



**STAFF REPORT
ACTION REQUIRED**

**Intention to Designate under Part IV, Section 29 of the
Ontario Heritage Act – King Street West Properties**

Date:	September 9, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\October 4 2011\teHPS21

SUMMARY

This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act the properties listed in Recommendation No. 1. The properties are located on the south side of King Street West between John Street and Blue Jays Way. All of the properties are included on the City of Toronto Inventory of Heritage Properties.

The owners of the properties at 323, 325 and 327 (333) King Street West submitted demolition applications for the buildings, which have been withdrawn. An application is pending that proposes the incorporation of parts of the heritage buildings in a commercial and residential development.

Following research and evaluation, staff have determined that the King Street West properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the properties would enable City Council to control alterations to the sites, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act:
 - a. 291 King Street West

- b. 293 King Street West
 - c. 295 King Street West
 - d. 297 King Street West
 - e. 299 King Street West
 - f. 301(303) King Street West
 - g. 315 King Street West
 - h. 319 King Street West
 - i. 321 King Street West
 - j. 323 King Street West
 - k. 325 King Street West
 - l. 327 (333) King Street West
2. If there are no objections to the designations 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 properties 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 designations to the Conservation Review Board.
 4. If the designations are 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 designations of the properties.

Financial Impact

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

DECISION HISTORY

At its meeting of October 26, 2009, City Council included the King Street West properties identified in Recommendation Nos. 1.a.-g. and l., on the City of Toronto Inventory of Heritage Properties. The neighbouring properties at 319-325 King Street West (Recommendation No. 1. a.-b.) were listed on the City's heritage inventory in 1973.

ISSUE BACKGROUND

The owners of the properties at 323, 325 and 327 (333) King Street West applied to demolish the heritage buildings in July 2011, but withdrew when they were advised that the application would be considered during City Council's summer recess when the Chief Planner and Executive Director, City Planning, had delegated authority to automatically proceed with designation.

There is a pending development application for the properties at 323-325 and 327 (333) King Street West, which proposes the retention of the façade of the building at 327 King Street West and the reconstruction of parts of the neighbouring structures at 323 and 325 King Street West. They form part of the block along the south side of King Street West

between John Street and Blue Jays Way with a collection of heritage properties, most of which contain commercial buildings dating to the late 19th century. At 319-325 King Street West, Hughes Terrace (comprising two units dating to the mid 1850s, with two units reconstructed in 1986) was originally constructed as a four-part row house that is among the earliest surviving buildings in Toronto. The block is anchored by the William Barber Building (1887) at 287 King Street West and the Canadian Westinghouse Building (1925 with an addition) at 355 King Street West, both of which are designated under Part IV, Section 29 of the Ontario Heritage Act.

While the properties identified in Recommendation No. 1 are recognized on the City of Toronto Inventory of Heritage Properties, to refuse the demolition of the properties and encourage the retention and maintenance of their heritage values and attributes, City Council must state its intention to designate them under Part IV, Section 29 of the Ontario Heritage Act. Location maps and photographs of the properties are attached (Attachments Nos. 1-7).

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Reports (Attachments Nos.16-21) for the King Street West Properties. As a result of these assessments, staff have determined that the properties identified in Recommendation No. 1 of this report meet Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The Reasons for Designation for the properties identified in Recommendation No. 1 are found in Attachments Nos. 8-15. The heritage attributes included in the Reasons for Designation for the properties in Recommendation No. 1, excluding 319-325 King Street West, are the same as those contained in the Reasons for Listing when the sites were adopted on the City of Toronto Inventory of Heritage Properties in 2009. The properties at 391-325 King Street West were placed on the City's heritage inventory in 1973 before formal Reasons for Listing were prepared.

The properties listed in Recommendation No. 1 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 West between John Street and Blue Jays Way, the properties contain a collection of commercial buildings that reflect the historical development of one of Toronto's "main streets", from its origins as a residential subdivision and the introduction of commercial buildings in the late 1800s, to its evolution as part of the city's industrial sector in the early 20th century, and its more recent transformation as the Entertainment District. The Reasons for Designation (Statements of Significance), which are the Public

Notices 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 property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Kerri A. Voumvakis, Acting Director
Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map and Photograph, 291 and 293 King Street West
Attachment No. 2 – Location Map and Photograph, 295, 297 and 299 King Street West
Attachment No. 3 – Location Map and Photograph, 301 (303) King Street West
Attachment No. 4 – Location Map and Photograph, 315 King Street West
Attachment No. 5 – Location Map and Photograph, 319 and 321 King Street West
Attachment No. 6 – Location Map and Photograph, 323 and 325 King Street West
Attachment No. 7 – Location Map and Photograph, 327 (333) King Street West
Attachment No. 8 – Reasons for Designation, 291 King Street West
Attachment No. 9 – Reasons for Designation, 293 King Street West
Attachment No. 10 – Reasons for Designation, 295, 297 and 299 King Street West
Attachment No. 11 – Reasons for Designation, 301 (303) King Street West
Attachment No. 12 – Reasons for Designation, 315 King Street West
Attachment No. 13 – Reasons for Designation, 319 and 321 King Street West
Attachment No. 14 – Reasons for Designation, 323 and 325 King Street West
Attachment No. 15 – Reasons for Designation, 327 (333) King Street West
Attachment No. 16 – Heritage Property Research and Evaluation Report, 291 and 293 King Street West
Attachment No. 17 – Heritage Property Research and Evaluation Report, 295, 297 and 299 King Street West
Attachment No. 18 – Heritage Property Research and Evaluation Report, 301 (303) King Street West

Attachment No. 19 – Heritage Property Research and Evaluation Report, 315 King Street West

Attachment No. 20 – Heritage Property Research and Evaluation Report, 319, 321, 323 and 325 King Street West

Attachment No. 21 – Heritage Property Research and Evaluation Report, 327 (333) King Street West

LOCATION MAP AND PHOTOGRAPH: 291 & 293 KING STREET WEST ATTACHMENT NO. 1



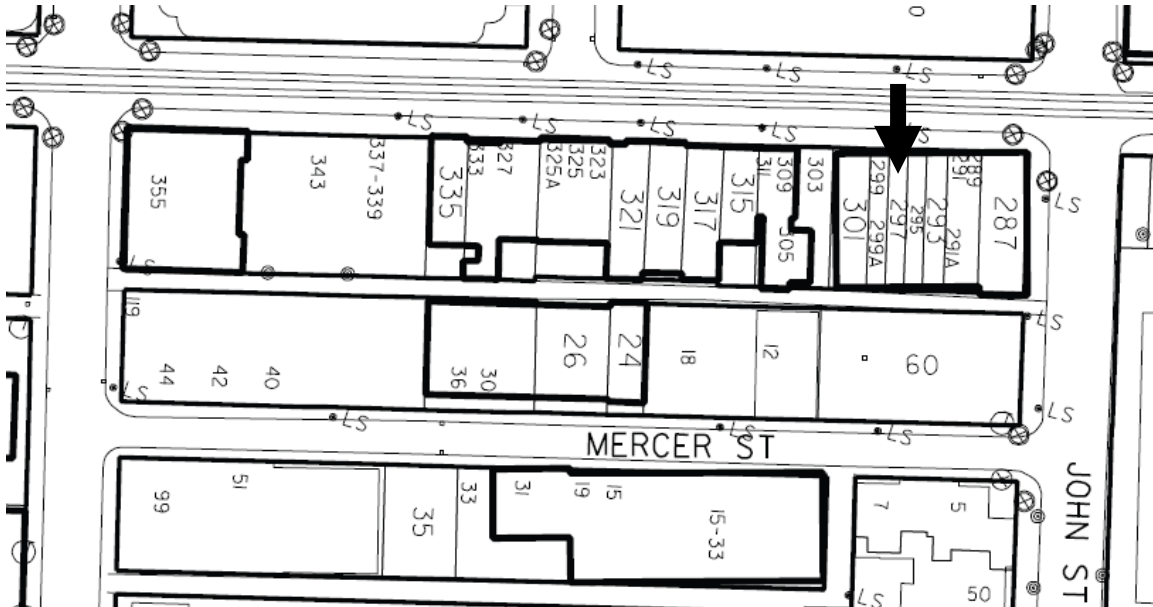
The **arrow** marks the location of the property.

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



291 King Street West (left) and 293 King Street West (right)

LOCATION MAP AND PHOTOGRAPH: 295, 297 & 299 KING STREET WEST ATTACHMENT NO. 2



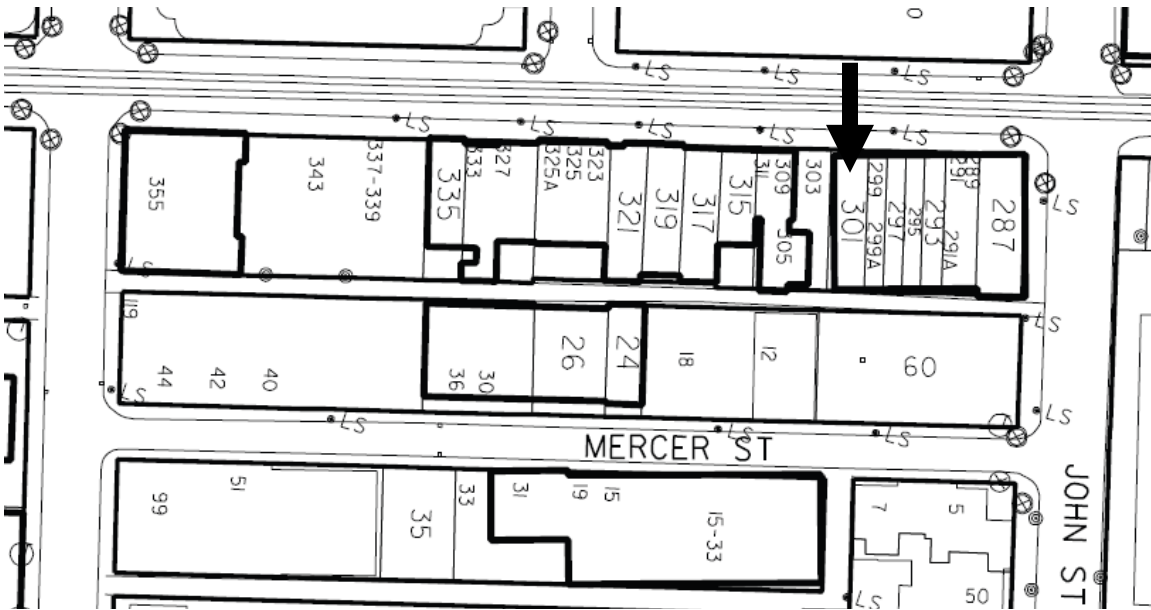
The **arrow** marks the location of the properties.

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



Left to right: 295, 297 and 299 King Street West

LOCATION MAP AND PHOTOGRAPH: 301 KING STREET WEST ATTACHMENT NO. 3



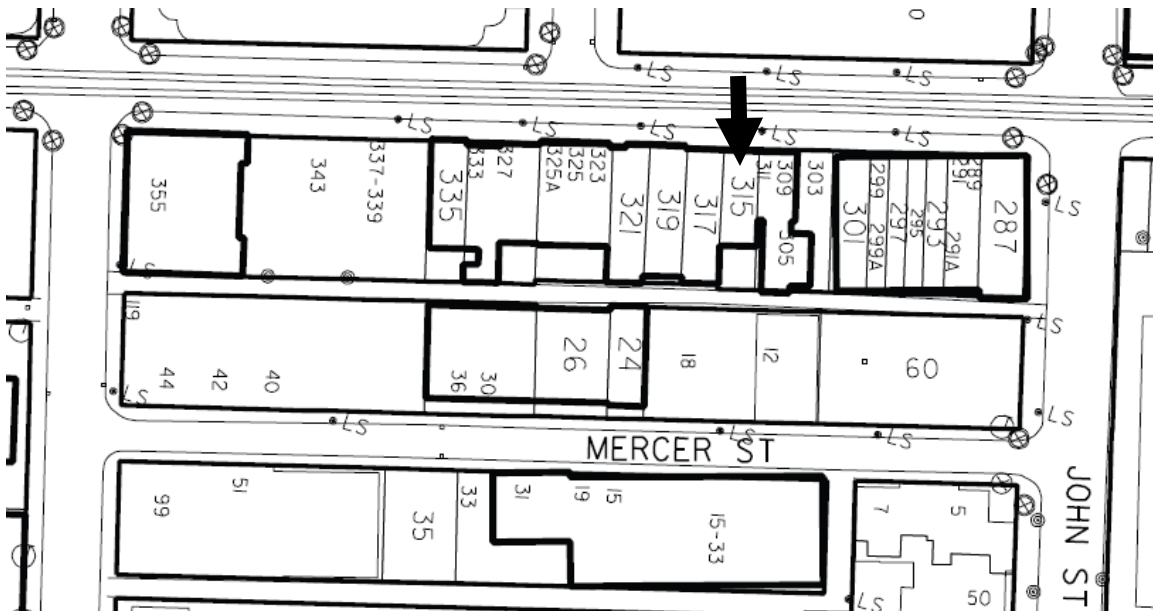
The **arrow** marks the location of the property.

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



301 King Street West (entrance address: 303 King Street West)

LOCATION MAP AND PHOTOGRAPH: 315 KING STREET WEST ATTACHMENT NO. 4

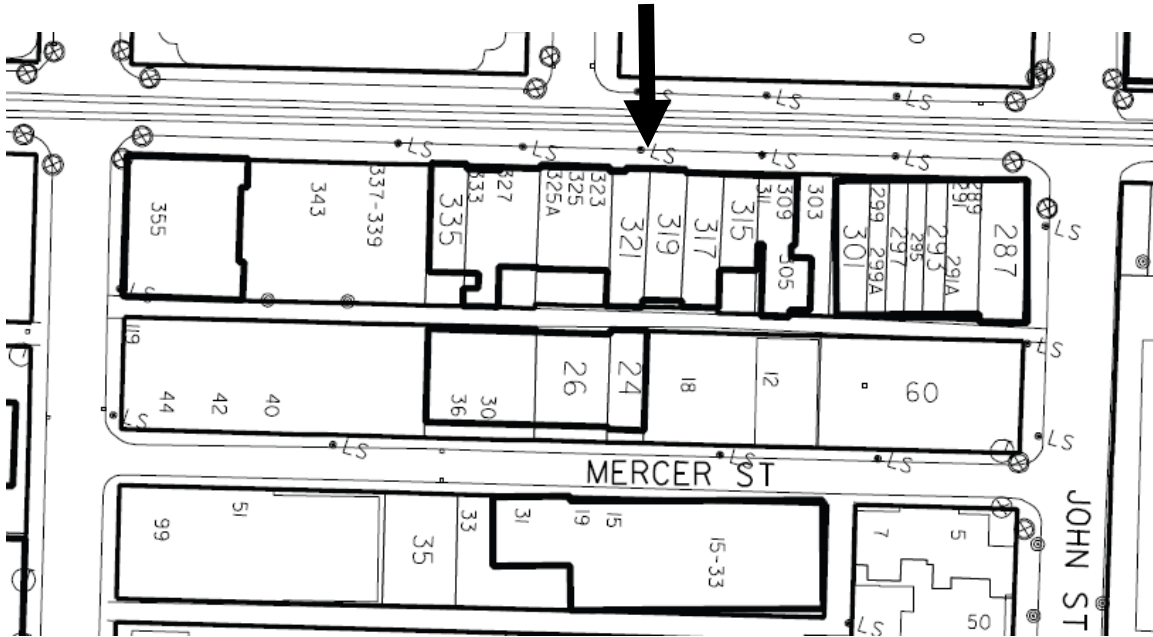


The **arrow** marks the location of the property.

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



315 King Street West

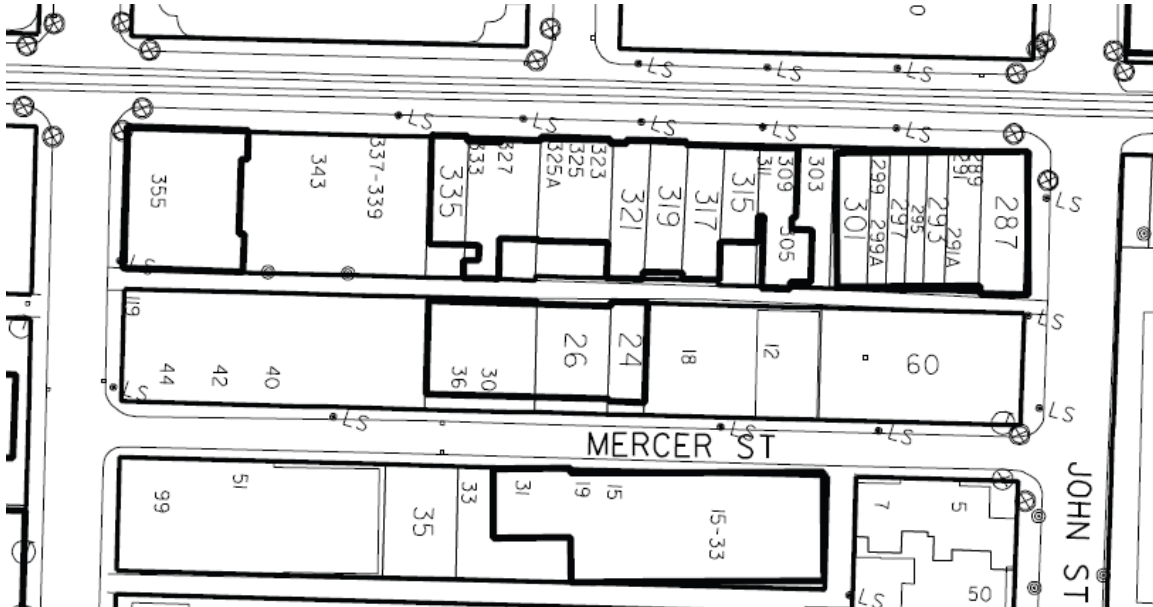


The **arrow** marks the location of the properties.

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



319 & 321 King Street West



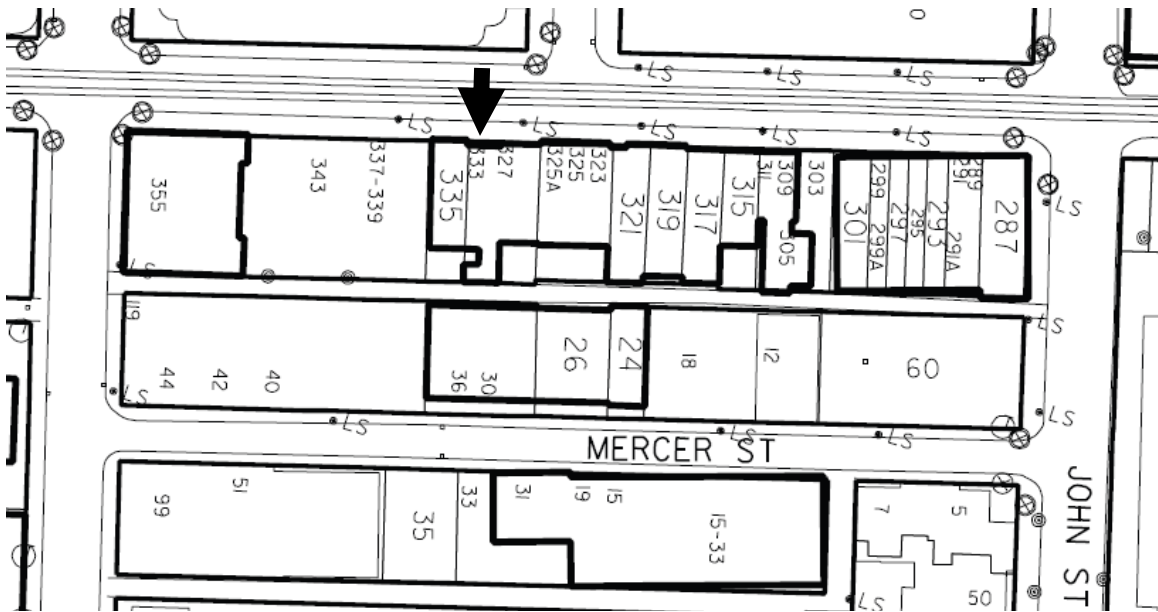
The **arrow** marks the location of the properties.

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



323 & 325 King Street West

LOCATION MAP AND PHOTOGRAPH: 327 KING STREET WEST ATTACHMENT NO. 7



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.



327 King Street West (entrance address: 333 King Street West)

Description

The property at 291 King Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria for municipal designation under the categories of design and contextual values. The George Garden Building (1875) is a three-storey commercial building that is located on the south side of King Street West in the block west of John Street. The property was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The George Garden Building at 291 King Street West has design significance as a representative example of a late 19th century building that displays architectural features derived from the Italianate and Renaissance Revival designs popular for commercial edifices during this era. The building is distinguished by its red brick cladding, with contrasting buff brick applied for the window detailing, and the classically-inspired cornice. With these features, the George Garden Building complements its neighbours, including the similar George Garden Building directly west at 293 King Street West, and the William Barber Building to the east at #287 King, with the latter property designated under Part IV, Section 29 of the Ontario Heritage Act.

Contextually, the property at 291 King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. The block on King Street West, west of John Street, including the George Garden Building, is of special interest for its collection of surviving commercial buildings and is known locally as "Restaurant Row" with its proximity to the theatres in the city's Entertainment District.

Heritage Attributes

The heritage attributes are:

- The three-storey commercial building
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing
- The principal (north) three-bay façade, with a cornice along the flat roofline

- The first-floor storefront, which has been remodelled as part of the evolution of the building, where the main entrance is currently found in the right (west) bay
- The fenestration, with segmental-arched window openings in the second storey and round-arched window openings in the third storey, with contrasting buff brick hood moulds and flat arches
- The decorative detailing with a single pier at the east end

293 King Street West: George Garden Building

Page 1 of 2

Description

The property at 293 King Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria for municipal designation under the categories of design and contextual values. The George Garden Building (1875) is a three-storey commercial building that is located on the south side of King Street West in the block west of John Street. The property was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The George Garden Building at 293 King Street West has design significance as a representative example of a late 19th century building that displays architectural features derived from the Italianate and Renaissance Revival designs popularized for commercial edifices during this era. The building is distinguished by its mixture of flat-headed and round-arched window shapes, and the Classically-inspired cornice. With these features, the George Garden Building complements its neighbours, including similar George Garden Building directly east at #291 King and, further east, the William Barber Building at #287 King, with the latter property designated under Part IV, Section 29 of the Ontario Heritage Act.

Contextually, the property at 291 King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. The block on King Street West, west of John Street, including the George Garden Building, is of special interest for its collection of surviving commercial buildings and is known locally as "Restaurant Row" with its proximity to the theatres in the city's Entertainment District.

Heritage Attributes

The heritage attributes are:

- The three-storey commercial building
- The scale, form and massing
- Its materials, with brick cladding and brick and stone detailing (the pattern brickwork has been painted)
- The principal (north) two-bay façade, with a cornice along the flat roofline

- The first-floor storefront, which has been remodelled as part of the evolution of the building, where the main entrance is currently found in the left (east) bay
- The fenestration, with a pair of round-arched window openings with brick flat arches in the third storey (the large four-part window opening in the second floor is not original)

Description

The properties at 295, 297 and 299 King Street West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value. The James McGee Buildings (1876) consists of a trio of three-storey commercial buildings that are located on the south side of King Street West in the block west of John Street. The properties were listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The James McGee Buildings have design significance as representative examples of late 19th century buildings that display architectural features derived from the Italianate and Renaissance Revival designs popular for commercial edifices during this era. The buildings are distinguished by their continuous cornice line, repetition of fenestration, and uniform red brick cladding, with contrasting buff brick (the brickwork on #297 and 299 King has been painted). With these features, the James McGee Buildings complement their neighbours, including the George Garden Buildings at #291 and 293 King and the William Barber Building at #287 King, with the latter designated under Part IV, Section 29 of the Ontario Heritage Act.

Contextually, the properties at 295, 297 and 299 King Street West are historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. The block on King Street West, west of John Street, is of special interest for its collection of surviving commercial buildings that includes the James McGee Buildings and is known locally as "Restaurant Row" with its proximity to the theatres in the city's Entertainment District.

