmental-arched window openings with hood moulds are found on the north façade above the entry and on the east elevation. The decorative detailing features quoins on the corners and string courses above the foundation and between and first and second stories. The north façade and east elevation are viewed from Yonge Street, while the west wall is concealed by the neighbouring building.

While the addition to the house form building at 21 Grenville, dating to 1877, is linked to the Toronto architectural firm of Stewart and Strickland, it has not been determined whether the architects designed the main body of the house.<sup>6</sup>

#### iv. CONTEXT

The property at 21 Grenville Street is located on the south side of the street, west of Yonge Street. Directly west, the former Jenkin's Antiques and Art Galleries (1917) at 25 Grenville and the former F. J. Hartz Factory (1929, and now containing residential condominiums) at 32 Grenville near Bay Street are designated under Part IV, Section 29 of the Ontario Heritage Act. In the historical neighbourhood northwest of Yonge Street and College Street, the John Irwin House is the only intact surviving 19<sup>th</sup> century house form building.<sup>7</sup>

### 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.

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

**Rare Example of Style and Type** – The John Irwin House is a rare surviving example of a house form building in the neighbourhood north of Yonge and College on the former Elmsley Villa Estate. In this early residential subdivision bounded by present-day Yonge

<sup>6</sup> Building permits for the former City of Toronto do not survive prior to 1882. The firm of Stewart and Strickland specialized in institutional buildings, although it did produce designs for residential buildings including semi-detached houses on St. Vincent Street (later Bay Street) near Grenville

<sup>7</sup> The former Lucius O'Brien House (1881-82) at 25 Grenville Street was extensively remodelled and extended to College Street as Jenkin's Art Galleries, while the facade of the Capon House (1898) was reinstated in the lobby of 30 College Street. The latter properties are recognized on the City's heritage inventory.

Street, College Street, Surrey Place and Breadalbane Street, the John Irwin House is the earliest intact late 19<sup>th</sup> century house form building. With its mansard roof and pattern brick detailing, the John Irwin House is an important remaining residential building with Second Empire styling in the area.

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

Persons - The property at 21 Grenville Street is directly associated with contractor John Irwin, who was the original owner of the house in 1872, its occupant in 1879, and whose family retained the site for more than 60 years. Irwin (1824-1904) was described posthumously as “one of the well-to-do men of the city, in which he had been an important factor in business circles for a number of years.”<sup>8</sup> Irwin served on the Toronto City Council for a decade in the late 19<sup>th</sup> century when he was known as the “founder of Island Park,” adjoining his summer residence on the Toronto Islands. The long-term tenant of the residence for nearly 40 years was Reverend William Briggs, an important figure in the Canada Methodist Church and a leading Canadian publisher in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

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

**Historically linked to its surroundings** – As the sole surviving intact house form building in the former Elmsley Villa Estate northwest of Yonge and College, the John Irwin House is an important reminder of the development of the residential subdivision in the late 19<sup>th</sup> century.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 21 Grenville Street has design, associative and contextual value. The John Irwin House retains its integrity as a rare surviving example of a house form building designed in the Second Empire style in the former residential neighbourhood northwest of Yonge Street and College Street. Situated on Grenville Street where it is viewed from Yonge Street, the dwelling is historically linked to its surroundings as the sole remaining intact residential structure on the former Elmsley Villa Estate.

<sup>8</sup> Commemorative Biographical Record of the County of York, 136

## 5. SOURCES

### Archival Sources

Abstract Indices of Deeds, Plan 159, Part Lots 107 and 108  
Assessment Rolls, City of Toronto, St. John's Ward and Ward 3, 1872-1945  
Building Records, Toronto and East York, alterations, 1960-1993  
City of Toronto Directories, 1870 ff.  
Decennial Census of Canada, 1881  
Goad's Atlases, 1880-1923  
Photograph, Archives of Ontario, Item C3100-553  
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Toronto Biographical Scrapbooks, Toronto Reference Library, Vol. 21, No. 7  
Underwriters Insurance Atlases, 1921 revised to 1943, 1954, and 1954 revised to 1964  
York County Atlas, 1878