Heritage Attributes

The heritage attributes are:

295 King Street West

- The three-storey commercial building
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing
- The principal (north) three- two-bay façade, with a cornice with dentils along the flat rooflines and single brackets

- The first-floor storefront, which has been remodelled as part of the evolution of the building, where the main entrance is currently found in the right (west) bay
- The fenestration, with segmental-arched window openings and contrasting buff brick detailing
- The decorative detailing, with brick piers dividing the bay and corbelled brickwork beneath the cornice

297 King Street West

- The three-storey commercial building
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing (the brick has been painted)
- The principal (north) three- two-bay façade, with a cornice with dentils along the flat roofline
- The first-floor storefront, which has been remodelled as part of the evolution of the building, where the main entrance is currently found in the left (east) bay
- The fenestration, with segmental-arched window openings with brick detailing
- The decorative detailing, with brick piers dividing the bays and corbelled brickwork beneath the cornice

299 King Street West

- The three-storey commercial building
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing (the brick has been painted)
- The principal (north) three- two-bay façade, with a cornice with dentils along the flat roofline and single brackets
- The first-floor storefront, which has been remodelled as part of the evolution of the building, where the main entrance is currently found in the left (east) bay
- The fenestration, with segmental-arched window openings with brick detailing
- The decorative detailing, with brick piers dividing the bays and corbelled brickwork beneath the cornice

301 (303) King Street West: Gardner Boyd Buildings

Page 1 of 2

Description

The property at 301 King Street West (with an entrance address of 303 King Street West) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria for municipal designation under the categories of design and contextual values. The Gardner Boyd Buildings (1886) consists of a pair of three-storey commercial buildings that are located on the south side of King Street West in the block west of John Street. The property was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Gardner Boyd Buildings at 301 (303) King Street West have design significance as representative examples of late 19th century buildings that display architectural features derived from the Italianate and Renaissance Revival designs popular for commercial edifices during this period and other fashionable styles of the era. The buildings are distinguished by red brick cladding with decorative stonework and Classical detailing. With their brickwork, scale and setback, the Gardner Boyd Buildings complement their neighbours, including the William Barber Building at #287 King, which is recognized on the City of Toronto Inventory of Heritage Properties. The Gardner Boyd Buildings were originally part of a trio of identical buildings, before the westernmost unit was demolished following a fire in the mid 20th century.

Contextually, the property at 301 (303) King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. The block on King Street West, west of John Street, including the Gardner Boyd Buildings, is of special interest for its collection of surviving commercial buildings and is known locally as "Restaurant Row" with its proximity to the theatres in the city's Entertainment District.

Heritage Attributes

The heritage attributes are:

- The pair of near-identical three-storey commercial buildings
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing

- The unified front façade, with the two units appearing as one building
- The principal (north) two-bay façades under flat rooflines (the cornices have been altered)
- The first-floor storefronts, which have been remodelled as part of the evolution of the buildings, where entrances are currently found in the left (east) and right (west) bays
- The fenestration, with segmental-arched window openings in the second storey and flat-headed window openings in the third
- The decorative detailing, with brick piers with capitals dividing the bays in the third storey, string courses above and below the window openings in the upper floors, and voussoirs with keystones applied to the second-storey window openings

315 King Street West: Joseph Devlin Building

Page 1 of 2

Description

The property at 315 King Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria for municipal designation under the categories of design and contextual values. The Joseph Devlin Building (1884) is a three-storey commercial building that is located on the south side of King Street West in the block west of John Street. The property was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Joseph Devlin Building has design significance as a representative example of a late 19th century building that displays architectural features derived from the Italianate and Renaissance Revival designs popular for commercial edifices during this era. The building is distinguished by its red brick cladding with contrasting buff brick and stone applied for the window detailing, and the decorative basketweave brickwork in the blind transoms. With these features and its three-storey profile that rises above the adjoining buildings, the Joseph Devlin Building stands out in the block between John Street and Blue Jays Way on King Street West.

Contextually, the property at 315 King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. The block on King Street West, west of John Street, including the Joseph Devlin Building, is of special interest for its collection of surviving commercial buildings and is known locally as "Restaurant Row" with its proximity to the theatres in the city's Entertainment District.

Heritage Attributes

The heritage attributes:

- The three-storey commercial building
- The scale, form and massing
- The materials, with brick cladding and brick (red and buff brick) and stone detailing
- The principal (north) three-bay façade beneath the flat roofline
- The first-floor storefront, which has been remodelled as part of the evolution of the building, where the main entrance is currently found in the right (west) bay

- In the second storey, the segmental-arched window openings with brick flat arches
- Divided by brick piers with capitals, the flat-headed window openings in the third storey with corbelled stone sills, stone labels, round-arched blind transoms with basketweave brickwork, and buff brick hood moulds

319 and 321 King Street West: Hughes Terrace (1856)

Page 1 of 2

Description

The properties at 319 and 321 King Street West are worthy of designation under Part IV, Section 20 of the Ontario Heritage Act for their cultural heritage value, and meet the provincial criteria prescribed for municipal designation under the categories of design, associative and contextual value. Located on the south side of King Street West in the block west of John Street, the two eastern units of Hughes Terrace (1856) consist of 3½-storey row houses that were later converted for commercial and residential uses. The properties were listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value

The properties at 319 and 321 King Street West contain two of the original four units of Hughes Terrace (1855), which is a rare surviving example of urban row housing in Toronto and among the oldest building complexes in the city. The adjoining properties at #323 and 325 King contain the reconstructed portions of Hughes Terrace (1986), which were rebuilt to complement the surviving buildings in their scale, setback, cladding and decorative detailing.

The east units of Hughes Terrace (1856) are rare surviving examples of buildings designed by John Tully, one of Toronto's earliest architects.

Contextually, the properties at 319 and 321 King Street West are historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. Hughes Terrace, while constructed as a residential complex, housed commercial tenants on the main floor by the late 19th century. The block on King Street West, west of John Street, including Hughes Terrace, is of special interest for its collection of surviving commercial buildings and is known locally as "Restaurant Row" with its proximity to the theatres in the city's Entertainment District.

Heritage Attributes

The heritage attributes are:

- The pair of 3½-storey buildings
- The scale, form and massing

- The red brick cladding with brick and stone trim
- The sloped roofs with firebreak end walls, chimneys and, over each unit, a round-headed dormer
- On the principal (north) facades above the first-floor storefronts (which have been added and altered as part of the evolution of the buildings from residential to commercial uses), the division of each unit into three bays
- The fenestration, with flat headed window openings with stone hood moulds and sills
- The brick quoins and, at the roofline, the stone cornices and brick corbelling
- On #321 King, above the flat roofline, the stone nameplate reading “Hughes Terrace” that extends to the adjoining building at #323 King and dates to the construction of the original row house complex in 1855 and 1856

323 and 325 King Street West: Hughes Terrace (1985)

Page 1 of 2

Description

The properties at 323 and 325 King Street West are worthy of designation under Part IV, Section 20 of the Ontario Heritage Act for their cultural heritage value, and meet the provincial criteria prescribed for municipal designation under the category of contextual value. Located on the south side of King Street West in the block west of John Street, the two western units of Hughes Terrace (originally built in 1855), consisting of 3½-storey brick-clad buildings, were reconstructed in 1985 following the removal of the original structures for public safety reasons. Hughes Terrace at 391-325 King Street West was listed on the City of Toronto Inventory of Heritage Properties in 1973.

Statement of Cultural Heritage Value

The properties at 323 and 325 King Street West have contextual value as their scale, setback and mid-19th century appearance are visually and physically linked to the King-Spadina neighbourhood where they support the original units of Hughes Terrace, directly east, and complement in their scale and setback the remainder of the surviving mid-19th to early-20th century buildings between John Street and Blue Jays Way. This block is of special significance in the area as it contains the most intact group of commercial buildings that reflect the evolution of King-Spadina from an institutional and residential enclave to a commercial and industrial sector that is more recently known as “Restaurant Row” for its proximity to the theatres in the Entertainment District.

Contextually, the reconstruction supports the character and continuous scale and rhythm of the grouping of mid-19th century properties at this location.

From a design perspective, the reconstructed units of Hughes Terrace are important because they support the surviving portions of the complex, which are among the oldest surviving buildings in Toronto and rare extant examples of urban row houses in the city. Identified on the inaugural City of Toronto Inventory of Heritage Properties in 1973, Hughes Terrace was considered so significant that, when the westerly two units were demolished for public safety reasons, the City of Toronto supported their reconstruction according to the mid-19th century designs and incorporating parts of the original stone detailing.

Heritage Attributes

The heritage attributes are:

- The pair of 3½-storey buildings
- The scale, form and massing
- The red brick cladding with brick and stone trim

- The sloped roofs with firebreak end walls, chimneys and, over each unit, a round-headed dormer
- On the principal (north) facades above the first-floor storefronts, the division of each building into three bays
- The fenestration, with flat headed window openings with stone hood moulds and sills that were reinstated from the 1855 buildings
- The brick quoins dividing the two units and, at the roofline, the stone cornices and brick corbelling
- On #323 King, above the flat roofline, the stone nameplate reading “Hughes Terrace” that extends from the adjoining building at #321 King and dates to the construction of the original row house complex in 1855 and 1856

327 (333) King Street West: Gardner Boyd Buildings

Page 1 of 2

Description

The property at 327 King Street West (the westernmost portion of the property with an entrance address of 333 King Street West) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria for municipal designation under the categories of design and contextual values. Located on the south side of King Street West in the block west of John Street, the Gardner Boyd Buildings (1885) were constructed as a pair of three-storey commercial buildings. Following a fire, the buildings were reduced to two stories and are now combined under a single street address. The property was listed on the City of Toronto Inventory of Heritage Properties in 2009.

Statement of Cultural Heritage Value

The Gardner Boyd Buildings at 327 (333) King Street West have design significance as representative examples of late 19th century buildings that display architectural features derived from the Italianate and Renaissance Revival designs popular for commercial edifices during this era. The buildings are distinguished by red brick cladding with decorative stonework and classical detailing. The Gardner Boyd Buildings were originally three stories in height before a fire in the mid 20th century. While the scale of the structures has been reduced with the removal of the third stories, by retaining their setback and late 19th century appearance, the Gardner Boyd Buildings complement their neighbours in the block between John Street and Blue Jays Way.

Contextually, the surviving two stories of the Gardner Boyd Buildings support the character and continuous scale and rhythm of the grouping of mid-19th century properties on the south side of King Street West, west of John Street.

The property at 301 (303) King Street West is historically linked to the King-Spadina neighbourhood as it evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century. Following the relocation of the first Toronto General Hospital, the original Upper Canada College and the Provincial Legislature from the district, which had attracted upscale housing, in the late 1800s King Street West reverted to commercial uses, particularly multi-storey buildings with residential units above the storefronts. The block on King Street West, west of John Street, including the Gardner Boyd Buildings, is of special interest for its collection of surviving commercial buildings and is known locally as "Restaurant Row" with its proximity to the theatres in the city's Entertainment District.

Heritage Attributes

The heritage attributes are:

- The two-storey commercial building
- The scale, form and massing
- The materials, with red brick cladding and brick and stone detailing
- The principal (north) two-bay façades under flat rooflines with stone cornices (with the removal of the third storey and original flat roofline)
- The first-floor storefronts, which have been remodelled as part of the evolution of the buildings, where the main entrance is currently found in the right (west) bay
- The fenestration in the second storey, where the segmental-arched window openings with brick flat arches are organized by brick piers with stone capitals
- The decorative detailing, with pattern brickwork beneath the cornice line

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**GEORGE GARDEN BUILDINGS
291 AND 293 KING STREET WEST, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2011

1. DESCRIPTION



Above: George Garden Building, 293 King Street West
 Cover: George Garden Building, 291 King Street West
 (Heritage Preservation Services, 2009)

291 and 293 King Street West: George Garden Buildings	
ADDRESS	291 & 293 King Street West (south side of King Street West, west of John Street)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan D142, Lot B and Part Lots C & D
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	George Garden Buildings
CONSTRUCTION DATE	1875 (complete)
ORIGINAL OWNER	George Garden, grocer
ORIGINAL USE	Commercial
CURRENT USE*	Commercial *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not identified ¹
DESIGN/CONSTRUCTION	Brick cladding & brick, stone & wood detailing
ARCHITECTURAL STYLE	Italianate/Renaissance Revival
ADDITIONS/ALTERATIONS	291: storefront altered 293: 1944, storefront altered, E. I. Richmond, architect; post-1991, second-floor windows altered
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	August 2011

¹ Building permits for the City of Toronto do not survive prior to 1882. A tender call was not found for the structures

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 291 and 293 King Street West 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
1853	The “Mercer Block” on the south side of King Street West, west of John Street, is subdivided under Plan 57 ²
1874 Apr	Lot 23, Plan 57 (later registered as Part Lots B-D under Plan D142) stands vacant and is owned by James McMurray
1875 Apr	George Garden, is the assessed owner of two 3-storey brick commercial buildings at present-day #273 & 275 King, with one unit occupied by his grocery store & the other standing vacant ³
1876	A commercial directory for 1876 records Garden’s grocery at #273 King, with a merchant for “ladies and gents’ supports” occupying #275 King
1884	Garden’s buildings are shown on Goad’s Atlas
2009	The properties now known as 291 & 293 King Street West are listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The properties at 291 and 293 King Street West are located in the King-Spadina neighbourhood, which was developed north of Front Street West between Simcoe Street (east) and Bathurst Street (west), with King Street West and Spadina Avenue as its major cross-roads. Following the founding of the Town of York in 1793, the area between the townsite and the Humber River was initially reserved for military purposes. In 1797, Old Town was extended westward to Peter Street as “New Town” with King Street as the main commercial thoroughfare linking the communities. After the War of 1812, trustees of Toronto General Hospital acquired the lands on the northwest corner of King Street West and John Street where York’s first hospital was in place by 1820.⁴ The construction of the Provincial Legislature (Third Parliament Buildings, 1829-32) on present-day

² Plan D142 was subsequently registered on the portion of the Mercer Block on the southwest corner of King and John Streets

³ The present street numbers were assigned by 1890

⁴ Initially used by the provincial government, the hospital did not accept patients until 1829. Additional buildings were constructed on the hospital grounds to treat and house the influx of immigrants suffering from cholera in the 1830s and, following the Irish potato famine in 1847, typhus. In 1854, Toronto General Hospital relocated to Gerrard Street East, and the King Street West lands were sold for residential development

Wellington Street West coincided with the opening of the original Upper Canada College (in 1831, following the founding of the school two years earlier) near the northwest corner of King Street West and Simcoe Street. These institutional complexes attracted community leaders to the neighbourhood who commissioned high-end residences, including Elmsley House (future side of Government House, the Lieutenant-Governor of Ontario's residence) on the southwest corner of King Street West and Simcoe Street (the latter house and other institutional buildings are shown on Cane's map of 1842, attached as Image 2).

By the end of the 19th century, the Provincial Legislature and Upper Canada College had moved away from the King-Spadina neighbourhood, leaving their former tracts open to redevelopment for commercial and industrial buildings. With this evolution of the area already underway, Toronto's industrial sector relocated here after the city's existing manufacturing district was levelled in the Great Fire of 1904. King-Spadina provided proximity to the city's business centre, street car service for workers, and transportation for goods via the steam railways (which had arrived in Toronto in the mid 1800s), which offered shipping facilities nearby.

The transformation of the King-Spadina area in the late 19th and early 20th centuries can be traced on Goad's Atlases for the period, extracts from which are reproduced in Section 6 of this report (Images 5-8).

King-Spadina remained an active industrial area up to the post-World War II era when manufacturers migrated to the Toronto's suburbs offering lower taxes, larger tracts of land, and access to new highways. While the clothing industry retained its profile in the neighbourhood (which was later dubbed the Fashion District), many buildings stood vacant as the area's industrial zoning restricted other uses. The district was renewed again in the 1960s following the restoration of the Royal Alexandra Theatre by entrepreneur "Honest Ed" Mirvish and the conversion of many of the former warehouses and commercial edifices into eating establishments for theatre patrons (an atlas from this period is attached as Image 10). By the end of the 20th century, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on King Street, west of Simcoe, which became known as Toronto's Entertainment District (an insurance atlas showing the area during this period is included as Image 9). The adoption of the King-Spadina Part II Secondary Plan in the mid 1990s furthered the transition of the neighbourhood to a mixed-used community, including residential condominiums.

George Garden Buildings

The properties at 291 and 293 King Street West are located on the south side of the street, midway between John Street and Blue Jays Way (formerly Peter Street). The development of this part of the King-Spadina neighbourhood began in 1853 when a six-acre tract known as the Mercer Block was surveyed for a residential subdivision. The layout of the lots is shown on Browne's plan of 1862 (Image 4), with the first buildings illustrated on the Boulton Atlas of 1858 (Image 3).

The subject properties remained undeveloped until the late 19th century. In April 1874, the tax assessment rolls record the site as one of a series of vacant lots held by James McMurray. One year later, two brick buildings were in place and owned by George Garden, who operated a grocery store at present-day #291 King with the unit at #293 standing vacant.⁵ At that time, the building at #291 King had an assessed value of \$2900, compared to \$1950 for #293, and presumably reflected the larger size of the easterly store (which extends three bays along King Street West). In 1876, Garden continued to operate a grocery store at #291, with the neighbouring shop selling men and women's lingerie. By 1885, Garden no longer occupied the premises, although he remained the owner of the sites and rented the commercial and residential units to a series of tenants. Apart from a brief period in the mid 1890s when the Skeans Dairy Company occupied both buildings, a grocery store remained at #291 until the World War I era. Manufacturing agents and electrical suppliers occupied the buildings between the wars. In the later 20th century, following the revitalization of King Street West as part of the Entertainment District, the buildings contained eating establishments as part of "Restaurant Row."

The George Garden Buildings are illustrated on Goad's Atlases for the late 19th- and early-20th centuries, extracts from which are attached as Images 5-8.

iii. ARCHITECTURAL DESCRIPTION

The properties at 291 and 293 King Street West contain two three-storey commercial buildings with similar architectural detailing, with #291 extending three bays in width and its neighbour at #293, two bays. The George Garden Buildings display similar designs with the red brick cladding (#293 is currently painted), contrasting buff brickwork applied for the window detailing, and classical cornices inspired by the late 19th century Italianate and Renaissance Revival styles popular for commercial buildings during the Victorian era. The buildings complement the neighbouring William Barber Building at #287 King, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

The George Garden Building at 291 King Street West is distinguished by the fenestration with stone detailing in the upper stories, with segmental-arched window openings with hood moulds in the second floor and round-arched openings with flat arches above. Buff brick is applied for the single pier on the left end of the north façade. The first-floor storefront has been altered over time, with the main entrance placed in the right (west) bay.

The neighbouring structure at #293 King retains the original round-arched window openings with flat arches in the third floor, while the original fenestration in the second storey has been replaced by a large flat-headed four-part window opening (the original paired segmental-arched openings are shown in the 1991 photographs attached as Image

⁵ The buildings were originally identified on maps and in directories and tax assessment rolls as #273 and 275 King. The current street numbers were in use by 1890

12). The first-floor storefront has been altered (including changes designed by architect E. I. Richmond during World War II), with the main entry currently found in the left (east) bay.

With their shared height, setback, cladding, fenestration and classical detailing, the George Garden Buildings form a pair of commercial facades of a similar design and vintage that complement the neighbouring late 19th century structure at the east end of the block.

Photographs showing the building in 1991 are attached as Images 12 and 13, followed by current photographs (Images 13 and 14).

iv. CONTEXT

The properties at 291 and 293 King Street West are located on the south side of the street in the block between John Street (east) and Blue Jays Way (formerly Peter Street, west) (Image 1). This section of King Street West is anchored on the east by the William Barber Building (1887) at #287 King and on the west by the Canadian Westinghouse Company Warehouse (1927 ff.), both of which are designated under Part IV, Section 29 of the Ontario Heritage Act. Near the centre of the block, Hughes Terrace at #319-325 King is a four-part row house dating to 1855 and 1856 (with the units at #323 and 325 reconstructed in 1985) that represents the earliest development of this section of the street. The remaining structures, including the George Garden Buildings, consist mainly of late 19th century commercial edifices. Some of the latter properties are shown in the archival photographs dating to 1922 and 1961, which are attached as Images 10 and 11.

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 Example of a Type – The George Garden Buildings are representative examples of late 19th century commercial edifices that display architectural features derived from the Italianate and Renaissance Revival styles that were popular during this era. Distinguished by the red brick cladding with pattern brickwork, decorative stone and

classical detailing, the George Garden Buildings retain their setback on King Street West and complement the neighbouring late 19th century buildings, many of which are recognized on the City’s heritage inventory.⁶

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 associative values have been identified for the properties at 291 and 293 King Street West.

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 George Garden Buildings are historically linked to their surroundings in the King-Spadina neighbourhood, which developed in the 19th century from an institutional and residential enclave to a commercial and industrial area. While King Street West, west of Simcoe Street, was known as the address for Upper Canada College’s original campus and the first location of Toronto General Hospital, by the third quarter of the 19th century it had evolved into a commercial district marked by edifices that included the George Garden Buildings. Following the transition of King-Spadina as the city’s new manufacturing district after the Great Fire of 1904, the subject buildings and their neighbours welcomed industrial tenants, including manufacturing agents, electrical suppliers and auto sales and repairs units. The George Garden Buildings, with the adjoining commercial buildings, were transformed again in the last part of the 20th century as King Street West became the heart of the Entertainment District. Known locally as “Restaurant Row”, the Gardiner Boyd Buildings and their neighbours are integral parts of the Entertainment District on King Street West.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 291 and 293 King Street West have design and contextual value.

⁶ In addition to 291 & 293 King Street West, in the block on the south side of King Street West between John Street and Blue Jays Way the properties at #295, 297, 299, 301 (303), 315 , 319-325 and 327 (333) are listed on the City of Toronto Inventory of Heritage Properties, while the William Barber Building at #287 King and the Canadian Westinghouse Building at #355 King Street West are designated under the Ontario Heritage Act

The George Garden Buildings retain their integrity as late 19th century commercial building that are distinguished by their fenestration and decorative detailing. With their appearance and setback complementing the neighbouring structures, the George Garden Buildings are integral components of the streetscape on the south side of King Street West between John Street and Blue Jays Way that displays an intact group of buildings that represent the evolution of the King-Spadina neighbourhood from the mid 1800s to the early 20th century.

5. SOURCES

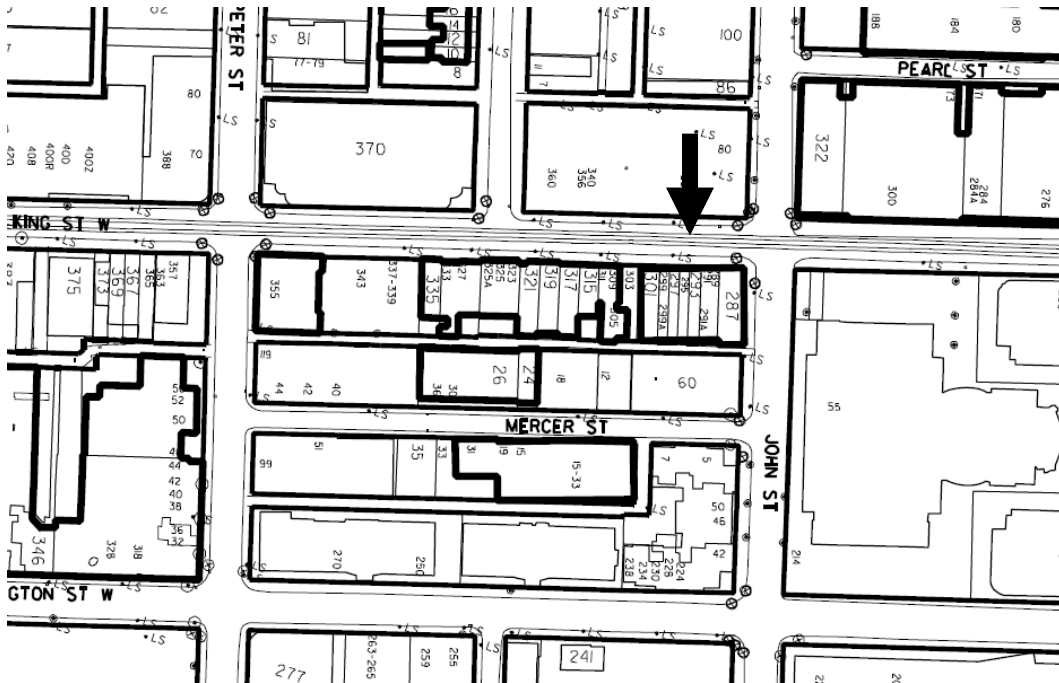
Archival Sources

Abstract Indices of Deeds, Plan 57, Lot 23, and Plan D142, Lots B-C
Assessment Rolls, City of Toronto, St. George's Ward and Ward 4, Division 1
Building Records, Toronto and East York, alterations and additions, 291 and 293 King Street West
Boulton's Atlas, 1858
City of Toronto Directories, 1856 ff.
Goad's Atlases, 1880, 1884, 1890, 1894, 1899, 1903, and 1910 revised to 1912 and 1923
Photograph, King Street West, west of John Street, 1922, City of Toronto Archives, Fonds 200, Series 1372, Item 1082
Photograph, King Street West, west of John Street, 1961, City of Toronto Archives, Fonds 1257, Series 1057, Item 27
Plan of the City of Toronto, Browne, 1862
Topographical Map of the City of Toronto and Liberties, Cane, 1842