### Books and Newspapers

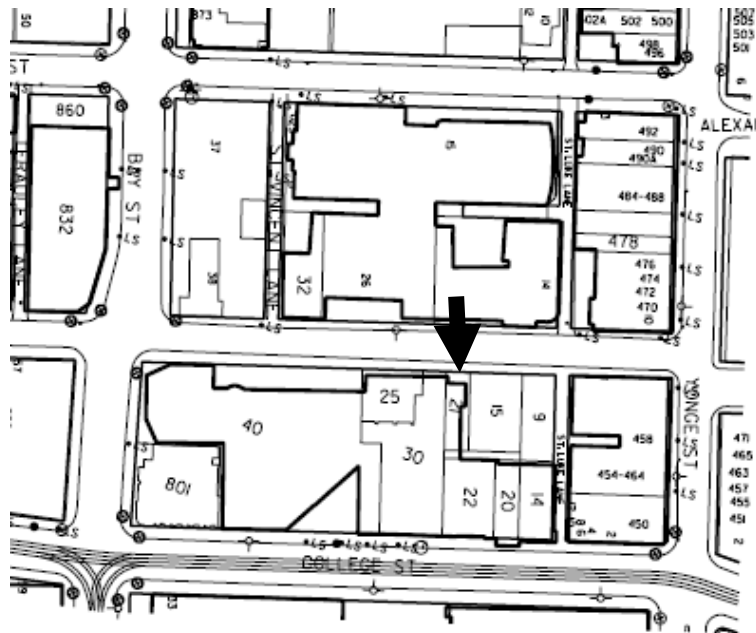
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### Other Sources

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"William Briggs," entry in Dictionary of Canadian Biography Online, Vol. XV, [www.biographi.ca](http://www.biographi.ca)



## 5. IMAGES



1. City of Toronto Property Data Map

The **arrow** marks the location of the property in 2011



2. Map of the City of Toronto, Browne, 1862

The Elmsley Villa Estate subdivision is laid out, as shown on the map, with the central St. Vincent Street diverted around Knox College (the former villa). The **arrow** marks the future location of the subject property

# MAP OF TORONTO.

Published by  
**MILES & CO**  
Map & Atlas Publishers, Toronto.



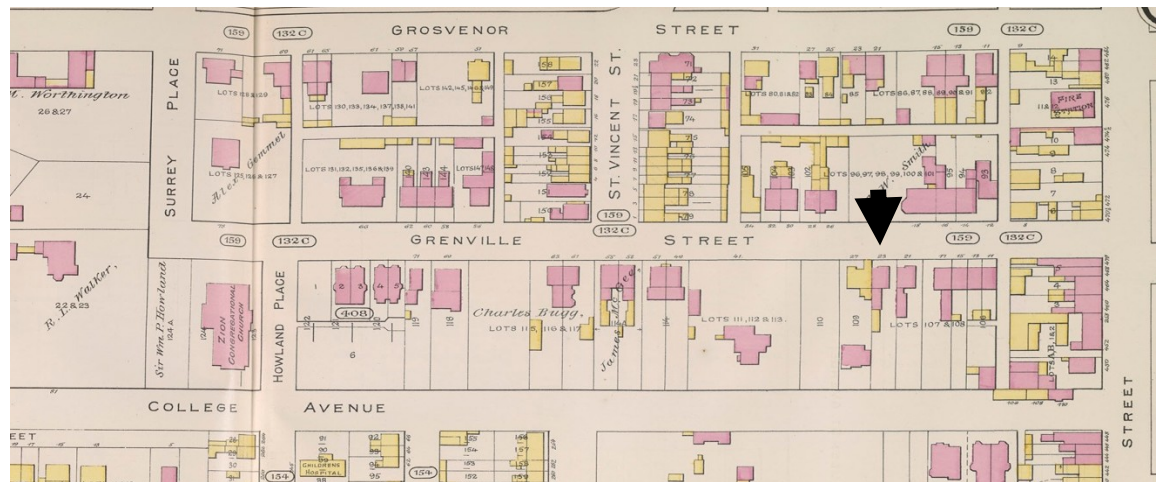
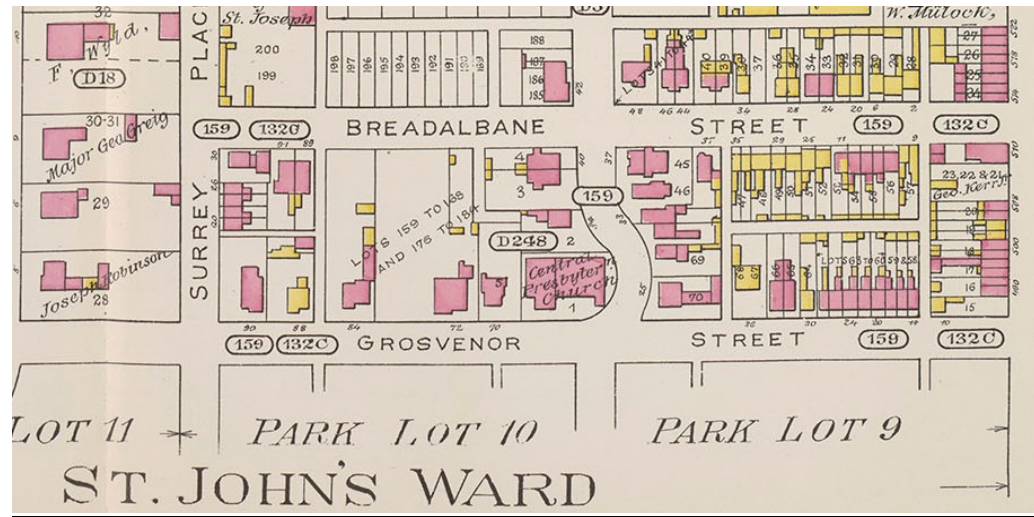
3. York County Atlas, 1878