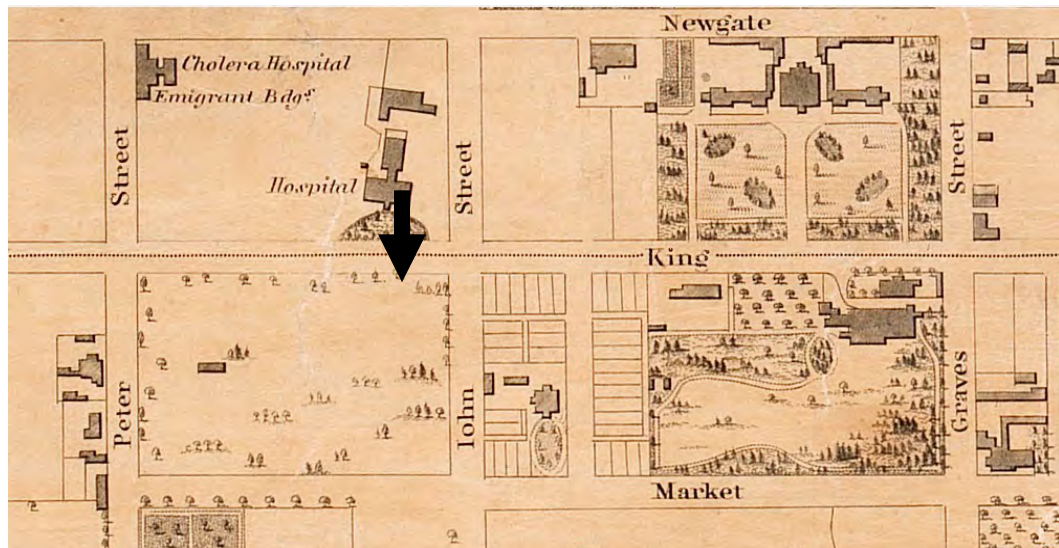
Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
Dendy, William, Lost Toronto, 2nd ed., 1998
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

6. **IMAGES:** on the attached images, **arrows** mark the location of the subject property



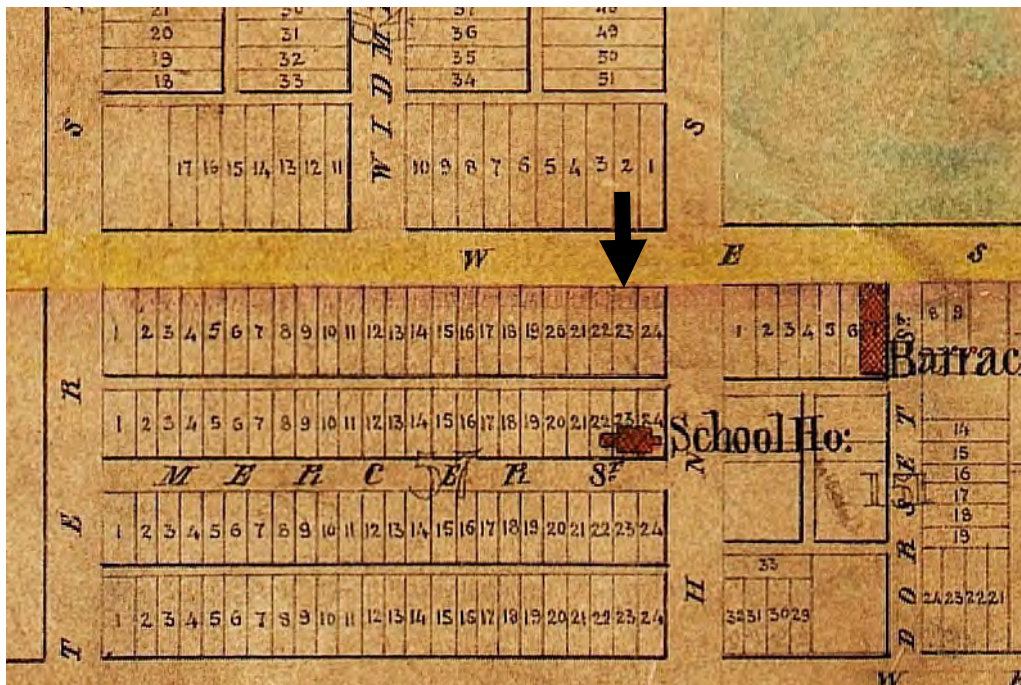
1. City of Toronto Property Data Map: showing the location of the properties at 291 and 293 King Street West



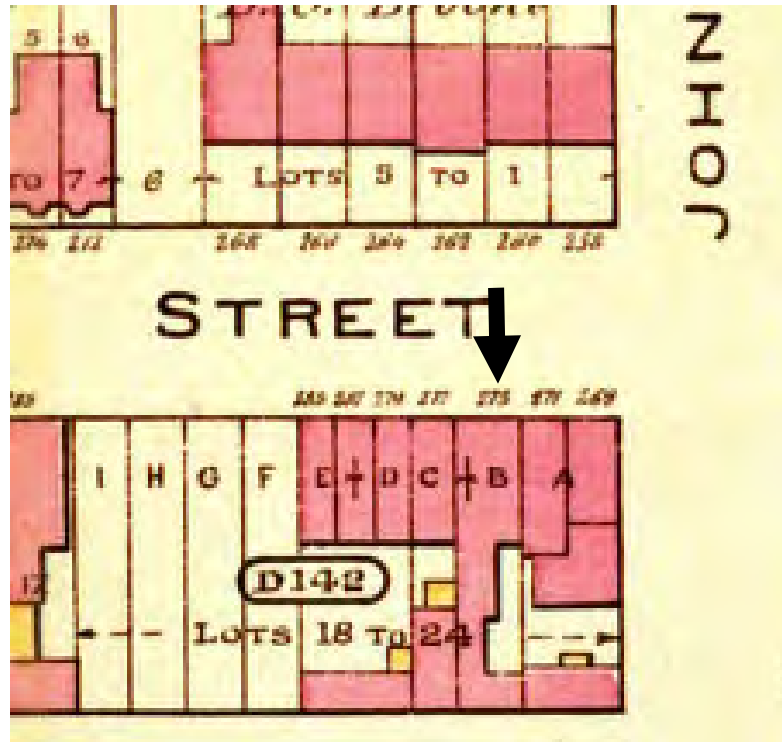
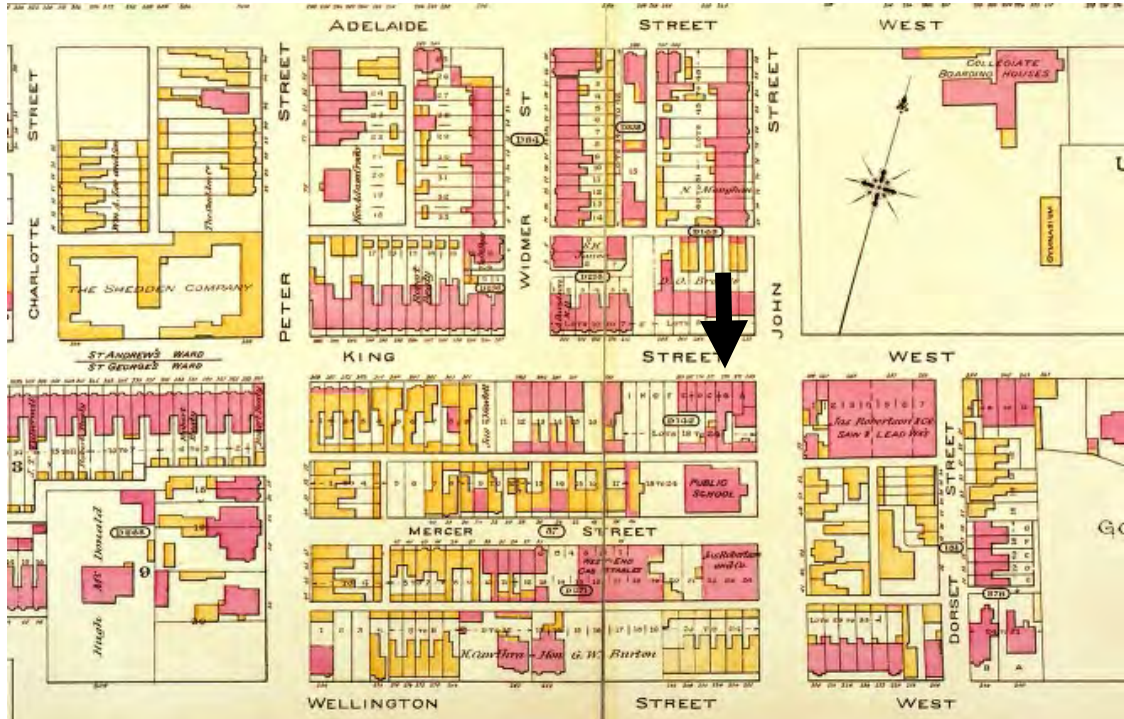
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842 showing the undeveloped Mercer Block on the south side of King Street between John and Peter Streets, with the hospital directly north and Upper Canada College further northeast



3. Boulton's Atlas, Plate 25, 1858: showing the development of the block to date



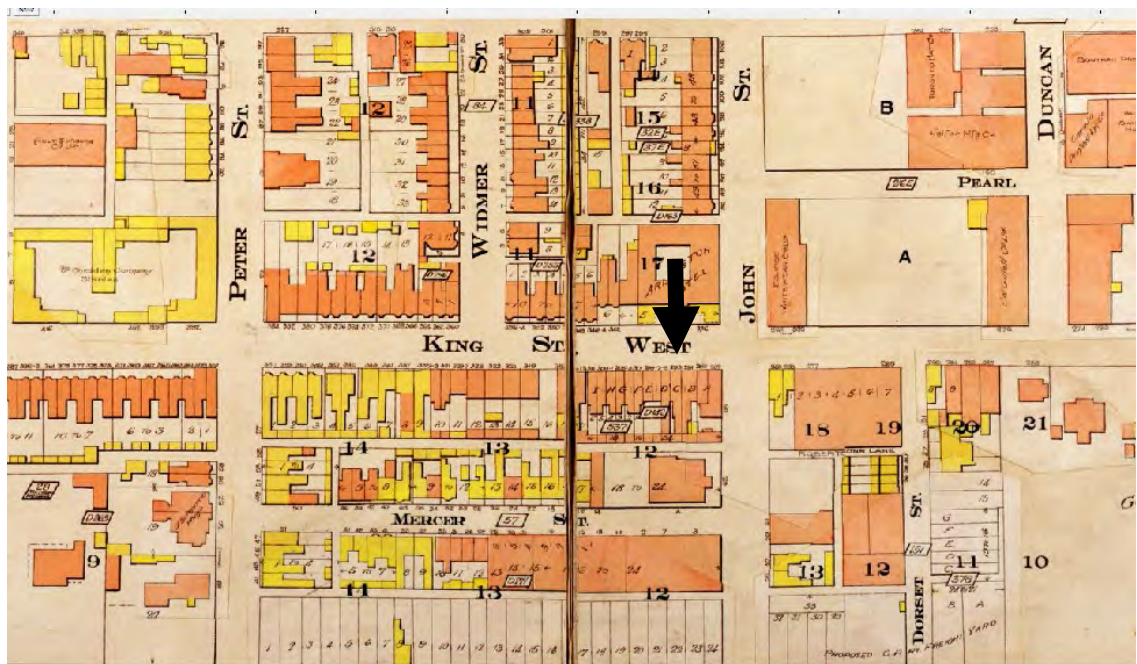
4. Plan of the City of Toronto, Browne, 1862: showing the subdivision of the properties where the subject properties at 291 and 293 King Street West were originally surveyed under Plan 57



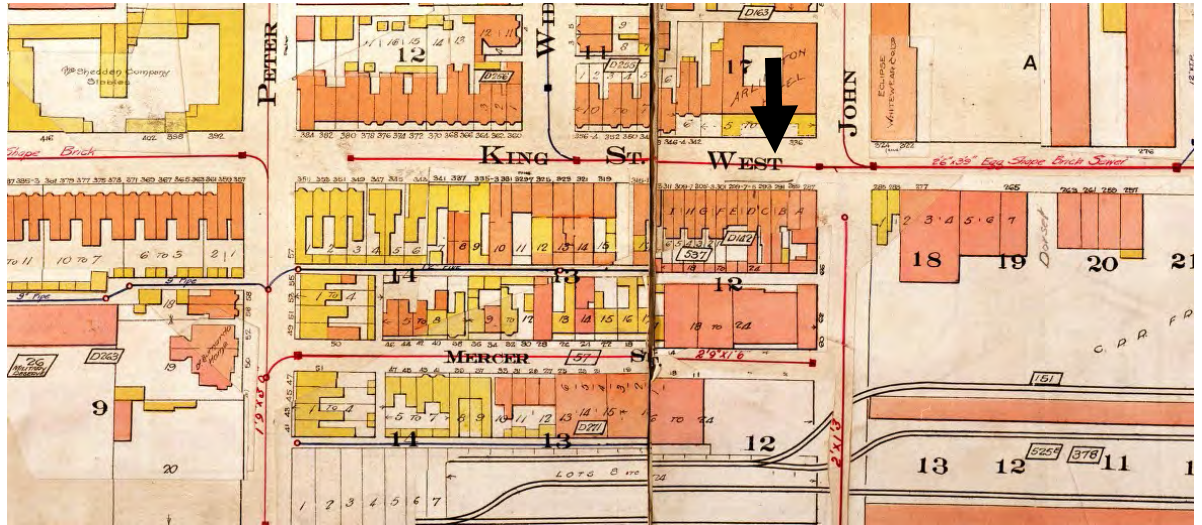
5. Goad's Atlas, 1884; showing the George Garden Buildings in place



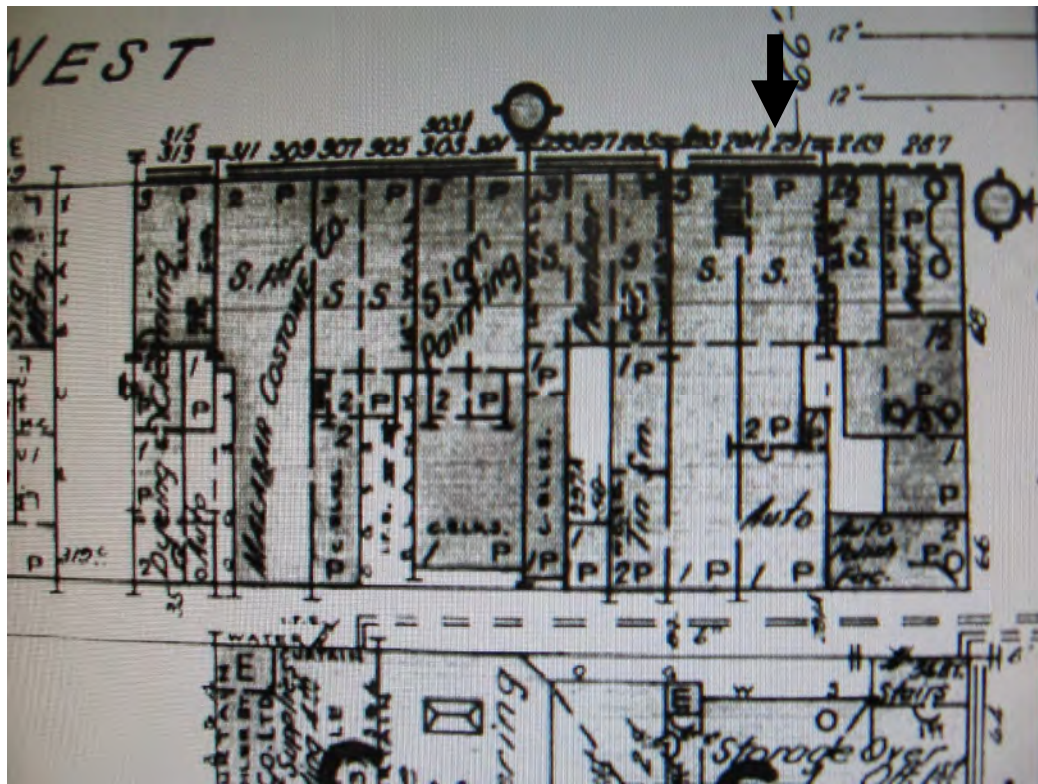
6. Goad's Atlas, 1890: showing the development of the remainder of the block at the end of the 19th century



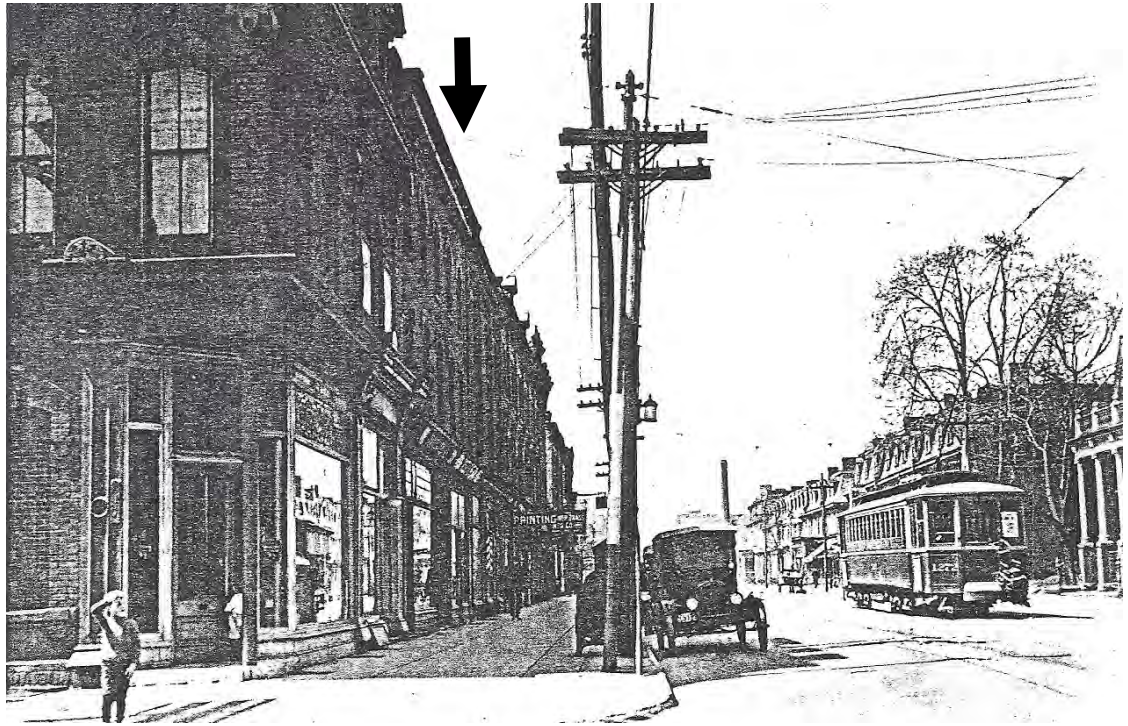
7. Goad's Atlas, 1910 revised to 1912: showing the built form along the block at the beginning of the 20th century



8. Goad's Atlas, 1910 revised to 1923; showing the additions to the rear of the subject buildings



9. Underwriters' Insurance Bureau Atlas, July 1954 updated to January 1964; showing the subject properties numbered #291 and 293 King



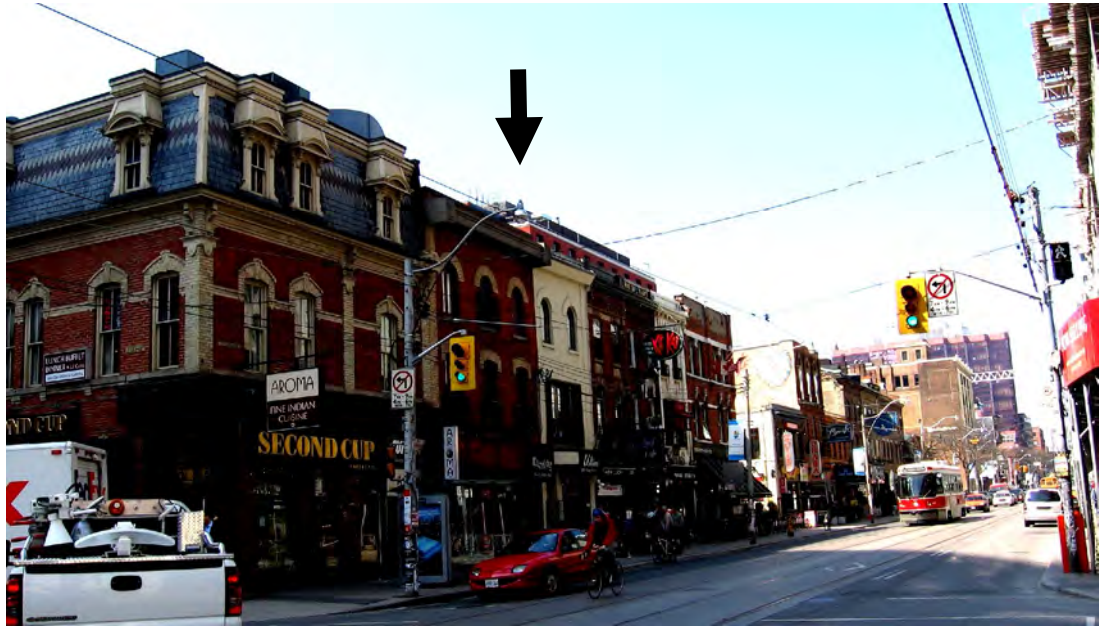
10. Photograph, King Street West, west of John Street, May 1922: showing the general location of the George Garden Buildings at 291 and 293 King Street West and the height, rhythm and setback of the buildings in the block west of John Street (City of Toronto Archives, Fonds 200, Series 1372, Item 1082)



11. Photograph, King Street West, west of John Street, 1961: showing the same view as in Image 10 with the surviving commercial buildings on the south side of King Street and residential buildings opposite (City of Toronto Archives, Fonds 1257, Series 1057, Item 27)



12. Photographs, 1991: showing the George Garden Buildings prior to the removal of the paint on #291 and the introduction of the second-floor window opening on #293 (Toronto Historical Board)



13. Photograph, King Street West, west of John Street; with the **arrow** marking the location of the subject buildings in the block and showing the William Barber Building at #287 King (left) (Heritage Preservation Services, 2009)



14. Photographs, 289-299 King Street West; showing the George Garden Buildings on the left, with the neighbouring trio of properties at #295-299 King on the right (Heritage Preservation Services, 2009)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



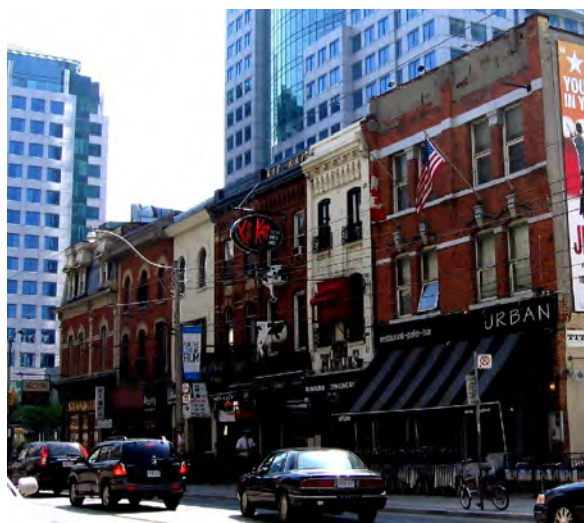
JAMES MCGEE BUILDINGS
295, 297 AND 299 KING STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2011

1. DESCRIPTION



Above: King Street West, looking east to John Street
with the James McGee Buildings near the centre of the group
Cover: 295, 297 and 299 King Street West
(Heritage Preservation Services, 2009 & 2011)

295, 297 & 299 King Street West: James McGee Buildings	
ADDRESS	295, 297 & 299 King Street West (south side of King Street West, west of John Street)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan D142, Part Lots D & E
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	James McGee Buildings
CONSTRUCTION DATE	1876
ORIGINAL OWNER	James McGee, realtor
ORIGINAL USE	Commercial
CURRENT USE*	Commercial *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not identified ⁷
DESIGN/CONSTRUCTION	Brick cladding & brick, stone & wood detailing
ARCHITECTURAL STYLE	Italianate/Renaissance Revival
ADDITIONS/ALTERATIONS	295: 1944, storefront altered, E. I. Richmond, architect 297 & 299: storefronts & cornices altered 299: 1950, addition
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	August 2011

⁷ Building permits for the City of Toronto do not survive prior to 1882. Tender calls were not located for the structures

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 295, 297 and 299 King 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
1853 Apr	Plan 57 is registered on “Mercer’s Block”, subdividing the lands south of King Street West between John and Peter Streets ⁸
1875 Apr	James McMurray retains vacant lots 21 and 22 under Plan 57
1876 Apr	Three brick buildings owned by James McGee are recorded as “unfinished” on the tax assessment rolls
1876 Sept	The building at present-day #295 is occupied by a druggist, while the two others stand vacant (this situation continued through September 1878)
1880	McGee’s buildings are occupied by a druggist, confectioner and stationer
1884	The buildings are illustrated on Goad’s Atlas
2009	The property now known as 327 (333) King Street West is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The properties at 295, 297 and 299 King Street West are located in the King-Spadina Neighbourhood, which was developed north of Front Street West between Simcoe Street (east) and Bathurst Street (west), with King Street West and Spadina Avenue as its major crossroads. Following the founding of the Town of York in 1793, the area between the townsite and the Humber River was initially reserved for military purposes. In 1797 Old Town was extended westward to Peter Street as “New Town” with King Street as the main commercial thoroughfare linking the communities. After the War of 1812, trustees of Toronto General Hospital acquired the lands on the northwest corner of King Street West and John Street where York’s first hospital was in place by 1820.⁹ In the following decade, the construction of the Provincial Legislature (Third Parliament Buildings, 1829-32) on present-day Wellington Street West coincided with the opening of the original Upper Canada College (in 1831, following the founding of the school two years earlier) near the northwest corner of King Street West and Simcoe Street. These institutional

⁸ The portion of the Mercer Block on the southwest corner of King and John Streets was further subdivided under Plan D142

⁹ Initially used by the provincial government, the hospital did not accept patients until 1829. Additional buildings were constructed on the hospital grounds to treat and house the influx of immigrants suffering from cholera in the 1830s and, following the Irish potato family in 1847, typhus. In 1854, Toronto General Hospital relocated to Gerrard Street East, and the King Street West lands were sold for residential development

complexes attracted community leaders to the neighbourhood who commissioned high-end residences, including Elmsley House (future side of Government House, the Lieutenant-Governor of Ontario's residence) on the southwest corner of King Street West and Simcoe Street (the latter house and other institutional buildings are shown on Cane's map of 1842, attached as Image 2).