The **arrow** marks the future location of 21 Grenville Street on the subdivided neighbourhood northwest of Yonge Street and College Street



4. Goad's Atlas, 1880

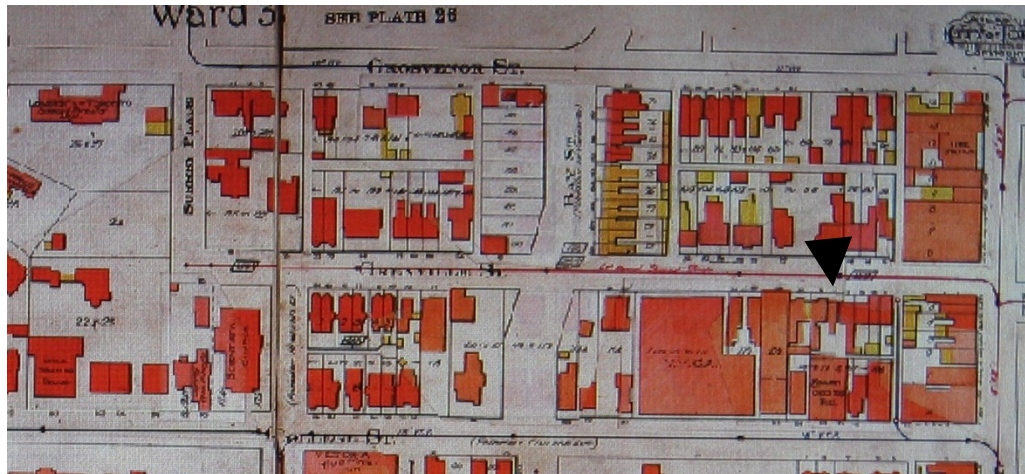
This extract from the 1880 Atlas shows the first house form buildings on the south side of Grenville Street, including 21 Grenville (marked by the arrow)