By the end of the 19th century, the Provincial Legislature and Upper Canada College had moved away from the King-Spadina neighbourhood, leaving their former tracts open to redevelopment for commercial and industrial buildings. With this evolution of the area already underway, Toronto's industrial sector relocated here after the city's existing manufacturing district was levelled in the Great Fire of 1904. King-Spadina provided proximity to the city's business centre, street car service for workers, and transportation for goods via the steam railways (which had arrived in Toronto in the mid 1800s) that offered shipping facilities nearby.

The transformation of the King-Spadina area in the late 19th and early 20th centuries can be traced on Goad's Atlases for the period, extracts from which are reproduced in Section 6 of this report (Images 5-8).

King-Spadina remained an active industrial area up to the post-World War II era when manufacturers migrated to the Toronto's suburbs offering lower taxes, larger tracts of land, and access to new highways. While the clothing industry retained its profile in the neighbourhood (which was later dubbed the Fashion District), many buildings stood vacant as the area's industrial zoning restricted other uses. The district was renewed again in the 1960s following the restoration of the Royal Alexandra Theatre by entrepreneur "Honest Ed" Mirvish and the conversion of many of the former warehouses and commercial edifices into eating establishments for theatre patrons (an insurance atlas for this period is appended as Image 9). By the end of the 20th century, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on King Street, west of Simcoe, which became known as Toronto's Entertainment District. The adoption of the King-Spadina Part II Secondary Plan in the mid 1990s furthered the transition of the neighbourhood to a mixed-used community, including residential condominiums.

James McGee Buildings

The properties at 295, 297 and 299 King Street West are located on the south side of the street, midway between John Street and Blue Jays Way (formerly Peter Street). The development of this part of the King-Spadina neighbourhood began in 1853 when a six-acre tract known as the Mercer Block was surveyed for a residential subdivision. The layout of the lots is shown on Browne's plan of 1862 (Image 4), with the first buildings illustrated on the Boulton Atlas of 1858 (Image 3).

The subject property remained undeveloped until the late 19th century when James McGee commissioned a trio of commercial buildings on the site. The structures were recorded as "unfinished" on the tax assessment rolls in April 1876. The next year, a

druggist occupied present-day #291 King, while its two neighbours remained vacant.¹⁰ This situation continued in 1878, but by 1880 a stationery shop and confectionery had joined the drug store in the group. The buildings were illustrated on Goad's Atlas in 1884 (Image 5).

McGee retained the properties until the early 1900s when commercial businesses continued to occupy the premises. Manufacturing interests moved in by the mid 1920s, with a including a doll factory located at #295 King by 1930. By the end of the 20th century following the restoration of the Royal Alexandra Theatre and the creation of the Entertainment District, the King Street West block that included the James McGee Buildings was known locally as “Restaurant Row” for the number of eating establishments it housed.

iii. ARCHITECTURAL DESCRIPTION

The properties at 295, 297 and 299 King Street West contain a trio of three-storey buildings that share the red brick cladding (#297 and #299 are currently painted) with contrasting buff brickwork, decorative stone and classical detailing inspired by the late 19th century Italianate and Renaissance Revival styles popular for commercial edifices during the Victorian era. On each structure, the principal (north) façade is organized into two bays by brick piers beneath flat rooflines with corbelled brickwork, cornices, dentils and, on #295 and 299 King, single brackets. In the upper stories, the fenestration consists of segmental-arched openings embellished with buff brick. The first-floor storefronts have been remodeled, with the main entrances found in the right (west) bay of #295 King and in the left (east) bays of #297 and 299 King.

Archival photographs from 1991 (attached as Image 12) show the buildings before the removal of the paint on #295 King and the repainting of #299 King. Current photographs are appended as Images 13 and 14.

iv. CONTEXT

The properties at King Street 295, 297 and 299 King Street West are located on the south side of the street in the block between John Street (east) and Blue Jays Way (formerly Peter Street, west) (Image 1). This section of King Street West is anchored on the east by the William Barber Building (1887) at #287 King and on the west by the Canadian Westinghouse Company Warehouse (1927 ff.), both of which are designated under Part IV, Section 29 of the Ontario Heritage Act. Near the centre of the block, Hughes Terrace at #319-325 King is a four-part row house dating to 1853 (with the units at #323 and 325 reconstructed in 1985) that represents the earliest development of the this section of the street. The remaining structures, including the James McGee Buildings, consist mainly of late 19th century commercial edifices. The latter properties are shown in the archival photographs dating to 1922 and 1961, which are attached as Images 10 and 11.

¹⁰ The current street numbers were assigned by 1890

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 Example of a Type – The James McGee Buildings are representative examples of late 19th century commercial edifices that display architectural features derived from the Italianate and Renaissance Revival styles that were popular during this era. Distinguished by the red brick cladding with pattern brickwork, continuous cornice line, and near-identical fenestration, the James McGee Buildings retain their setback on King Street West and complement the neighbouring late 19th century buildings, many of which are recognized on the City’s heritage inventory.¹¹

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 associative values have been identified for the properties at 295, 297 and 299 King Street West.

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

¹¹ In addition to the James McGee Buildings, in the block on the south side of King Street West between John Street and Blue Jays Way the properties at #291- 293, 301 (303), 315, 319-325 and 327 (333) King are listed on the City of Toronto Inventory of Heritage Properties, while the William Barber Building at #287 King and the Canadian Westinghouse Building at 355 King Street West are designated under the Ontario Heritage Act

Surroundings – The James McGee Buildings are historically linked to their surroundings in the King-Spadina neighbourhood, which developed in the 19th century from an institutional and residential enclave to a commercial and industrial area. While King Street West, west of Simcoe Street, was known as the address for Upper Canada College’s original campus and the first location of Toronto General Hospital, by the 1880s it had evolved into a commercial district marked by edifices that included the Gardiner Boyd Buildings. Following the transition of King-Spadina as the city’s new manufacturing district after the Great Fire of 1904, the subject buildings and their neighbours welcomed industrial tenants. The James McGee Buildings, with the adjoining commercial buildings, were transformed again in the last part of the 20th century as King Street West became the heart of the Entertainment District. Known locally as “Restaurant row”, the James McGee Buildings and their neighbours are integral parts of the Theatre District on King Street West.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 295, 297 and 299 King Street West have design and contextual value. The James McGee Buildings retain their integrity as late 19th century commercial buildings that retain their distinctive cladding and decorative detailing. With their scale and setback, the James McGee Buildings are integral components of the streetscape on the south side of King Street West between John Street and Blue Jays Way that displays an intact group of late 19th century commercial buildings.

5. SOURCES

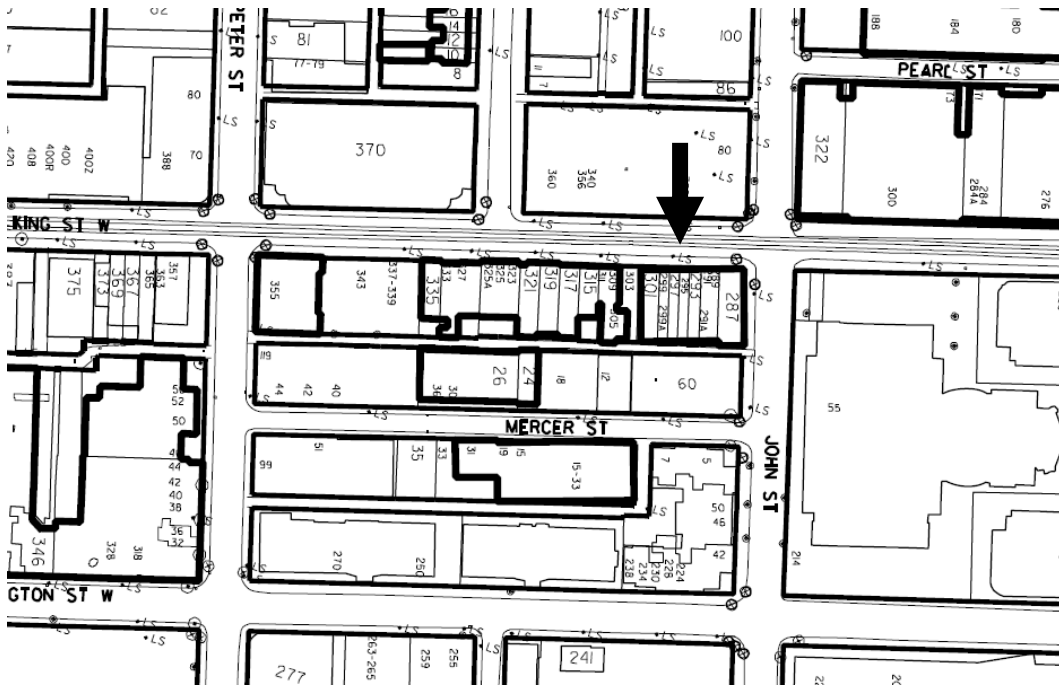
Archival Sources

tract Indices of Deeds, Plan 57, Lot 17, and Plan D142, Lots D-E
Assessment Rolls, City of Toronto, St. George’s Ward and Ward 4, Division 1
Building Records, Toronto and East York, alterations and additions to 295, 297 and 299
King Street West
Boulton’s Atlas, 1858
City of Toronto Directories, 1856 ff.
Goad’s Atlases, 1880, 1884, 1890, 1894, 1899, 1903, and 1910 revised to 1912 and 1923
Photograph, King Street West, west of John Street, 1922, City of Toronto Archives,
Fonds 200, Series 1372, Item 1082
Photograph, King Street West, west of John Street, 1961, City of Toronto Archives,
Fonds 1257, Series 1057, Item 27
Plan of the City of Toronto, Browne, 1862
Topographical Map of the City of Toronto and Liberties, Cane, 1842

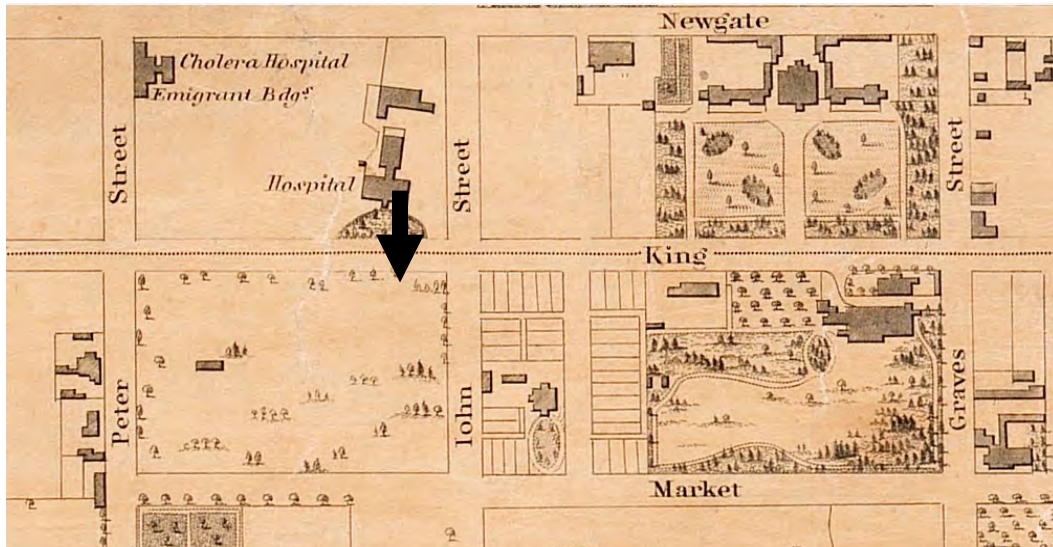
Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
Dendy, William, Lost Toronto, 2nd ed., 1998
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

6. IMAGES: on the attached images, **arrows** mark the location of the subject property



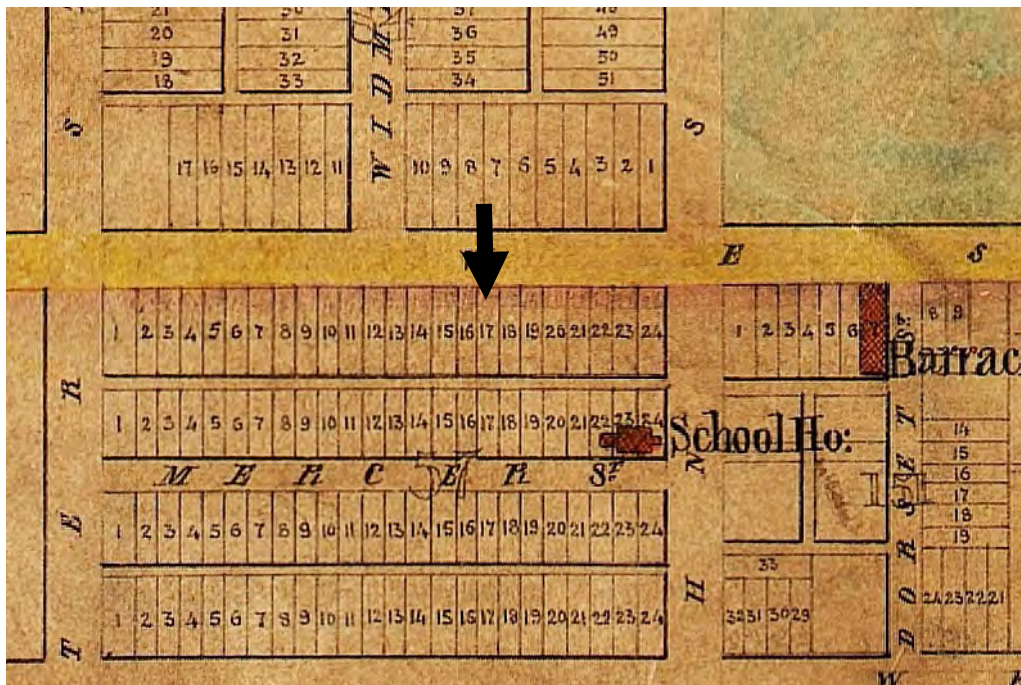
1. City of Toronto Property Data Map: showing the location of the properties at 295, 297 and 299 King Street West



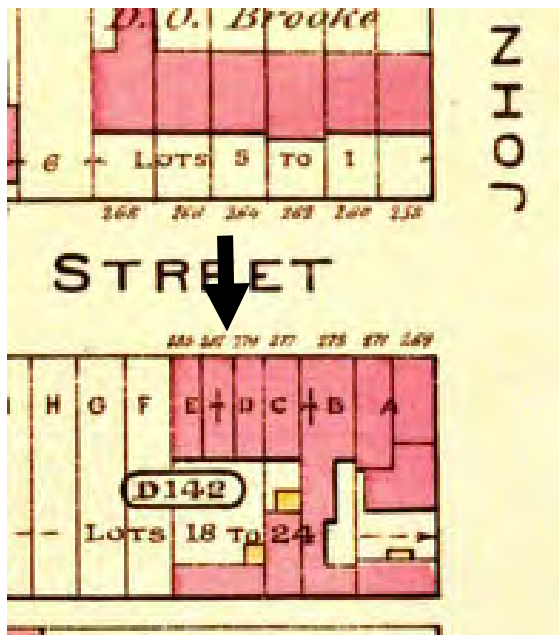
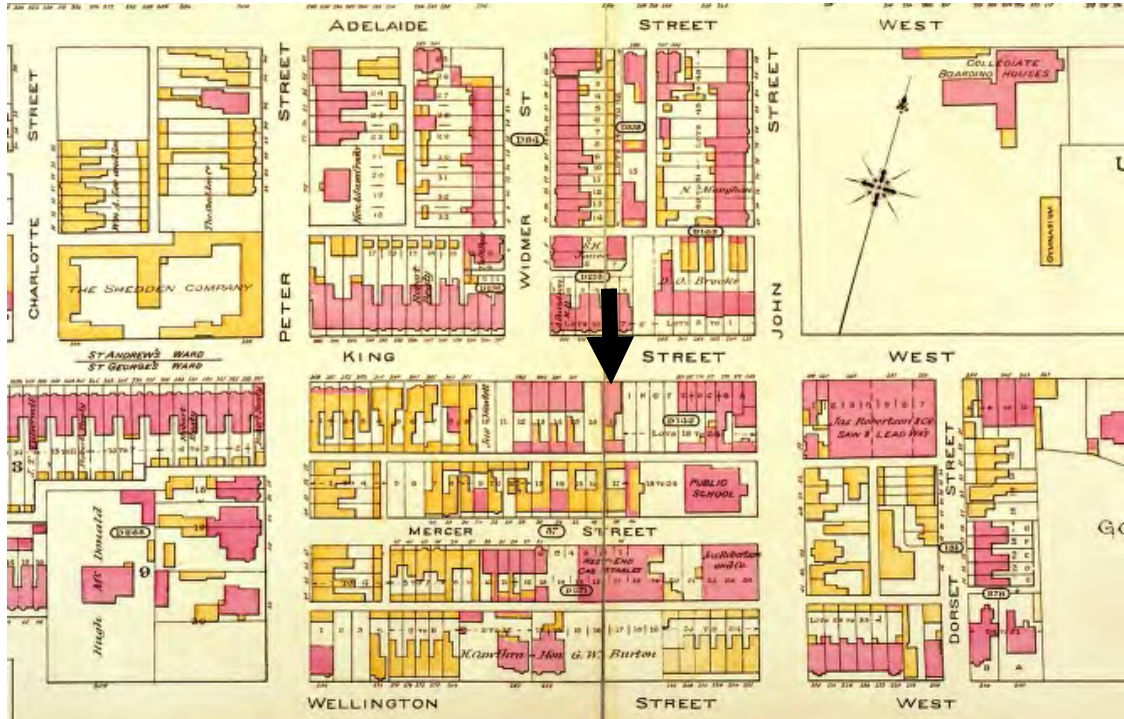
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842 showing the undeveloped Mercer Block on the south side of King Street between John and Peter Streets, with the hospital directly north and Upper Canada College further northeast



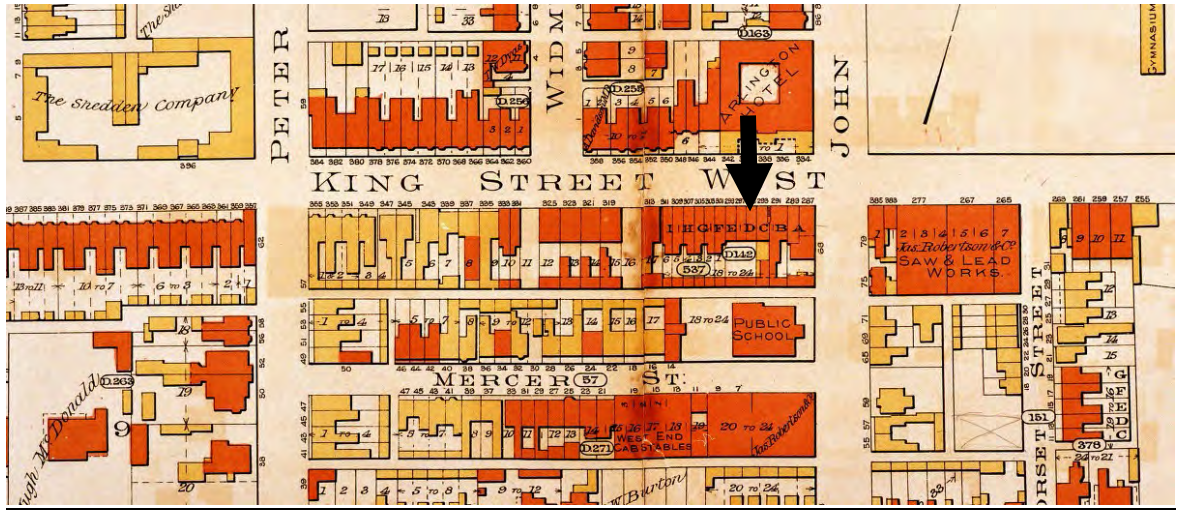
3. Boulton's Atlas, Plate 25, 1858: showing the development of the block to date



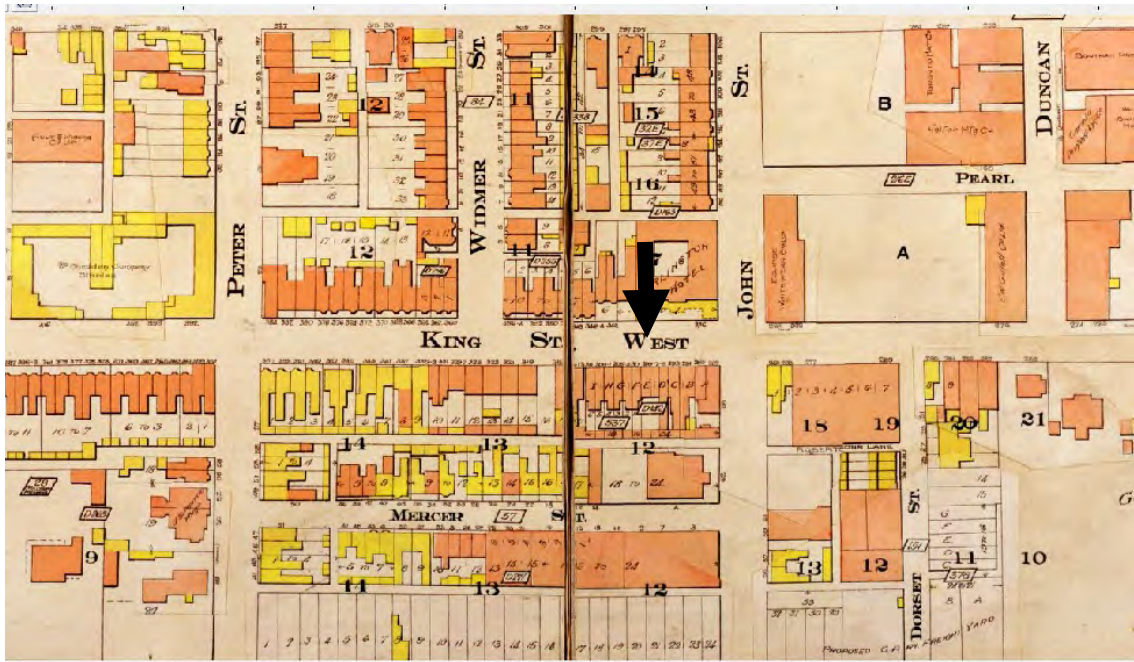
4. Plan of the City of Toronto, Browne, 1862: showing the original subdivision of the properties under Plan 57



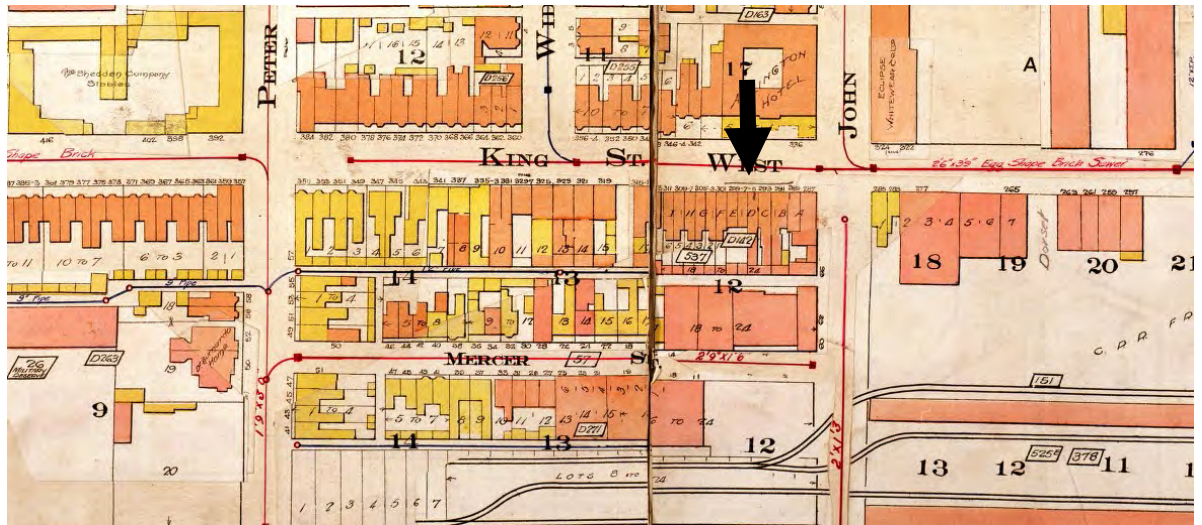
5. Goad's Atlas, 1884; showing the James McGee Buildings in place



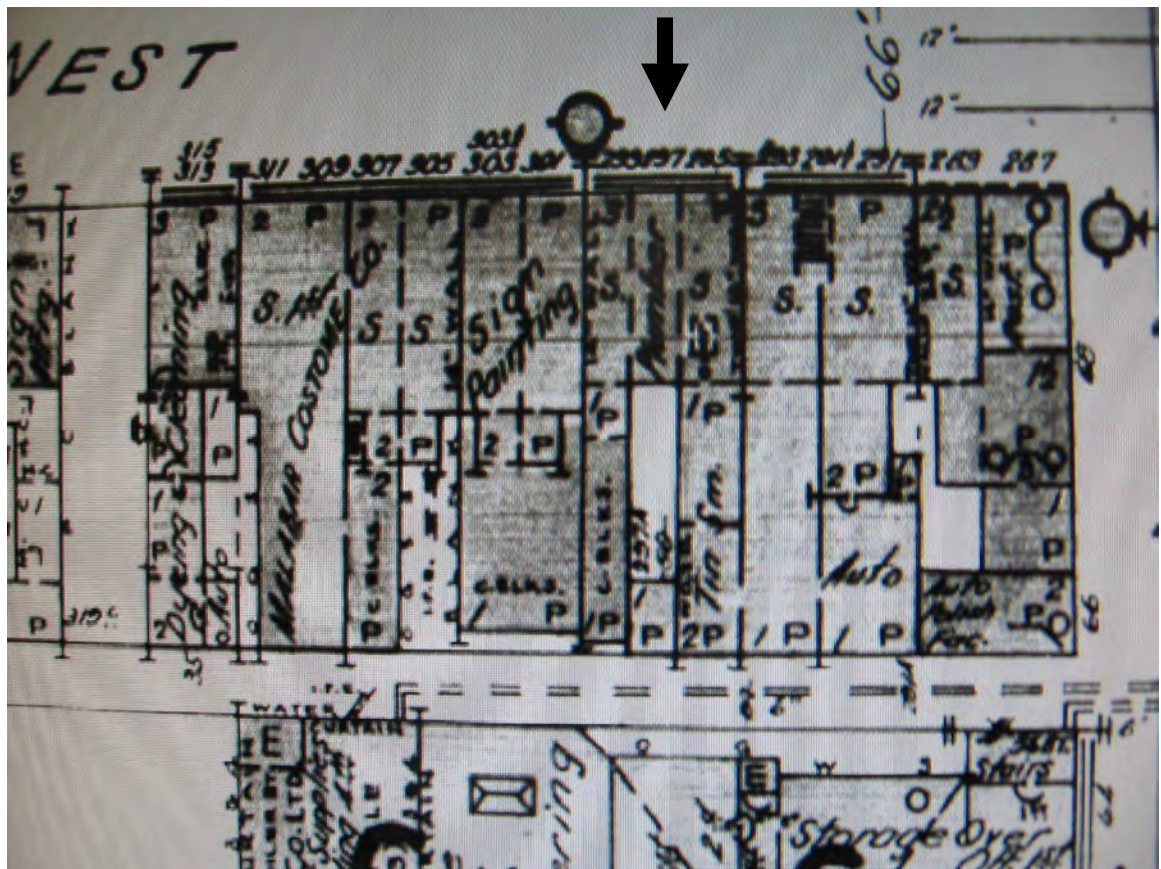
6. Goad's Atlas, 1890; showing the development of the block at the end of the 19th century



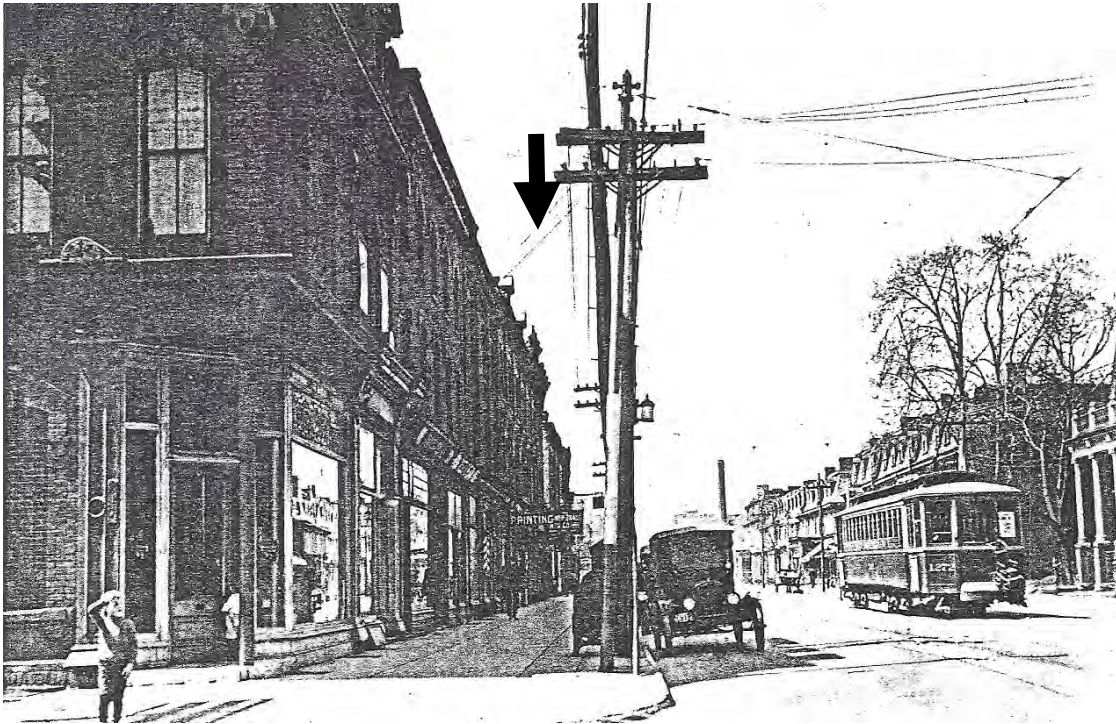
7. Goad's Atlas, 1910 revised to 1912; showing the status of the block at the beginning of the 20th century



8. Goad's Atlas, 1910 revised to 1923; showing the block after World War I



9. Underwriters' Insurance Bureau Atlas, July 1954 updated to January 1964: showing the James McGee Buildings at #295-299 King



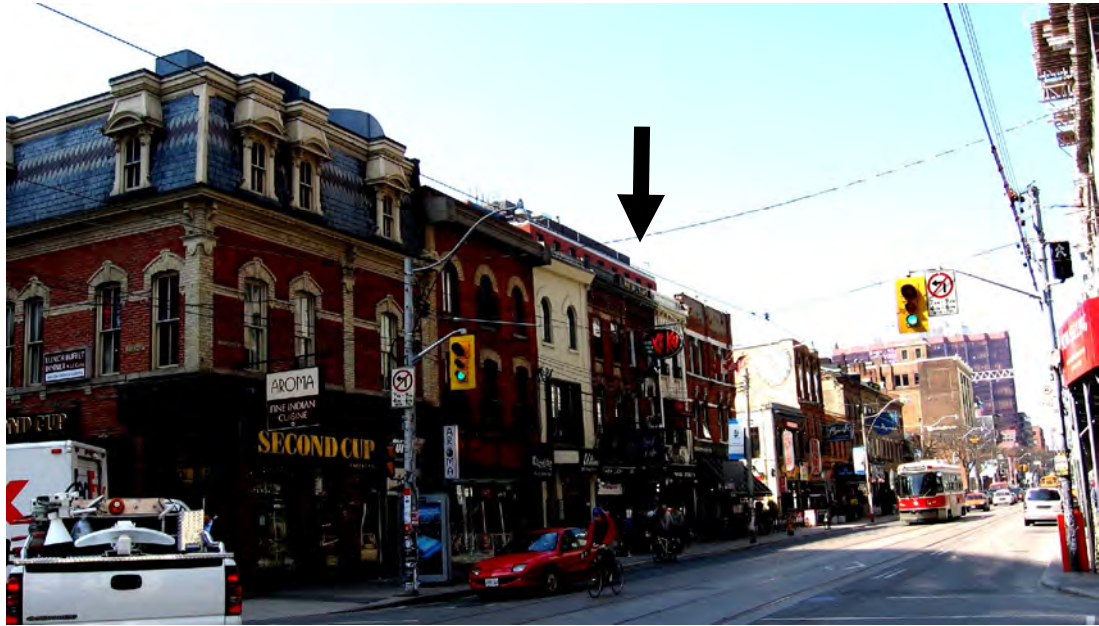
10. Photograph, King Street West, west of John Street, May 1922: showing the general location of the James McGee Buildings at 295, 297 and 299 King Street West and the height, rhythm and setback of the buildings in the block west of John Street (City of Toronto Archives, Fonds 200, Series 1372, Item 1082)



11. Photograph, King Street West, west of John Street, 1961: showing the same view as in Image 10 with the surviving commercial buildings on the south side of King Street and residential buildings opposite (City of Toronto Archives, Fonds 1257, Series 1057, Item 27)



12. Photographs, 1991: showing the James McGee Buildings prior to the removal of the paint on #295 (left) and the repainting of #299 (right) (Toronto Historical Board)



13. Photograph, King Street West, west of John Street: with the **arrow** marking the location of the subject buildings in the block (Heritage Preservation Services, 2009)



14. Photographs, 295 and 297 King Street West (left) and 299 King Street (right): showing the pattern brickwork visible on #295 King (Heritage Preservation Services, 2009)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



GARDNER BOYD BUILDINGS
301 (303) KING STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2011

1. DESCRIPTION



Cover & above: Gardner Boyd Buildings, 301 (303) King Street West
(Heritage Preservation Services, 2009 & 2011)

301 (303) King Street West: Gardner Boyd Building	
ADDRESS	301 (303) King Street West (south side of King Street West, west of John Street)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 537, Lots 1-2
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Gardner Boyd Buildings
CONSTRUCTION DATE	1886
ORIGINAL OWNER	Gardiner Boyd, realtor & stock broker
ORIGINAL USE	Commercial
CURRENT USE*	Commercial *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not identified ¹²
DESIGN/CONSTRUCTION	Brick cladding & brick, stone & wood detailing
ARCHITECTURAL STYLE	Italianate/Renaissance Revival
ADDITIONS/ALTERATIONS	1945: addition & repairs after fire; post-1991, cornices altered
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	August 2011

¹² A building permit was not located for the buildings in 1886; a tender call was not found

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 301 King Street West (with an entrance address of 303 King Street West) 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
1853 Apr	Plan 57 is registered on “Mercer’s Block”, subdividing the lands south of King Street West between John and Peter Streets ¹³
1884	The subject property is vacant on Goad’s Atlas
1884 Feb	Gardner Boyd acquires property on the south side of King Street West
1884 Oct	Boyd mortgages the property for \$33,500
1886 Sept	5 unfinished stores owned by Gardner Boyd are recorded on the tax assessment rolls
1887 July	A tobacconist occupies #301 King, while the adjoining unit (with the present-day entrance address of #303 King) remains vacant ¹⁴
1889	Boyd relinquishes his interest in the property to R. M. McPhail
1945	Applications are submitted for a rear addition & to conduct repairs after a fire
1956	Demolition applications are made for the neighbouring units of the Gardner Boyd Buildings at #305-311 King
2009	The property now known as 327 (333) King Street West is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The property at 301 King Street West is located in the King-Spadina Neighbourhood, which was developed north of Front Street West between Simcoe Street (east) and Bathurst Street (west), with King Street West and Spadina Avenue as its major crossroads. Following the founding of the Town of York in 1793, the area between the townsite and the Humber River was initially reserved for military purposes. In 1797, Old Town was extended westward to Peter Street as “New Town” with King Street as the main commercial thoroughfare linking the communities. After the War of 1812, trustees of Toronto General Hospital acquired the lands on the northwest corner of King Street West and John Street where York’s first hospital was in place by 1820.¹⁵ In the

¹³ Plan D142 was subsequently registered on the portion of the Mercer Block on the southwest corner of King and John Streets

¹⁴ Boyd retains third unit (west of #303), while the additional two westerly structures are now owned by J. C. Musson, with one occupied by a shoe store

¹⁵ Initially used by the provincial government, the hospital did not accept patients until 1829. Additional buildings were constructed on the hospital grounds to treat and house the influx of immigrants suffering

following decade, the construction of the Provincial Legislature (Third Parliament Buildings, 1829-32) on present-day Wellington Street West coincided with the opening of the original Upper Canada College (in 1831, following the founding of the school two years earlier) near the northwest corner of King Street West and Simcoe Street. These institutional complexes attracted community leaders to the neighbourhood who commissioned high-end residences, including Elmsley House (future site of Government House, the Lieutenant-Governor of Ontario's residence) on the southwest corner of King Street West and Simcoe Street (the latter house and other institutional buildings are shown on Cane's map of 1842, attached as Image 2).

By the end of the 19th century, the Provincial Legislature and Upper Canada College had moved away from the King-Spadina neighbourhood, leaving their former tracts open to redevelopment for commercial and industrial buildings. With this evolution of the area already underway, Toronto's industrial sector relocated here after the city's existing manufacturing district was levelled in the Great Fire of 1904. King-Spadina provided proximity to the city's business centre, street car service for workers, and transportation for goods via the steam railways (which had arrived in Toronto in the mid 1800s) that offered shipping facilities nearby.

The transformation of the King-Spadina area in the late 19th and early 20th centuries can be traced on Goad's Atlases for the period, extracts from which are reproduced in Section 6 of this report (Images 5-8).

King-Spadina remained an active industrial area up to the post-World War II era when manufacturers migrated to the Toronto's suburbs offering lower taxes, larger tracts of land, and access to new highways. While the clothing industry retained its profile in the neighbourhood (which was later dubbed the Fashion District), many buildings stood vacant as the area's industrial zoning restricted other uses. The district was renewed again in the 1960s following the restoration of the Royal Alexandra Theatre by entrepreneur "Honest Ed" Mirvish and the conversion of many of the former warehouses and commercial edifices into eating establishments for theatre patrons (an atlas from this period is appended as Image 9). By the end of the 20th century, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on King Street, west of Simcoe, which became known as Toronto's Entertainment District. The adoption of the King-Spadina Part II Secondary Plan in the mid 1990s furthered the transition of the neighbourhood to a mixed-used community, including residential condominiums.

Gardner Boyd Buildings

The property at 301 (303) King Street West is located on the south side of the street, west of John Street. The development of this part of the King-Spadina neighbourhood began in 1853 when a six-acre tract known as the Mercer Block was surveyed for a residential

from cholera in the 1830s and, following the Irish potato famine in 1847, typhus. In 1854, Toronto General Hospital relocated to Gerrard Street East, and the King Street West lands were sold for residential development

subdivision. The layout of the lots is shown on Browne's plan of 1862 (Image 4), with the first buildings illustrated on the Boulton Atlas of 1858 (Image 3).

The subject property remained vacant in 1884, when the site was illustrated on Goad's Atlas (Image 5), and in 1885 when Edward C. Jones retained the lands. Although a building permit was not located in 1886, by September of that year the tax assessment rolls record "five unfinished stores" owned by Gardner Boyd, a Toronto realtor and stock broker. Boyd had recently commissioned a pair of three-storey buildings further west, part of which survives as the two-storey structure at present-day 327 (333) King Street West.

By July 1887 when the next tax assessment roll was compiled, Boyd continued to own three of the five units, with the portion at present-day #301 occupied by a tobacconist and the remainder standing vacant. By 1890, when the buildings were illustrated on Goad's Atlas (Image 6), the tobacconist was joined by a confectioner in present-day #303 King.

Small businesses remained the occupants of #301 King up to the World War I era. In 1925, a sign painter and printer moved in, remaining for more than 25 years. In January 1945, application was made to repair the structures following a fire and to complete a two-storey addition. The neighbouring units to the west were demolished in 1956, with the land remaining vacant. Following the restoration of the Royal Alexandra Theatre in the 1960s and the creation of the Entertainment District, the Gardner Boyd Buildings housed eating establishments as part of the King Street West block known locally as "Restaurant Row."

iii. ARCHITECTURAL DESCRIPTION

The property at 301 (303) King Street West contains a pair of three-storey buildings that share the red brick cladding and classical detailing inspired by the late 19th century Italianate and Renaissance Revival styles popular for commercial edifices during the Victorian era. The near-identical structures present a unified front façade. Clad with red brick with brick and stone detailing, the principal (north) façade of each structure is symmetrically organized into two bays under flat rooflines (the cornices have been removed). The fenestration in the second storey has segmental-arched openings with voussoirs and keystones. In the third floor, the flat-headed openings are separated by brick piers with capitals, while string courses extend above and below the windows. The first-floor storefronts have been remodeled, with the entrances currently placed in the left (east) bay of 301 King Street West and the right (west) bay of #303 King. A photograph dated 1991 (attached as Image 12) shows the buildings prior to the removal of the paint and cornices, while a current photograph is appended as Images 13.

iv. CONTEXT

The property at 301 (303) King Street West is located on the south side of the street in the block between John Street (east) and Blue Jays Way (formerly Peter Street, west) (Image 1). This section of King Street West is anchored on the east by the William Barber

Building (1887) at #287 King and on the west by the Canadian Westinghouse Company Warehouse (1927 ff.), both of which are designated under Part IV, Section 29 of the Ontario Heritage Act. Near the centre of the block, Hughes Terrace at #319-325 King is a four-part row house dating to 1853 (with the units at #323 and 325 reconstructed in 1985) that represents the earliest development of the this section of the street. The remaining structures, including the Gardiner Boyd Buildings, consist mainly of late 19th century commercial edifices. Some of the latter properties are shown in the archival photographs dating to 1922 and 1961, which are attached as Images 10 and 11.

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	
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ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Type – The Gardiner Boyd Buildings are representative examples of late 19th century commercial edifices that display architectural features derived from the Italianate and Renaissance Revival styles that were popular during this era. Distinguished by the red brick cladding, fenestration and classical detailing, the Gardiner Boyd Buildings retain their setback on King Street West and complement the neighbouring late 19th century buildings, many of which are recognized on the City’s heritage inventory.¹⁶

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	NA

¹⁶ In addition to 301 (303) King Street West, in the block on the south side of King Street West between John Street and Blue Jays Way the properties at #291, 293, 295, 297, 299, 315 , 391-325 and 327 (333) King are listed on the City of Toronto Inventory of Heritage Properties, while the William Barber Building at #287 King and the Canadian Westinghouse Building at #355 King Street West are designated under the Ontario Heritage Act

No associative values have been identified for the property at 301 (303) King Street West.

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 Gardiner Boyd Buildings are historically linked to their surroundings in the King-Spadina neighbourhood, which developed in the 19th century from an institutional and residential enclave to a commercial and industrial area. While King Street West, west of Simcoe Street, was known as the address for Upper Canada College’s original campus and the first location of Toronto General Hospital, by the 1880s it had evolved into a commercial district marked by edifices that included the Gardiner Boyd Buildings. Following the transition of King-Spadina as the city’s new manufacturing district after the Great Fire of 1904, the subject buildings and their neighbours welcomed industrial tenants. The Gardiner Boyd Buildings, with the adjoining commercial buildings, were transformed again in the last part of the 20th century as King Street West became the heart of the Entertainment District. Known locally as “Restaurant row”, the Gardiner Boyd Buildings and their neighbours are integral parts of the Theatre District on King Street West.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 301 (303) King Street West has design and contextual value. The Gardiner Boyd Buildings retain their integrity as late 19th century commercial structures. With their decorative detailing and setback, the Gardiner Boyd Buildings are integral components of the streetscape on the south side of King Street West between John Street and Blue Jays Way that displays an intact group of late 19th century commercial buildings.

5. SOURCES

Archival Sources

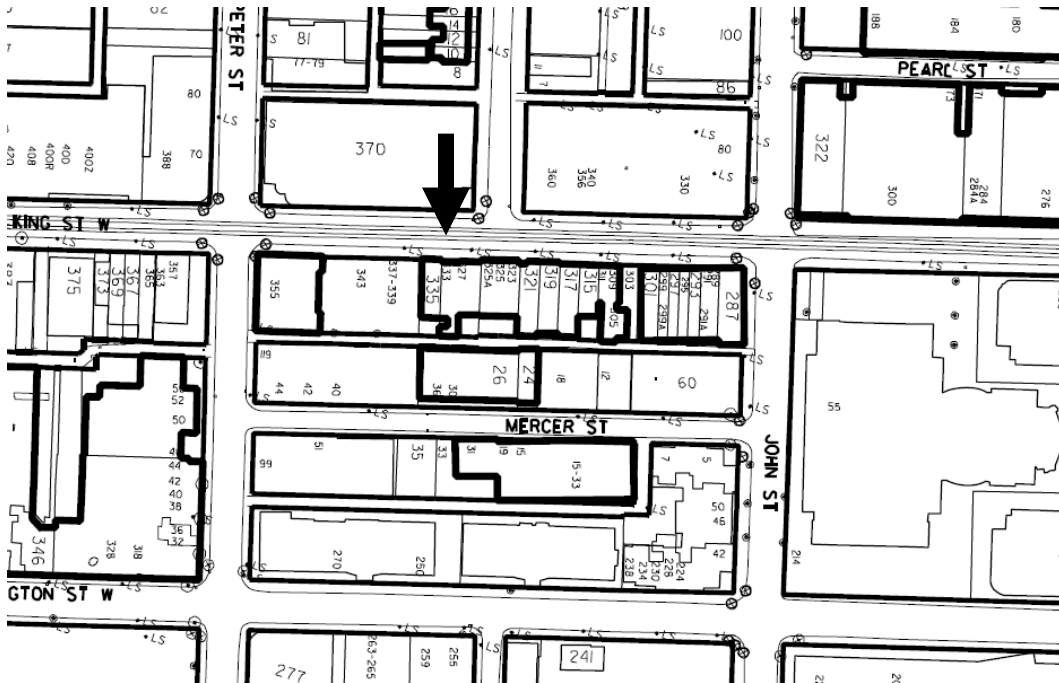
- Abstract Indices of Deeds, Plan 57, Lots 10 and 11
- Assessment Rolls, City of Toronto, St. George’s Ward and Ward 4, Division 1
- Building Records, Toronto and East York, alterations and additions to 301 (303) King Street West
- Boulton’s Atlas, 1858
- City of Toronto Directories, 1856 ff.
- Goad’s Atlases, 1880, 1884, 1890, 1894, 1899, 1903, and 1910 revised to 1912 and 1923
- Photograph, King Street West, west of John Street, 1922, City of Toronto Archives, Fonds 200, Series 1372, Item 1082

Photograph, King Street West, west of John Street, 1961, City of Toronto Archives,
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Plan of the City of Toronto, Browne, 1862
Topographical Map of the City of Toronto and Liberties, Cane, 1842

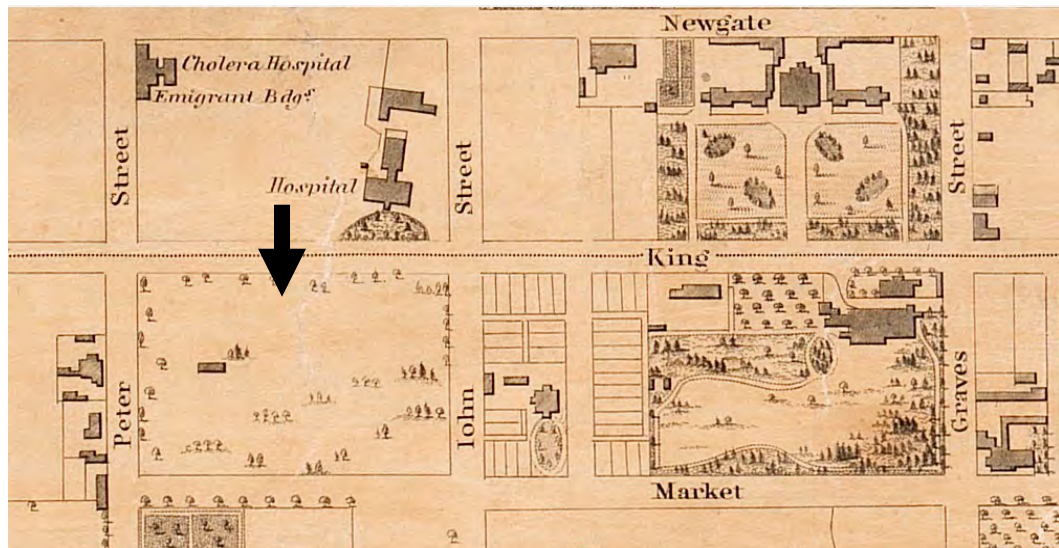
Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
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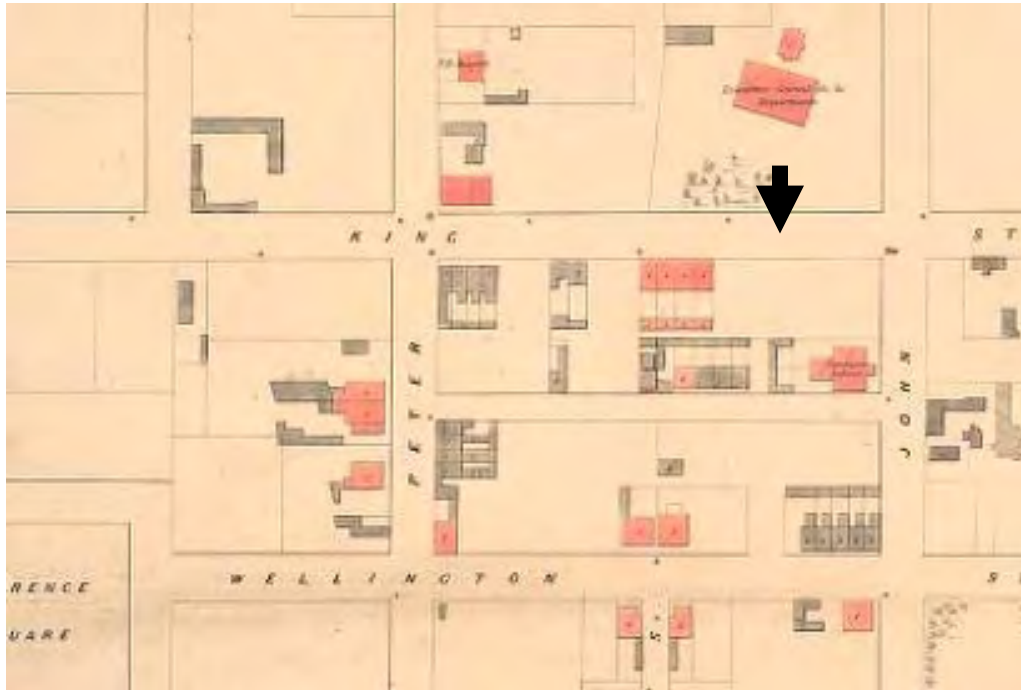
6. **IMAGES:** on the attached images, **arrows** mark the location of the subject property