## 5. Goad's Atlas, 1884

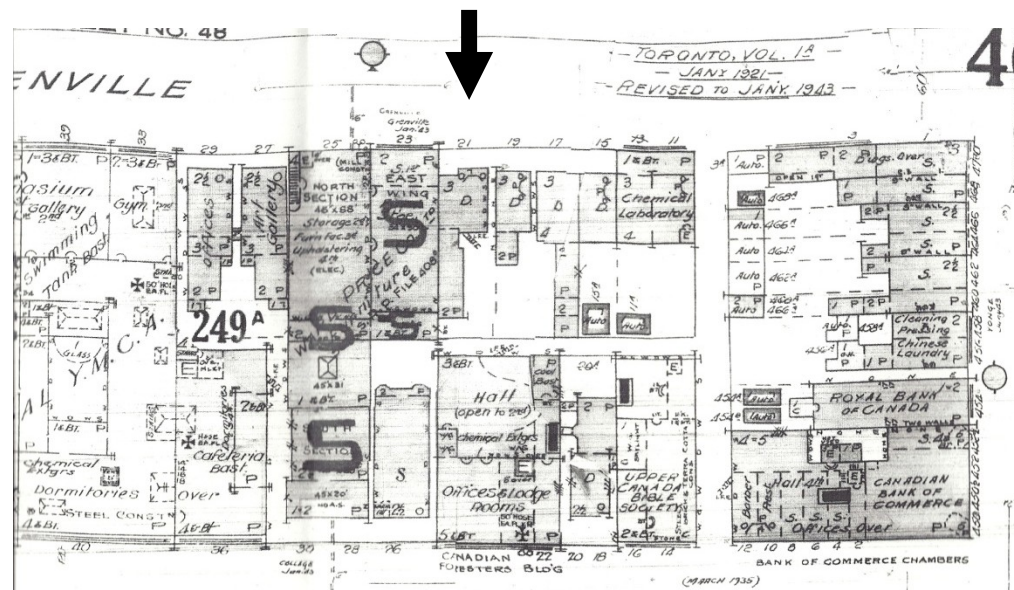
The two extracts from the 1884 atlas show the neighbourhood north (above) and south (below) of Grosvenor Street. The north-south street named "St. Vincent" is the future extension of Bay Street, which is diverted around Central Presbyterian Church (site of the former Elmsley Villa). The **arrow** marks the property at 21 Grenville Street





#### 6. Goad's Atlas, 1910 revised to 1923

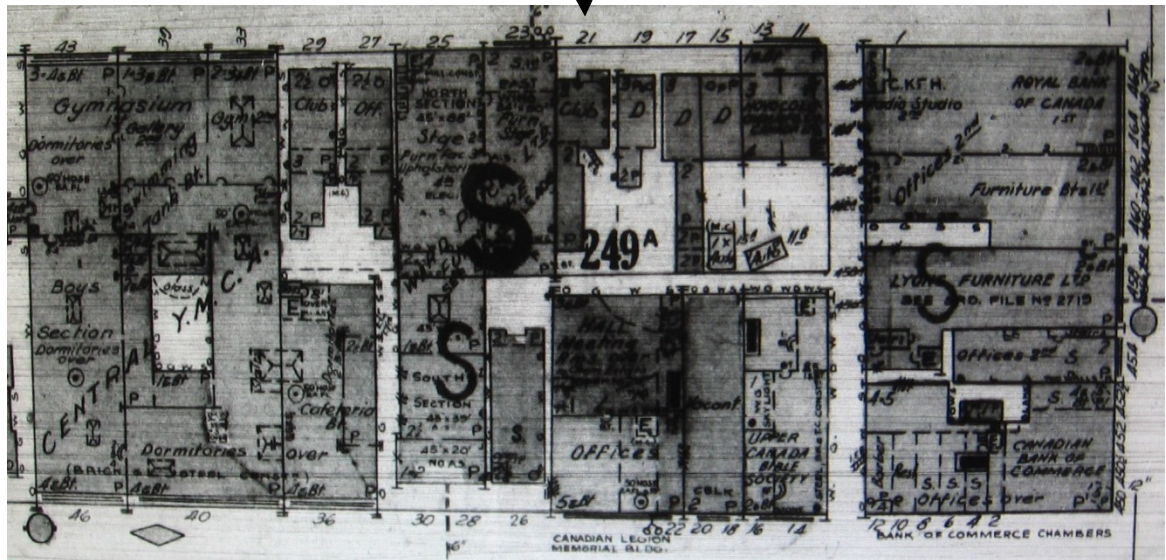
As this detail from the atlas shows, after World War I Bay Street was extended through the neighbourhood along the route of the former St. Vincent Street. The widening of the street (which retained the former jog north of Grenville) resulted in the demolition of Central Presbyterian Church and some of the residential building stock. By this time, many of the former dwellings on College Street, west of Yonge Street, were replaced by commercial and institutional buildings, including the Jenkin's Art Galleries in the block west of 21 Grenville Street (the **arrow** marks the location of 21 Grenville)



#### 7. Underwriters Insurance Bureau Atlas, January 1921 revised to January 1943

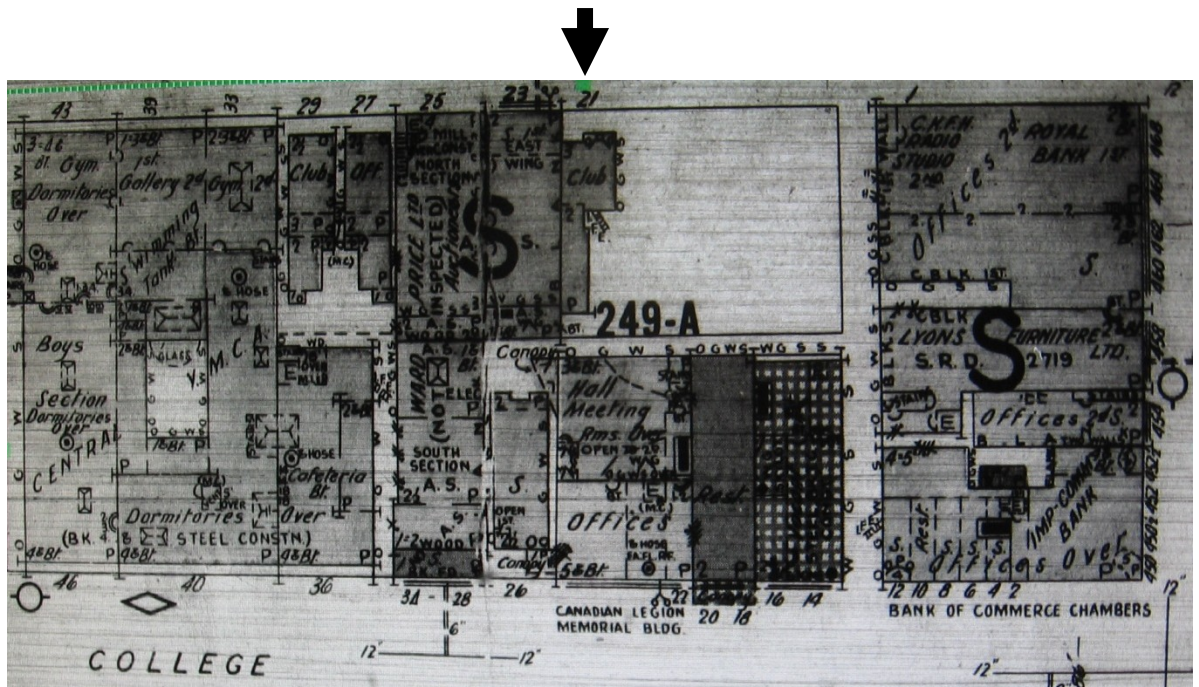
By World War II, the group of house form buildings on the south side of Grenville Street remains in place (with the **arrow** marking 21 Grenville)





# 8. Underwriters Insurance Bureau Atlas, July 1954

The extract shows the south side of Grenville Street in the mid-20<sup>th</sup> century, with the **arrow** marking the location of 21 Grenville Street



# 9. Underwriters Insurance Bureau Atlas, 1954 revised to 1964

By 1964, the former residential buildings directly east of 21 Grenville had been demolished (the subject property is marked by the **arrow**)



10. Photograph, St. Vincent Street north of Grenville Street, c. 1920  
(City of Toronto Archives, Fonds 1244, Item 1178)

In 1922, the Bay Street was extended north along St. Vincent Street, transforming the residential neighbourhood where Central Presbyterian Church (centre) and the some of the residential building stock were subsequently demolished



16. Photograph, 55 Grenville Street, 1920  
(City of Toronto Archives, Series 372, Item 255)

The James McGee House was a semi-detached residence on the south side of Grenville Street, west of the subject property, which dated to the same year as the John Irwin House and shared its Second Empire styling with the distinctive mansard roof and pattern brick detailing that survives at 21 Grenville Street



11. Photograph, Yonge Street and Grenville Street, April 1949  
(Archives of Ontario, Item C3100-553)

This view of the entrance to Grenville Street from Yonge Street (centre) shows one of the residential buildings still in place on the north side of the boulevard. Pictured on the right, the Yonge Street Fire Hall (former Fire Hall No. 3) with its distinctive tower survives today



12. Photograph, Aerial view of Yonge Street and College Street, 1930s  
(City of Toronto Archives, Fonds 1244, Item 10054)

In this iconic view of Eaton's College Street Store at the southwest corner of Yonge Street and College Street, the group of house form buildings on the south side of Grenville Street is captured, including 21 Grenville (which is marked by the **arrow**)