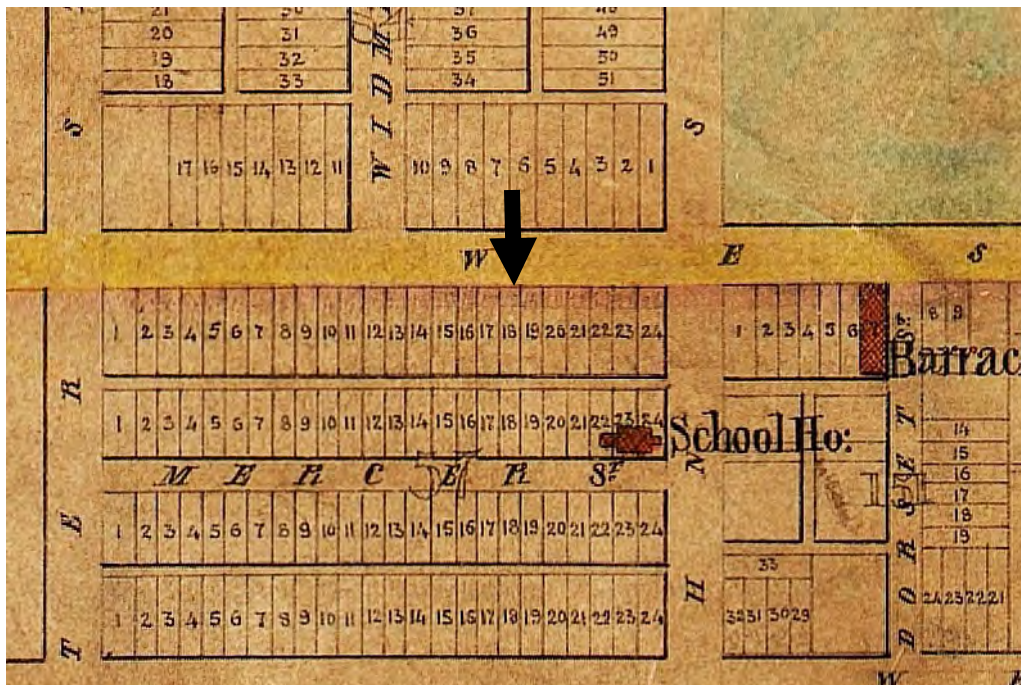
1. City of Toronto Property Data Map: showing the location of the property at 301 (303) King Street West



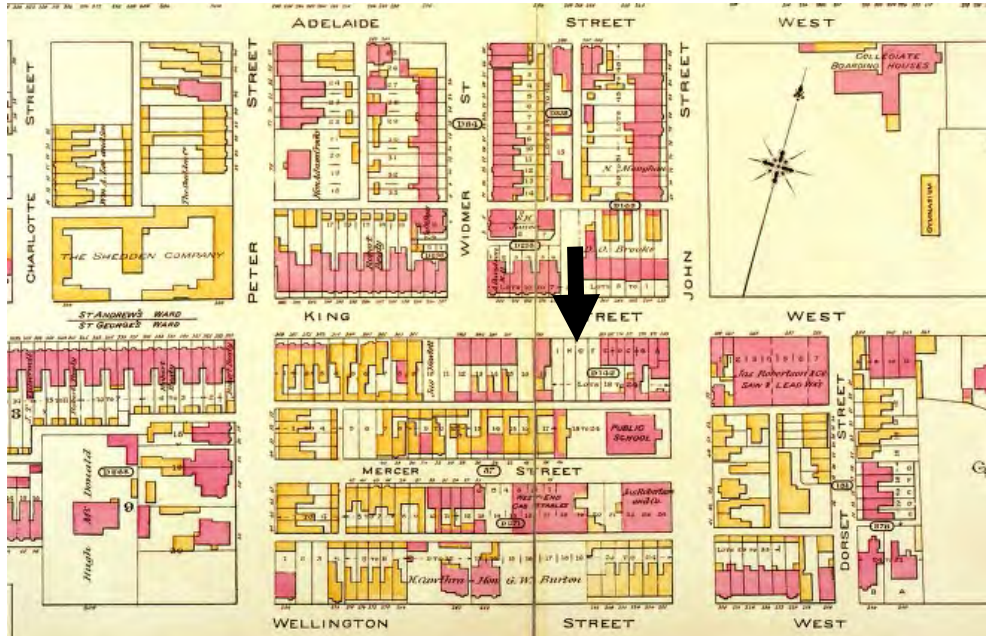
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842 showing the undeveloped Mercer Block on the south side of King Street between John and Peter Streets, with the hospital directly north and Upper Canada College further northeast



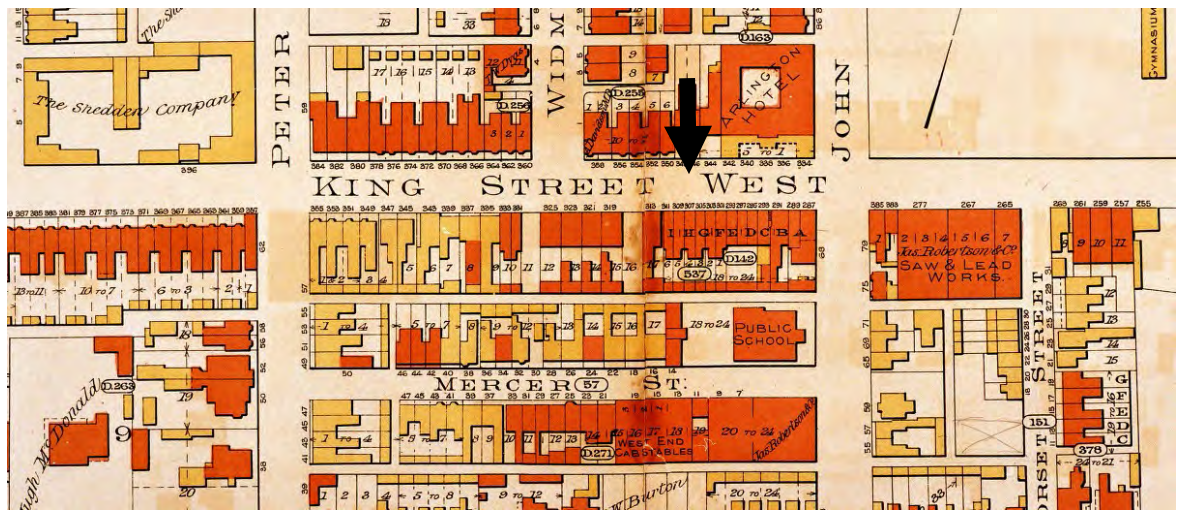
3. Boulton's Atlas, Plate 25, 1858: showing the development of the block to date



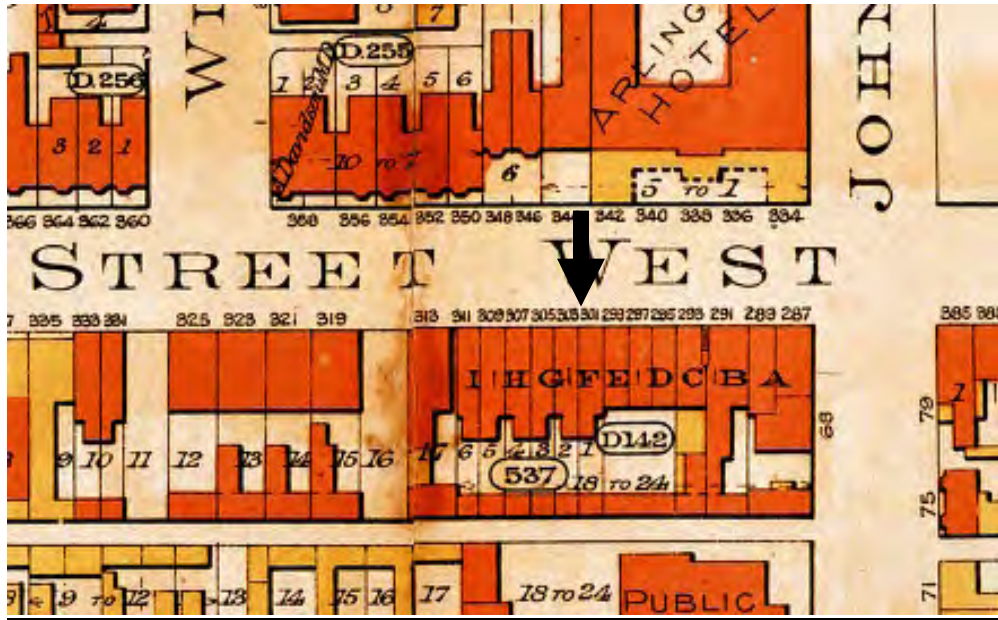
4. Plan of the City of Toronto, Browne, 1862: showing the subdivision of the properties where the subject property at 301 (303) King Street West occupies parts of Lots 18 and 19



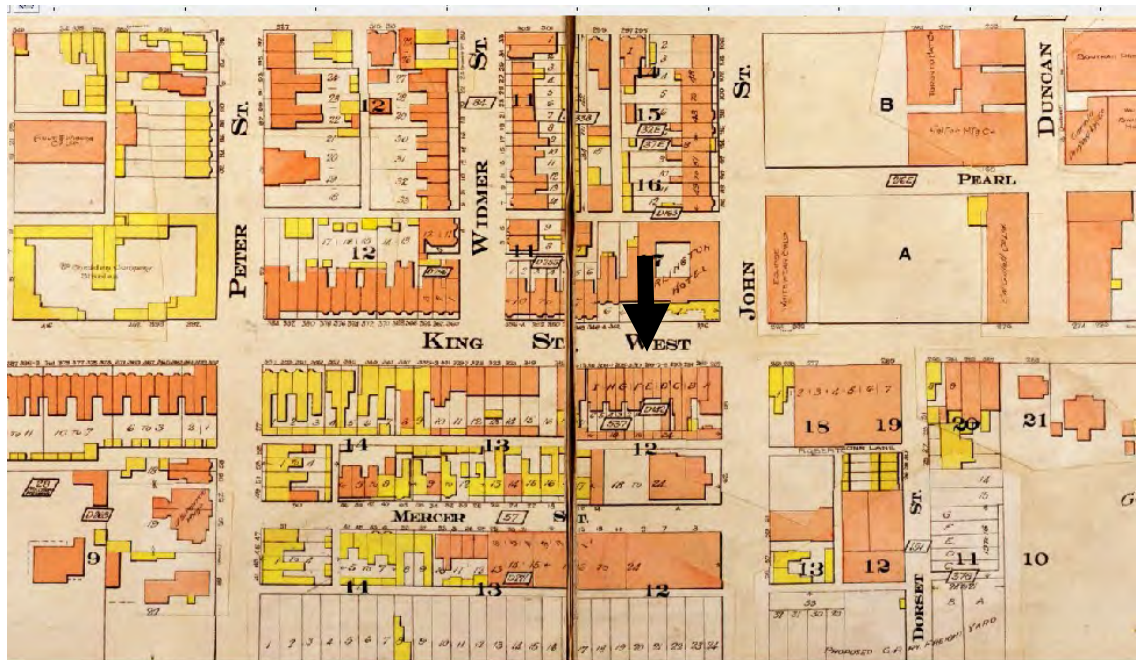
5. Goad's Atlas, 1884; showing the vacant properties where the Gardner Boyd Buildings now stand at present-day 301 (303) King Street West



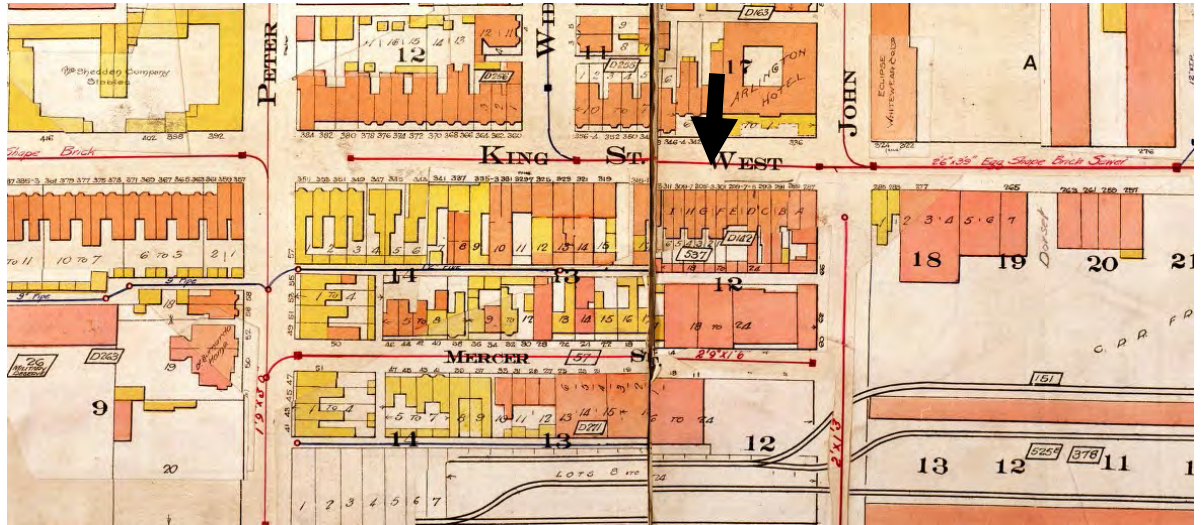
6. Goad's Atlas, 1890: showing the Gardner Boyd Buildings in place (today, only two of the original five units remain)



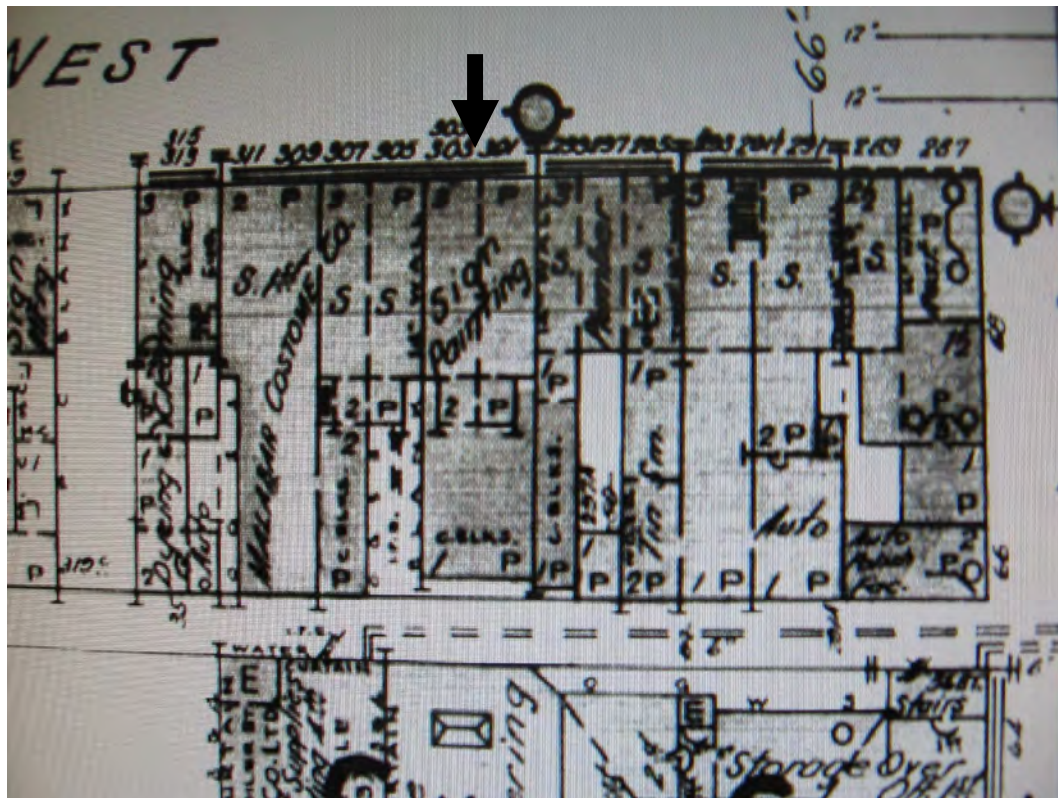
7. Goad's Atlas, 1890; detailed view, showing the Gardiner Boyd Buildings standing at #301 and 303 King (the three structures to the west were built at the same time)



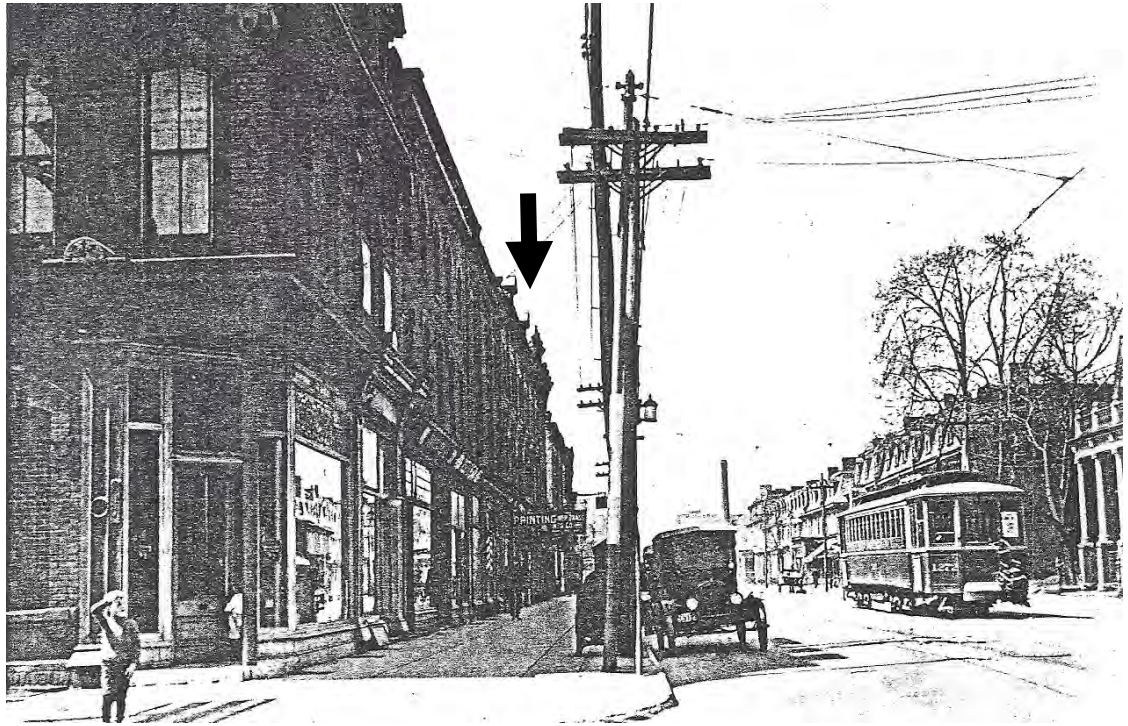
8. Goad's Atlas, 1910 revised to 1912; showing the development of the block in the early 20th century



9. Goad's Atlas, 1910 updated to 1923: showing the status of the block following World War I



10. Underwriters' Survey Bureau Atlas, July 1954 updated to January 1964: showing the Gardner Boyd Buildings at #301 (303) King. The units to the west, which were built at the same time, were demolished following a fire later in 1964



11. Photograph, King Street West, west of John Street, May 1922: showing the general location of the Gardner Boyd Buildings at 301 (303) King Street West and the height, rhythm and setback of the structures in the block west of John Street (City of Toronto Archives, Fonds 200, Series 1372, Item 1082)



12. Photograph, King Street West, west of John Street, 1961: showing the same view as in Image 11 with the surviving commercial buildings on the south side of King Street and residential buildings opposite (City of Toronto Archives, Fonds 1257, Series 1057, Item 27)



13. Photograph, 1991: showing the James Devlin Buildings on the right, prior to the removal of the paint and the cornice detailing (Toronto Historical Board)



14. Photograph, 301 (303) King Street West: the empty lots to the west (right) originally contained three additional units developed by Gardiner Boyd in 1886 (Heritage Preservation Services, 2009)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**JOSEPH DEVLIN BUILDING
315 KING STREET WEST, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2011

1. DESCRIPTION



Cover & above: Joseph Devlin Building, 315 King Street West
(Heritage Preservation Services, 2009 & 2011)

315 King Street West: Joseph Devlin Building	
ADDRESS	315 King Street West (south side of King Street West, west of John Street)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 57, Part Lot 17
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Joseph Devlin Building
CONSTRUCTION DATE	1884
ORIGINAL OWNER	Gardiner Boyd, realtor & stock broker
ORIGINAL USE	Commercial
CURRENT USE*	Commercial *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not identified ¹⁷
DESIGN/CONSTRUCTION	Brick cladding & brick, stone & wood detailing
ARCHITECTURAL STYLE	Italianate/Renaissance Revival
ADDITIONS/ALTERATIONS	Storefront altered
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	August 2011

¹⁷ There is a gap in the City of Toronto's building permits between April 25, 1883 and July 7, 1885 when the subject building was constructed. No tender call was found for the subject property

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 315 King Street West 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
1853 Apr	Plan 57 is registered on “Mercer’s Block”, subdividing the lands south of King Street West between John and Peter Streets ¹⁸
1883 May	Joseph Devlin buys lot and mortgages for \$4,000
1884	Lot 17 stands vacant on Goad's Atlas
1884 Sept	Joseph Devlin owns an “unfinished building” according to the tax assessment rolls
1887 July	Devlin rents his building to grocer Charles Marsland
1885 Sept	Devlin operates a grocery store in his building
1890	The building is illustrated on the updates to Goad’s Atlas
2009	The property now known as 327 (333) King Street West is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The property at 315 King Street West is located in the King-Spadina Neighbourhood, which was developed north of Front Street West between Simcoe Street (east) and Bathurst Street (west), with King Street West and Spadina Avenue as its major crossroads. Following the founding of the Town of York in 1793, the area between the townsite and the Humber River was initially reserved for military purposes. In 1797, Old Town was extended westward to Peter Street as “New Town” with King Street as the main commercial thoroughfare linking the communities. After the War of 1812, trustees of Toronto General Hospital acquired the lands on the northwest corner of King Street West and John Street where York’s first hospital was in place by 1820.¹⁹ In the following decade, the construction of the Provincial Legislature (Third Parliament Buildings, 1829-32) on present-day Wellington Street West coincided with the opening of the original Upper Canada College (in 1831, following the founding of the school two years earlier) near the northwest corner of King Street West and Simcoe Street. These institutional complexes attracted community leaders to the neighbourhood who

¹⁸ Plan D142 is registered, subdividing the portion of the Mercer Block on the southwest corner of King and John Streets

¹⁹ Initially used by the provincial government, the hospital did not accept patients until 1829. Additional buildings were constructed on the hospital grounds to treat and house the influx of immigrants suffering from cholera in the 1830s and, following the Irish potato family in 1847, typhus. In 1854, Toronto General Hospital relocated to Gerrard Street East, and the King Street West lands were sold for residential development

commissioned high-end residences, including Elmsley House (future site of Government House, the Lieutenant-Governor of Ontario's residence) on the southwest corner of King Street West and Simcoe Street (the latter house and other institutional buildings are shown on Cane's map of 1842, attached as Image 2).

By the end of the 19th century, the Provincial Legislature and Upper Canada College had moved away from the King-Spadina neighbourhood, leaving their former tracts open to redevelopment for commercial and industrial buildings. With this evolution of the area already underway, Toronto's industrial sector relocated here after the city's existing manufacturing district was levelled in the Great Fire of 1904. King-Spadina provided proximity to the city's business centre, street car service for workers, and transportation for goods via the steam railways (which had arrived in Toronto in the mid 1800s) that offered shipping facilities nearby.

The transformation of the King-Spadina area in the late 19th and early 20th centuries can be traced on Goad's Atlases for the period, extracts from which are reproduced in Section 6 of this report (Images 5-8).

King-Spadina remained an active industrial area up to the post-World War II era when manufacturers migrated to the Toronto's suburbs offering lower taxes, larger tracts of land, and access to new highways. While the clothing industry retained its profile in the neighbourhood (which was later dubbed the Fashion District), many buildings stood vacant as the area's industrial zoning restricted other uses. The district was renewed again in the 1960s following the restoration of the Royal Alexandra Theatre by entrepreneur "Honest Ed" Mirvish and the conversion of many of the former warehouses and commercial edifices into eating establishments for theatre patrons (an atlas from this period is appended as Image 9). By the end of the 20th century, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on King Street, west of Simcoe, which became known as Toronto's Entertainment District. The adoption of the King-Spadina Part II Secondary Plan in the mid 1990s furthered the transition of the neighbourhood to a mixed-used community, including residential condominiums.

Joseph Devlin Building

The property at 315 King Street West is located on the south side of the street, midway between John Street and Blue Jays Way (formerly Peter Street). The development of this part of the King-Spadina neighbourhood began in 1853 when a six-acre tract known as the Mercer Block was surveyed for a residential subdivision. The layout of the lots is shown on Browne's plan of 1862 (Image 4), with the first buildings illustrated on the Boulton Atlas of 1858 (Image 3).

Lot 17 remained vacant until the early 1880s when it was held by Edward C. Jones. According to the tax assessment roll compiled in September 1884, an "unfinished building" owned by grocer Joseph Devlin occupied the site. The structure is illustrated on Goad's Atlas for 1884 (Image 5). Devlin operated a grocery store in the building until 1887 when he rented the premises to Charles Marsland, another grocer.

In the World War I era, a dry cleaning firm became a long-term occupant. By the late 20th century following the restoration of the Royal Alexandra Theatre and the creation of the Entertainment District, the Joseph Devlin Building contained eating establishments as part of the “Restaurant Row” along this King Street West block.

iii. ARCHITECTURAL DESCRIPTION

The Joseph Devlin Building is a three-storey structure whose design with the red brick cladding, contrasting buff brickwork, and brick and stone detailing was inspired by the late 19th century Italianate and Renaissance Revival styles popular for commercial buildings during the Victorian era.

Above the first-floor storefront, which has been remodeled with the main entrance placed in the right (west) bay, the fenestration places segmental-arched openings with brick flat arches and stone sills in the second storey. In the upper floor, brick piers with capitals divide the flat-headed openings, which display stone labels, round-arched blind transoms with basketweave brickwork, and buff brick hood moulds. Current photographs are attached as Images 12 and 13.

iv. CONTEXT

The property at 315 King Street West is located on the south side of the street in the block between John Street (east) and Blue Jays Way (formerly Peter Street, west) (Image 1). This section of King Street West is anchored on the east by the William Barber Building (1887) at #287 King and on the west by the Canadian Westinghouse Company Warehouse (1927 ff), both of which are designated under Part IV, Section 29 of the Ontario Heritage Act. Near the centre of the block, Hughes Terrace at #319-325 King is a four-part row house dating to 1853 (with the units at #323 and 325 reconstructed in 1985) that represents the earliest development of this section of the street. The remaining structures, including the Joseph Devlin Building, consist mainly of late 19th century commercial edifices. Some of the latter properties are shown in the archival photographs dating to 1922 and 1961, which are attached as Images 10 and 11.

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 Example of a Type – The Joseph Devlin Building is a representative example of a late 19th century commercial edifice that displays architectural features derived from the Italianate and Renaissance Revival styles that were popular during this era. Distinguished by the red brick cladding with pattern brickwork, decorative stone and classical detailing, the Joseph Devlin Building retains its setback on King Street West and complements the neighbouring late 19th century buildings, many of which are recognized on the City’s heritage inventory.²⁰

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 associative values have been identified for the property at 315 King Street West.

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 Joseph Devlin Building is historically linked to its surroundings in the King-Spadina neighbourhood, which developed in the 19th century from an institutional and residential enclave to a commercial and industrial area. While King Street West, west of Simcoe Street, was known as the address for Upper Canada College’s original campus and the first location of Toronto General Hospital, by the 1880s it had evolved into a commercial district marked by edifices that included the Gardiner Boyd Buildings. Following the transition of King-Spadina as the city’s new manufacturing district after the Great Fire of 1904, the subject buildings and their neighbours welcomed industrial tenants. The Joseph Devlin Building, with the adjoining commercial buildings, was transformed again in the last part of the 20th century as King Street West became the heart of the Entertainment District. Known locally as “Restaurant row”, the Joseph Devlin Building and its neighbours are integral parts of the Theatre District on King Street West.

²⁰ In addition to 315 King Street West, in the block on the south side of King Street West between John Street and Blue Jays Way the properties at #291, 293, 295, 297, 299, 301 (303), 319-325 and 327 (333) King are listed on the City of Toronto Inventory of Heritage Properties, while the William Barber Building at #287 King and the Canadian Westinghouse Building at #355 King Street West are designated under the Ontario Heritage Act

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 315 King Street West has design and contextual value. The Joseph Devlin Building retains its integrity as a late 19th century commercial building with the original cladding and trim displayed in the second storey. With its decorative detailing and setback, the Joseph Devlin Building is an integral component of the streetscape on the south side of King Street West between John Street and Blue Jays Way that displays an intact group of late 19th century commercial buildings.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 57, Lot 17

Assessment Rolls, City of Toronto, St. George's Ward and Ward 4, Division 1

Building Records, Toronto and East York, alterations and additions to 327 (333) King Street West

Boulton's Atlas, 1858

City of Toronto Directories, 1856 ff.

Goad's Atlases, 1880, 1884, 1890, 1894, 1899, 1903, and 1910 revised to 1912 and 1923

Photograph, King Street West, west of John Street, 1922, City of Toronto Archives, Fonds 200, Series 1372, Item 1082

Photograph, King Street West, west of John Street, 1961, City of Toronto Archives, Fonds 1257, Series 1057, Item 27

Plan of the City of Toronto, Browne, 1862

Topographical Map of the City of Toronto and Liberties, Cane, 1842

Secondary Sources

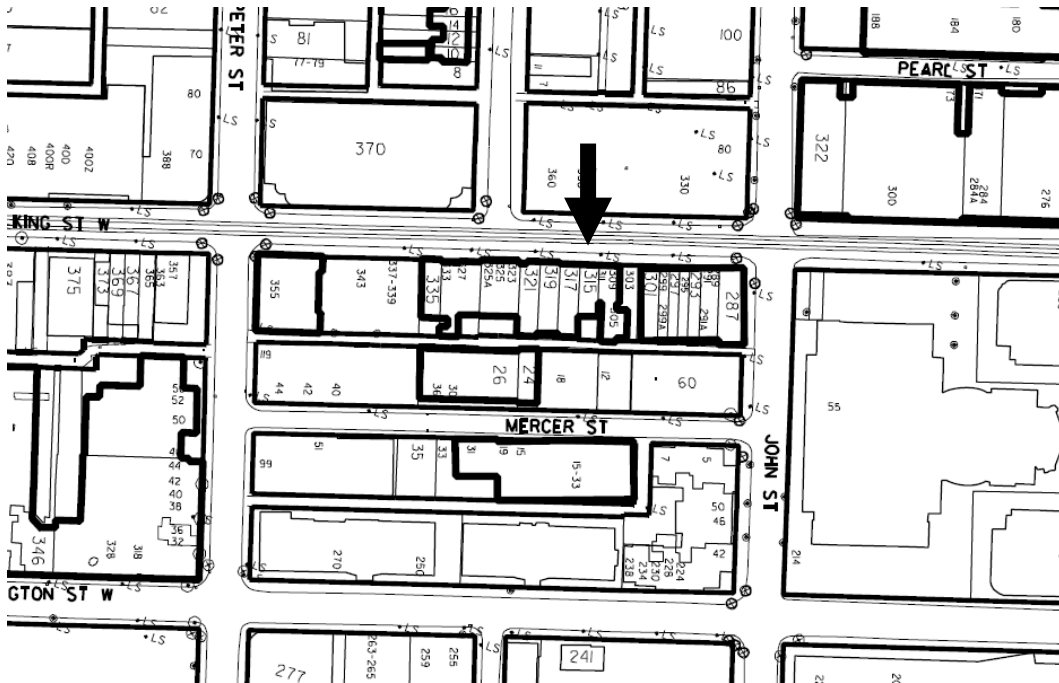
Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986

Blumenson, John, Ontario Architecture, 1990

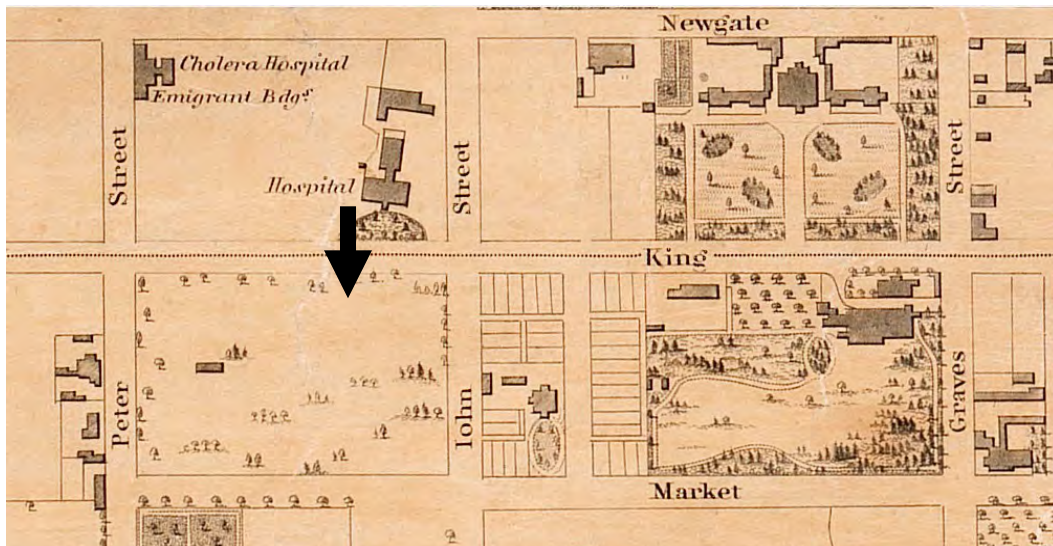
Dendy, William, Lost Toronto, 2nd ed., 1998

McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

6. **IMAGES:** on the attached images, **arrows** mark the location of the subject property



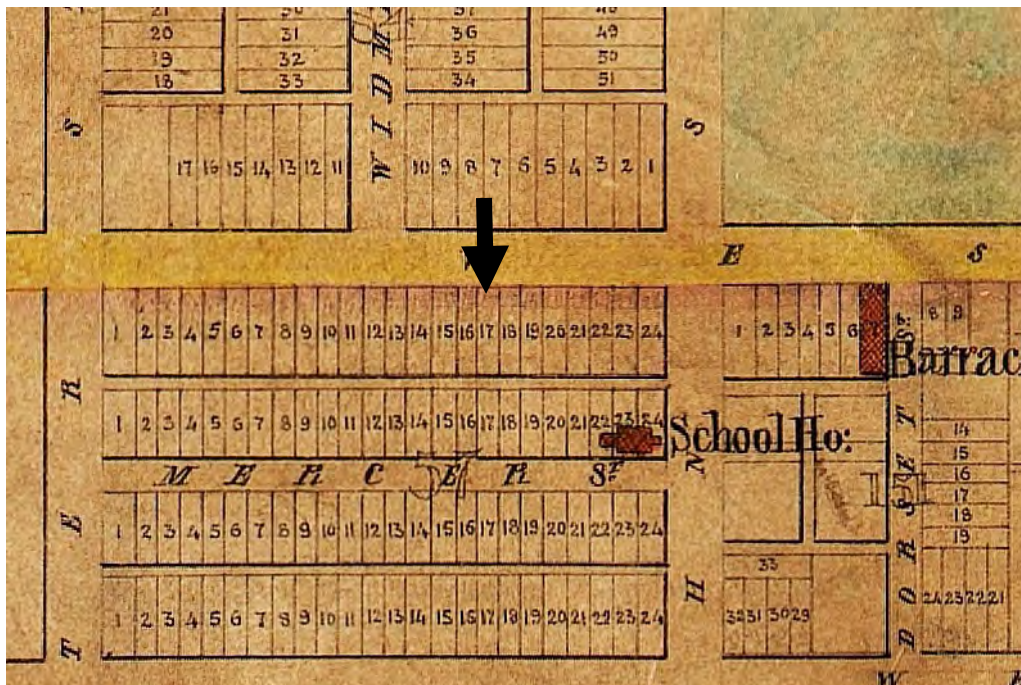
1. City of Toronto Property Data Map: showing the location of the property at 315 King Street West



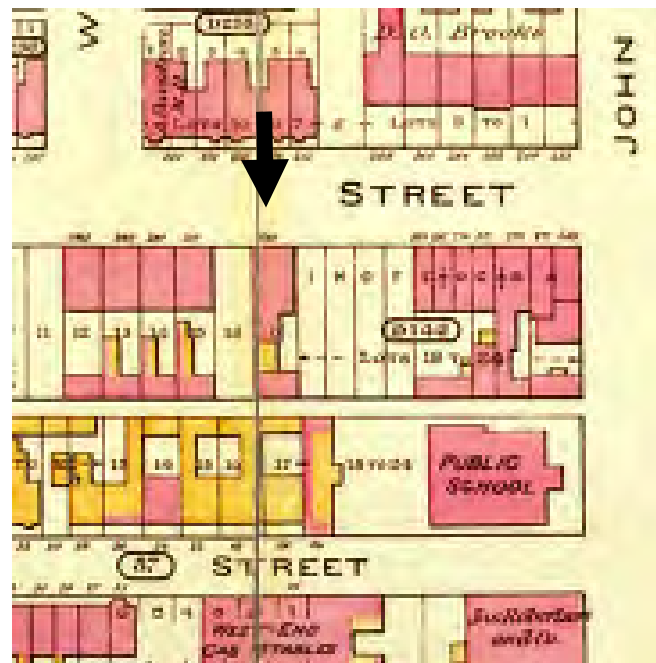
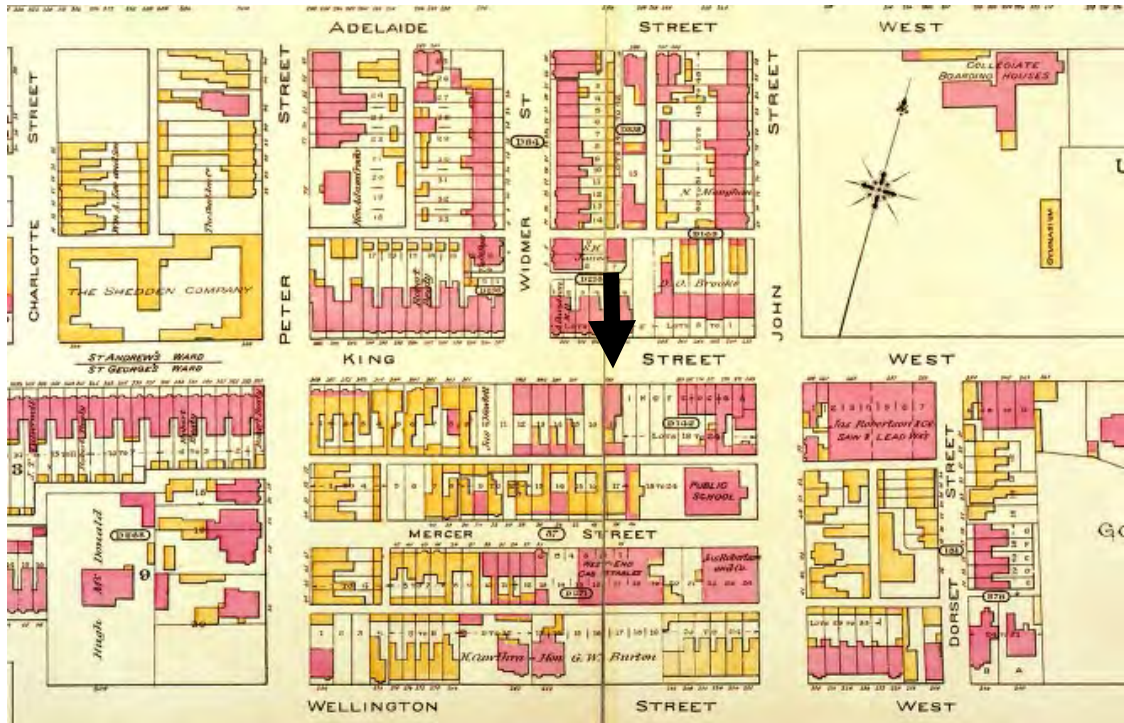
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842 showing the undeveloped Mercer Block on the south side of King Street between John and Peter Streets, with the hospital directly north and Upper Canada College further northeast



3. Boulton's Atlas, Plate 25, 1858: showing the development of the block to date



4. Plan of the City of Toronto, Browne, 1862: showing the subdivision of the properties where the Joseph Devlin Building was later built on Lot 17



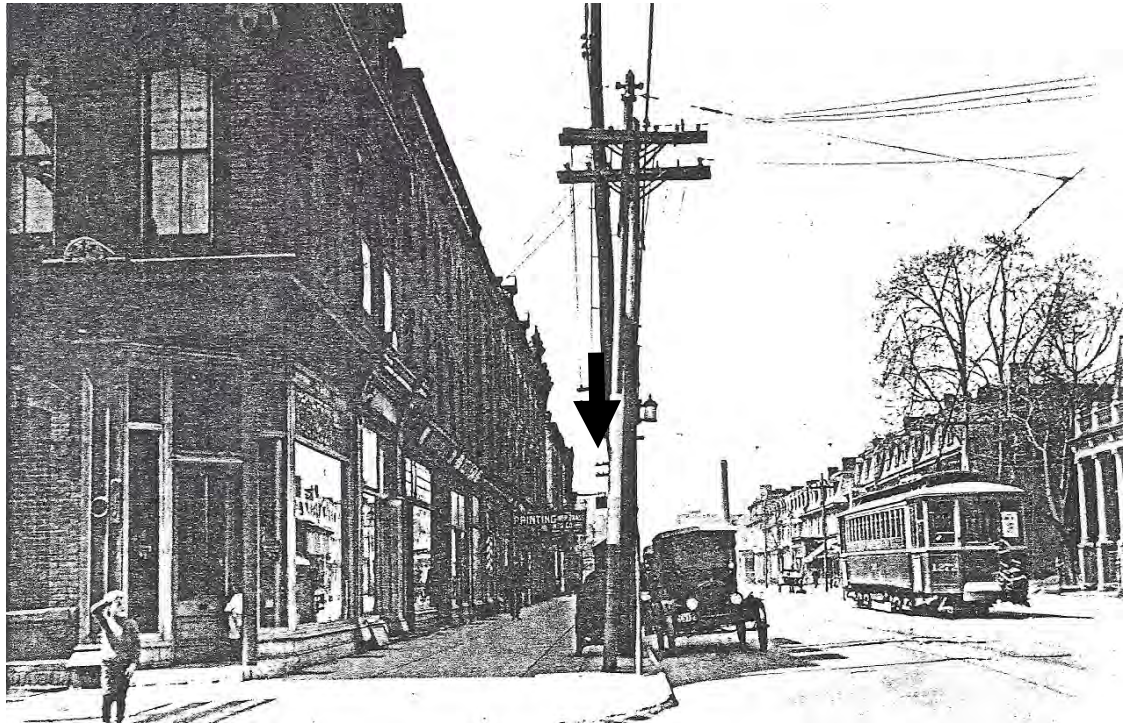
5. Goad's Atlas, 1884; showing the Joseph Devlin Building on Lot 17



6. Goad's Atlas, 1890: showing the Joseph Devlin Building at the end of the 19th century, with the additional buildings to the east (right)



7. Goad's Atlas, 1910 revised to 1912: showing the position of the Joseph Devlin Building on the south side of King Street West, east of John Street



10. Photograph, King Street West, west of John Street, May 1922: showing the general location of the Joseph Devlin Building at 315 King Street West and the height, rhythm and setback of the structures in the block west of John Street (City of Toronto Archives, Fonds 200, Series 1372, Item 1082)



11. Photograph, King Street West, west of John Street, 1961: showing the same view as in Image 10 with the surviving commercial buildings on the south side of King Street and residential buildings opposite (City of Toronto Archives, Fonds 1257, Series 1057, Item 27)



12. Photograph, King Street West, west of John Street; with the **arrow** marking the location of the subject building in the block (Heritage Preservation Services, 2009)



13. Photograph, King Street West, west of John Street; showing the Joseph Devlin Building (left) (Heritage Preservation Services, 2011)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



HUGHES TERRACE
319-325 KING STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2011

1. DESCRIPTION



Above: Hughes Terrace, 319 & 321 King Street West
 Cover: Hughes Terrace, 319-325 King Street West
 (Heritage Preservation Services, 2009 & 2011)

319-325 King Street West: Hughes Terrace	
ADDRESS	319-325 King Street West (south side of King Street West, west of John Street)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 57, Lots 12-15
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Hughes Terrace
CONSTRUCTION DATE	319-321: 1856 323-325: 1855
ORIGINAL OWNER	Anne Hughes ²¹
ORIGINAL USE	Residential (row housing)
CURRENT USE*	Commercial *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	1855 & 1856: John Tully, architect
DESIGN/CONSTRUCTION	Brick cladding & brick, stone & wood detailing
ARCHITECTURAL STYLE	Georgian
ADDITIONS/ALTERATIONS	1985: 323 & 325 reconstructed
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	August 2011

²¹ Hughes' name is sometimes spelled "Ann" or "Annie" in archival sources

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 319, 321, 323 and 325 King Street West 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
1853 Apr	Plan 57 is registered on “Mercer’s Block”, subdividing the lands on the south side of King Street West between John and Peter Streets
1853 May	Anne Hughes acquires Lots 12 & 13
1854 Apr	Anne Hughes owns vacant land on King Street West according to the tax assessment rolls
1855 Apr	Patrick & Bernard Hughes purchase Lots 14 & 15
1855 Apr 9	Tender call for a pair of two-storey houses for Mrs. Anne Hughes naming John Tully as the architect
1855 Apr 14	The tax assessment rolls record Anne Hughes as the owner of two vacant lots on King Street West
1855 Apr 17	A second tender call is advertised in <u>The Globe</u> , substituting the Hughes Brothers as the owners in place of Mrs. Anne Hughes
1855 Sept	One unit of Hughes Terrace is advertised for rent in <u>The Globe</u>
1856 March	Tender call is issued for a second pair of houses (future #319 & 321 King) completing “Hughes Terrace”
1856 May	The tax assessment rolls record Anne Hughes as the owner of a vacant house (#323) and a building occupied by a girls’ school (#325), as well as two vacant lots to the east (the future locations of #319 and 321 King)
1856 Aug	A newspaper description of John Tully’s current projects includes Hughes Terrace and John O’Donohoe’s row houses on Shuter Street (later known as Walnut Hall)
1856 Sept	Two units of Hughes Terrace are advertised for rent in <u>The Globe</u>
1856 Oct	Anne Hughes acquires Lots 14 & 15 from Patrick & Bernard Hughes as the future location of #319 & 321 King
1857 May	The neighbouring houses at #319 & 321 King are complete and owned by Anne Hughes, who occupies #323 & rents the other three units (as recorded in the tax assessment rolls)
1858	The four-unit Hughes Terrace is depicted on Boulton’s Atlas
1859	A city directory records Mrs. Hughes residing at “3 Hughes Terrace” (present-day #323)
1868	Trustees are appointed for the administration of Anne Hughes’ properties
1891	Prior to 1891, Mary G. Roche secured Lot 12, site of #325 King
1903	Building Permit #783 is issued to alter the storefront at #325 King
1914	The Hughes trustees sell Lot 13, containing the building at #323 King
1973	Hughes Terrace is included on the inaugural City of Toronto Inventory of Heritage Properties
1985	The west units of Hughes Terrace at 323 and 325 King Street West are reconstructed following the issuance of a public safety order

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The properties at 323 and 325 King Street West are located in the King-Spadina Neighbourhood, which developed north of Front Street West between Simcoe Street (east) and Bathurst Street (west), with King Street West and Spadina Avenue as its major cross-roads. Following the founding of the Town of York in 1793, the area between the townsite and the Humber River was initially reserved for military uses. In 1797, Old Town was extended westward to Peter Street as “New Town” with King Street as the main commercial street linking the communities. Following the War of 1812, trustees of Toronto General Hospital acquired the lands on the northwest corner of King Street West and John Street where York’s first hospital was in place by 1820.²² The construction of the Provincial Legislature (Third Parliament Buildings, 1829-32) on present-day Wellington Street West coincided with the opening of the original Upper Canada College (in 1831, following the founding of the school two years earlier) near the northwest corner of King Street West and Simcoe Street. These institutional complexes attracted community leaders to the neighbourhood, resulting in the construction of high-end residences, including Elmsley House (future side of Government House, the Lieutenant-Governor of Ontario’s residence) on the southwest corner of King Street West and Simcoe Street.

By the end of the 19th century, the Provincial Legislature and Upper Canada College had left the King-Spadina neighbourhood, opening their former tracts for redevelopment with commercial and industrial buildings. With this evolution of the area already underway, Toronto’s industrial sector relocated here after the city’s existing manufacturing district was destroyed in the Great Fire of 1904. King-Spadina provided access to the city’s business centre, street car service for workers, and transportation for goods via the steam railways (which had arrived in Toronto in the mid 1800s) with shipping facilities nearby.

The transformation of the King-Spadina area in the late 19th and early 20th centuries can be traced on maps and atlases for the period, extracts from which are reproduced in Section 6 of this report (Image 2-10).

King-Spadina remained an active industrial area until the post-World War II era when manufacturers migrated to the Toronto’s suburbs offering lower taxes, larger tracts of land, and access to new highways. While the clothing industry retained its profile in the neighbourhood (which was later dubbed the Fashion District), many buildings stood vacant as the area’s industrial zoning restricted other uses. The district was renewed again in the 1960s following the restoration of the Royal Alexandra Theatre by

²² Initially used by the provincial government, the hospital did not accept patients until 1829. Additional buildings were constructed on the hospital grounds to treat and house the influx of immigrants suffering from cholera in the 1830s and, following the Irish potato family in 1847, typhus. In 1854, Toronto General Hospital relocated to Gerrard Street East, and the King Street West lands were sold for residential development

entrepreneur “Honest Ed” Mirvish and the conversion of many of the former warehouses and commercial edifices into eating establishments for theatre patrons. By the end of the 20th century, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on King Street, west of Simcoe, which became known as Toronto’s Entertainment District. The adoption of the King-Spadina Part II Secondary Plan in the mid 1990s furthered the transition of the neighbourhood to a mixed-used community, including residential condominiums.

Hughes Terrace

The properties at 319-325 King Street West are located on the south side of the street, midway between John Street and Blue Jays Way (formerly Peter Street). The development of this part of the King-Spadina neighbourhood dated to 1853 when a six-acre tract known as the Mercer Block was surveyed for a residential subdivision. The original allotment was depicted on Cane’s map of 1842 (Image 2), the layout of Mercer Street is shown on Fleming, Ridout and Schreiber’s plan dated 1857 (Image 3) and, five years later, Browne’s map illustrates the location of the building lots (Image 5).

In 1853, Lots 12 and 13 on the south side of King Street were acquired by Anne Hughes, a widow, while her sons Patrick and Bernard B. Hughes purchased the neighbouring Lots 14 and 15. The family had immigrated to Canada from Ireland in 1847 and, by the time the land purchases were finalized, the Hughes Brothers had opened a wholesale business selling dry goods, ready-made clothing and hardware with premises on King Street West, east of the subject properties.²³ Patrick Hughes (1831-99), in addition to being a well-known Toronto businessman and a director of several banks, was a Toronto city councillor and a federal Member of Parliament.

In April 1855, tenders were called for a pair of three-storey houses on Anne Hughes’ King Street allotments.²⁴ One of the units was advertised for rent in September of that year (Image 11). Plans were in place by March 1856 for an additional pair of house form buildings forming “a continuation of the block known as Hughes Terrace”.²⁵ The second pair of row houses was constructed between May 1856 (when the lots were still vacant according to the tax assessment rolls) and September of that year when two units were offered for rent (Image 12).²⁶ Upon completion of the westerly units, Anne Hughes occupied present-day #323 and rented the neighbouring house to the proprietor of a ladies’ school.²⁷ The four-unit terrace was illustrated on Boulton’s Atlas of 1858 (Image 4). During the following decade while Anne Hughes resided on-site, the tenants of the

²³ First located on King Street West, by 1870 the Hughes Brothers had a wholesale warehouse at 62 Yonge Street and a dry goods store on King Street East

²⁴ While the Hughes family owned Lots 11-16, the tax assessment rolls indicate that the units at #323 and 325 King were the first completed on Lots 12 and 13

²⁵ The Globe, March 5, 1856

²⁶ With Anne Hughes already occupying #323 King, one of the other two rental units was in the newly completed houses at present-day #319 and 321 King

²⁷ Anne Hughes occupied “3 Hughes Terrace” in 1859 (according to archival sources), while the present street numbers were in use by the late 1880s

other units included military officers and a government administrator who likely chose Hughes Terrace for its proximity to the Provincial Legislature. Anne Hughes was last recorded as the occupant of #323 King in 1868 when she shared the premises with Edward Hughes. By the 1880s, the four properties were in the hands of Anne Hughes' trustees, who retained the row houses at #323 and 325 King until the early 1890s, selling #319 King in 1904 and #323 King during World War I.

At the end of the 19th century, most of the units comprising Hughes Terrace contained boarding houses. The first reference to commercial occupancy occurred in the mid 1890s when Thomas Tintzel operated his tailor shop at #321 King, where he also resided. The conversion of the dwellings to commercial uses coincided with the overall changes to the King-Spadina neighbourhood, particularly the relocation of the Provincial Legislature and Upper Canada College and the introduction of manufacturing to the district. As the historical maps in Section 6 illustrate, the land on either side (east and west) of Hughes Terrace remained undeveloped until the early 20th century. By 1923, as shown on the update to Goad's Atlas (Image 10), Hughes Terrace had been extended to the rear (south). Archival photographs dating to 1922 and 1961 show Hughes Terrace adjoined by late 19th century commercial buildings that survive today (Images 13 and 14). An extract from an atlas updated to 1964 shows Hughes Terrace at that time (Image 11).

In 1973, the properties comprising Hughes Terrace at 319-325 King Street West were included on the inaugural City of Toronto Inventory of Heritage Properties. After well over a century of continuous use, in 1984 the westerly two units of Hughes Terrace were deemed structurally unsound and the City of Toronto's Buildings and Inspections Department ordered their removal (Hughes Terrace is shown prior to and following demolition in Images 19-26). Working with the Toronto Historical Board (an agency of the former City of Toronto that also served as the municipality's heritage advisory committee under the Ontario Heritage Act), the property owners reconstructed the buildings at 323 and 325 King Street West according to the original designs, reinstating the stone detailing on the window openings and the stone name band that extended along the roofline between #321 and 323 King. A letter dated 1984 from the Toronto Historical Board that discusses the reconstruction and the significance of the properties is attached (Image 27).

John Tully, Architect

Hughes Terrace was originally constructed in 1855 and 1856 according to the designs of the important early Toronto architect, engineer and surveyor, John Tully (1818-1886). Born in Ireland, little is known about Tully's origins and his architectural training before the early 1840s when he arrived in Canada with his younger brother, Kivas.²⁸ John Tully accepted a position in the office of early architect and city surveyor John Howard where he assisted with the plans for the Provincial Lunatic Asylum (1844 ff.). In solo practice beginning in 1846, Tully spent much of his career preparing entries for various design competitions and applying for appointments as surveyor and assessor for the City of

²⁸ Kivas Tully (1820-1905) is best known for his projects as Provincial Architect in the later 19th century

Toronto. Apart from a commission for the House of Refuge in 1859, Tully is best known for his residential portfolio that included row housing (1856) on Shuter Street near George Street (later known as Walnut Hall and now demolished, the building is shown in the archival photograph attached as Image 18) and Hughes Terrace. Tully moved to Chicago by 1866 where he worked both on his own and in partnership before relocating to New Mexico. In Toronto, Hughes Terrace stands as a rare surviving example of his work, with the original units extant at #319 and 323 King, and the reconstructed pair of buildings at #323 and 325 King inspired by his designs.²⁹

iii. ARCHITECTURAL DESCRIPTION

The properties at 319-325 King Street West contain the four adjoining row houses associated with Hughes Terrace. The two easterly units at #319 and 321 King date to 1856. At #323 and 325, the westerly pair was in place in 1855 and rebuilt in 1985. The reconstructed units followed the design of the original portions, reflecting the Georgian style that was popular for the first generation of buildings in Toronto during the early to mid 1800s. Named for the reigns of early 18th to early 19th century English monarchs, the style was applied to all types of buildings and was recognized by its symmetrical facades and restrained classical detailing. While the Georgian design appeared in detached residences built for the upper classes, "...for the urban dweller of lesser means, its strict rules of balance and proportion were more likely displayed on row housing."³⁰ The latter dwellings featured raised basements with the main entrance elevated at one end of the principal elevation façade. While the conversion of all of the units of Hughes Terrace to combined commercial and residential uses in the early 20th century and the introduction of ground-floor storefronts concealed these features, surviving examples are found at 82 Bond Street (Image 15) and 68-70 Shuter Street (Image 17), as well as 191-197 Church Street (Image 16), the latter being closest in appearance to Hughes Terrace.³¹

The original units of Hughes Terrace at #319 and 321 King rise 3½ stories beneath stepped gable roof with firebreak end walls, brick chimneys and, centered on the north slopes, round-arched dormers. Distinguished with different tones of brick cladding and trimmed with brick and stone, each row house is symmetrically organized above the ground-floor storefronts, which have been altered over time.³² Brick quoins separate and

²⁹ A surviving brick town house, completed in 1858 and later altered for commercial and industrial use at 24 Mercer Street, is attributed to John Tully who, according to The Globe's tender calls, designed a brick house on the Mercer Block in 1857. Tully is also credited with the designs of the surviving row houses at 68-70 Shuter Street (1855) and 191-197 Church Street (1856, and partially reconstructed) according to McHugh, 170

³⁰ Cruikshank, 42

³¹ All of the referenced properties are included on the City's heritage inventory. When the row housing at 191-197 Church Street was listed in 1973, the reconstructed unit at #195 was specifically identified

³² Given the availability of materials and the desire to differentiate the reconstructed units from the original ones (featuring buff brick cladding), the structures at #323 and 325 King are faced in red brick. An architectural assessment of the properties indicates that it was a popular method in the 19th century to tint light coloured brick to give buildings the appearance of having more expensive red brickwork (Goldsmith, 11)

flank the units, while trios of flat-headed window openings with stone hood moulds and sills mark the upper floors. Stone cornices extend along the north rooflines above corbelled brickwork. A curved stone name band identifying “Hughes Terrace” extends from #321 King to the neighbouring unit that was reconstructed at #323 King. The east wall of #319 King adjoins and overlooks the lower structure at 317 King Street West.

To the west where they also rise 3½ stories, the units at #323 and 325 King were rebuilt with new materials (including the red brick cladding), apart from the reuse of the stone hood moulds and sills and the reinstating of the curved stone name band linking #321 and #323 King at the roofline. The principal (north) façade of each row house is symmetrically organized into three bays. Above the first-floor storefronts, the upper stories contain trios of flat-headed window openings. The rooflines share a moulded stone cornice with decorative corbelled brickwork, and a round-headed dormer is symmetrically placed over the centre of each row house. At the west end of each unit, a stepped firebreak wall incorporates a brick chimney. The east elevation of #323 King abuts the adjoining structure at #321 King, while the west wall of #325 King is blank.

iv. CONTEXT

The properties at 319-325 King Street West are located on the south side of the street in the block between John Street (east) and Blue Jays Way (formerly Peter Street, west), where they complete the vista looking south along Widmer Street to King Street (Image 1). The four units of Hughes Terrace, which date to the 1850s with the reconstructed portions completed in 1985, adjoin a series of commercial edifices constructed in the 1870s and 1880s, many of which are recognized on the City of Toronto Inventory of Heritage Properties. To the west, the Canadian Westinghouse Building (1927 ff.) that anchors the southeast corner of King Street West and Blue Jays Way, and the William Barber Building (1887) on the southwest corner of King and John Streets are designated under Part IV, Section 29 of the Ontario Heritage Act.

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

Rare and Unique Examples of a Style and Type – The original surviving units of Hughes Terrace at #319 and 321 King are rare examples of mid-19th century urban row houses designed in the Georgian style, and among the oldest remaining buildings in Toronto.

The properties at 323 and 325 King Street West are unique as they contain buildings that were reconstructed to replicate the surviving units of Hughes Terrace that they adjoin. When the westerly portions of Hughes Terrace were demolished for public safety reasons in 1985, the buildings were deemed so significant that the owners and municipality agreed to their replication. The two buildings associated with Hughes Terrace were rebuilt in 1985 because the City of Toronto regarded “this row of early Georgian architecture is probably the finest example still remaining in the city...”³³

Hughes Terrace, consisting of two original and two reconstructed row houses, is an uncommon surviving example of this type of early- to mid-19th century residential housing in Toronto. Its rarity relates to its status as a pre-Confederation row house and one of the few representing “the type of house likely to have been owned or rented by the city’s middle classes.”³⁴ With the demolition of the Walnut Hall Apartments at 102-110 Shuter Street, other than Hughes Terrace the best extant examples are found at 191-197 Church Street (the four-unit row as built in 1852 and restored following a fire in 1856). Similar to Hughes Terrace, in this case one of the row houses (#195) was reconstructed following a fire in a design described as “a satisfactory balance between historical restoration and modern architectural expression.”³⁵

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	X

Architect – The original units of Hughes Terrace at 319-321 King Street West are associated with early Toronto architect, John Tully, and among the few surviving buildings in the city that are associated with his practice.³⁶

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A

³³ Letter, Toronto Historical Board to Commissioner, Planning and Development, City of Toronto, February 21, 1984 (Image 27, attached)

³⁴ Dendy and Kilbourn, 84

³⁵ Cruikshank, 42. The William Lyon Mackenzie House at 82 Bond Street is another more modest surviving example of a mid-19th century rowhouse (where the other two units were demolished), which was restored as a historic house museum in the 1930s (Image14)

³⁶ As described in Section ii, Tully executed relatively few projects during the time he practiced in Toronto, with few buildings remaining and others identified as attributions rather than confirmed commissions

ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Surroundings – Hughes Terrace, comprising the original row houses at 319 and 321 King Street West and the adjoining reconstructed units at #319 and 321 King, are visually linked to the surrounding King-Spadina neighbourhood. The complex contains the earliest surviving buildings in the block at #319-321 King that were converted from residential to commercial uses and, together with the reconstructed units at #323-325, they contribute to the group of later 19th century commercial buildings that fill most of the block between John Street (east) and Blue Jays Way (formerly Peter Street, west).

The reconstructed row houses at Hughes Terrace support the character and continuous scale and rhythm of the grouping of commercial buildings in the block on the south side of King Street West between John Street and Blue Jays Way.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 319-325 King Street West have design and contextual value, and those at #319 and 321 King have additional associative value for their connection to architect John Tully. The original portions of Hughes Terrace are rare examples of urban row houses designed in the Georgian style that are among the oldest remaining building in both the King-Spadina neighbourhood and the City of Toronto. The reconstructed units of Hughes Terrace retain their design integrity as they complement with their scale, proportions, materials and detailing the adjoining original row houses. Together, the group of row houses at 319, 321, 323 and 325 King Street West are integral components of the block on the south side of the thoroughfare, west of John Street, where they form part of a surviving group of commercial buildings that evoke the late 19th century character of this section of King Street.

5. SOURCES

Archival Sources

- Abstract Indices of Deeds, Plan 57, Lots 12 and 13
- Assessment Rolls, City of Toronto, St. George’s Ward and Ward 4, Division 1
- Building Permit #783, March 8, 1903, 325 King Street West, alterations to store
- Building Records, Toronto and East York, plans for alterations and additions to 323 and 325 King Street West
- Boulton’s Atlas, 1858
- City of Toronto Directories, 1856 ff.
- Goad’s Atlases, 1880, 1884, 1890, 1894, 1899, 1903, and 1910 revised to 1912 and 1923
- Photograph, King Street West, west of John Street, 1922, City of Toronto Archives, Fonds 200, Series 1372, Item 1082
- Photograph, King Street West, west of John Street, 1961, City of Toronto Archives, Fonds 1257, Series 1057, Item 27

Photograph, Shuter Street, 1934, City of Toronto Archives, Fonds 200, Series 372, Item 1719

Plan of the City of Toronto, Browne, 1862

Plan of the City of Toronto, Fleming, Ridout and Schreibner, 1857

Topographical Map of the City of Toronto and Liberties, Cane, 1842

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“Deaths (Patrick Hughes), The Evening Star, March 24, 1899

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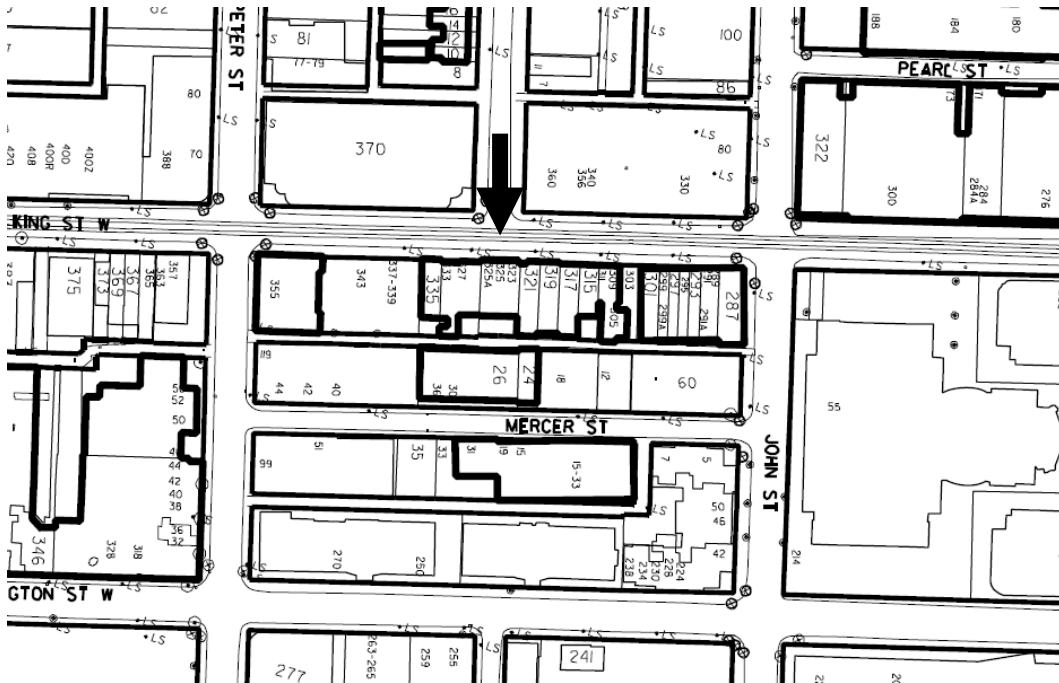
Goldsmith, Philip, Heritage Impact Assessment, 333 King Street West, Toronto, Ontario, 20 April 2010

“John Tully,” entry in The Biographical Dictionary of Architects in Canada, 1800-1950
www.dictionaryofarchitectsincanada.org

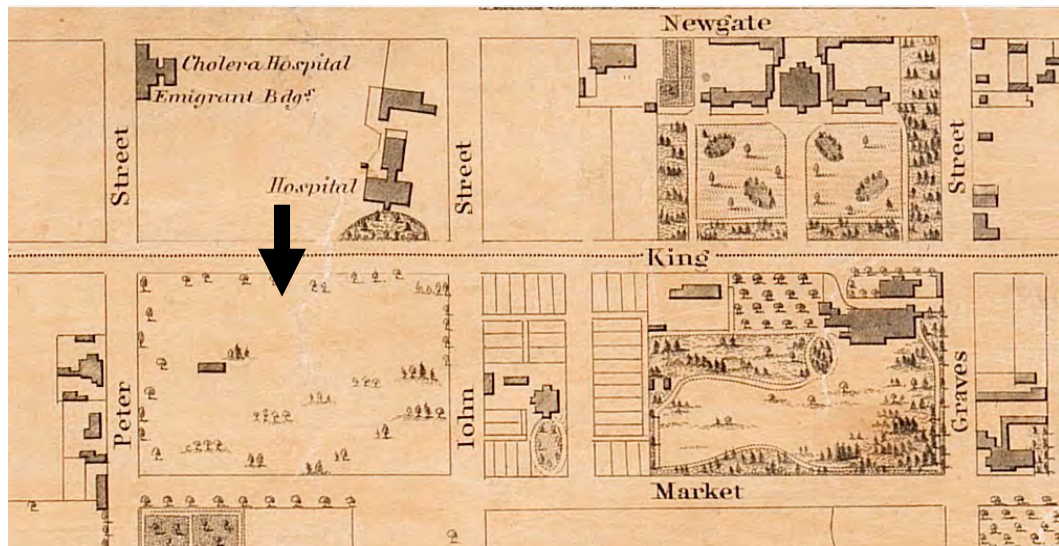
Otto, Stephen A. Otto, John Tully, typescript, November 4, 1980

“Patrick Hughes,” entry in The Canadian Parliament Companion and Annual Register, 1879, www.archive.org

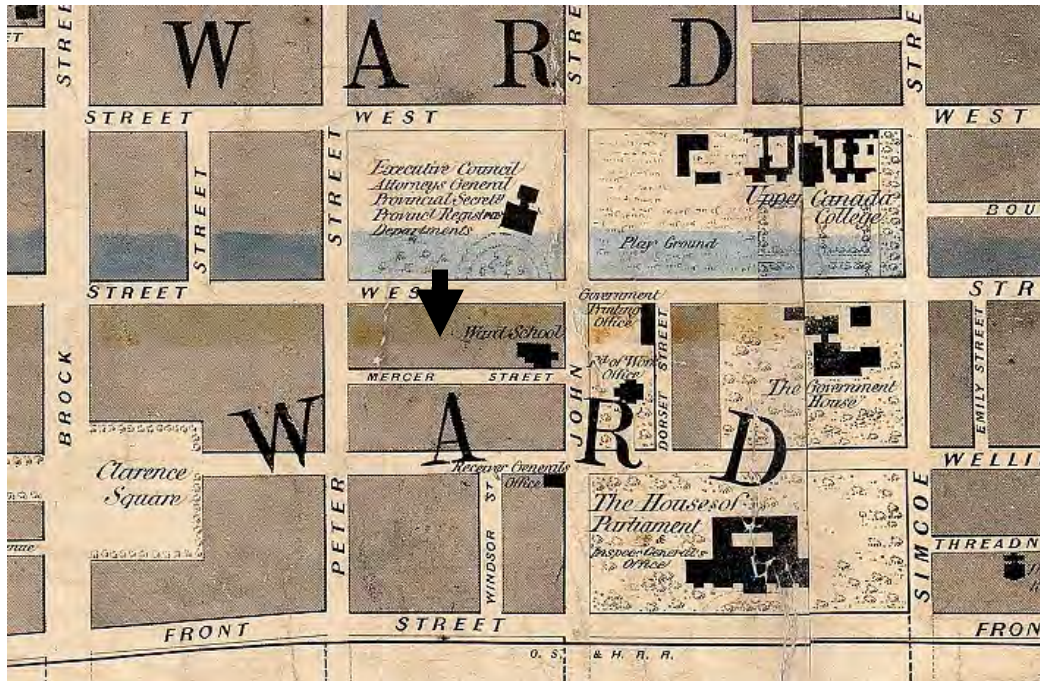
6. **IMAGES:** on the attached images, **arrows** mark the location of the subject properties



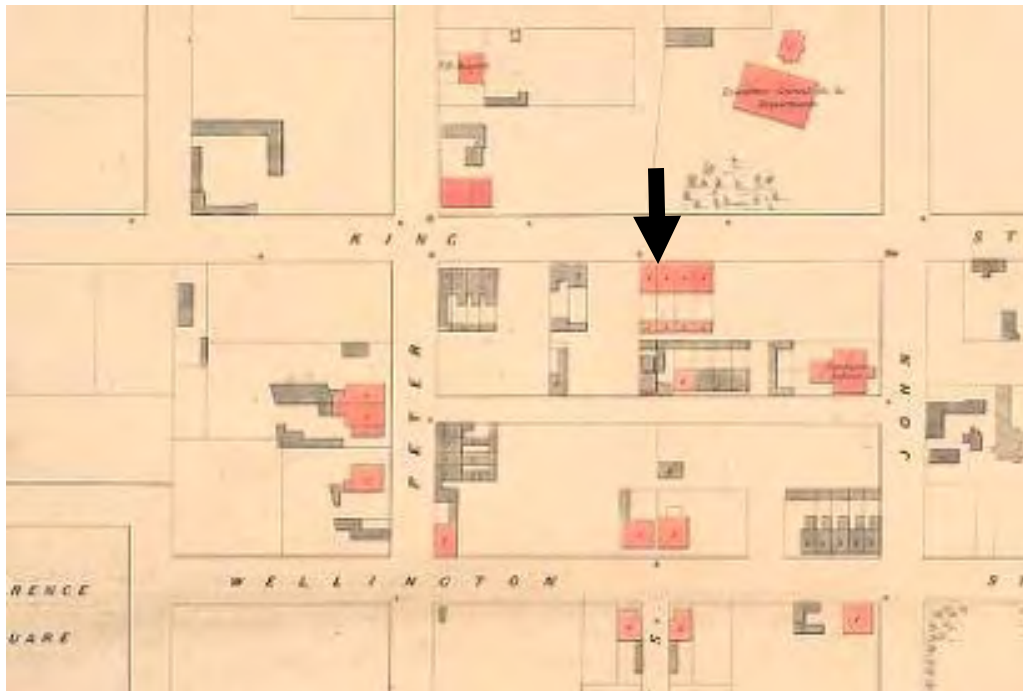
1. City of Toronto Property Data Map: showing the location of the properties at 319-325 King Street West



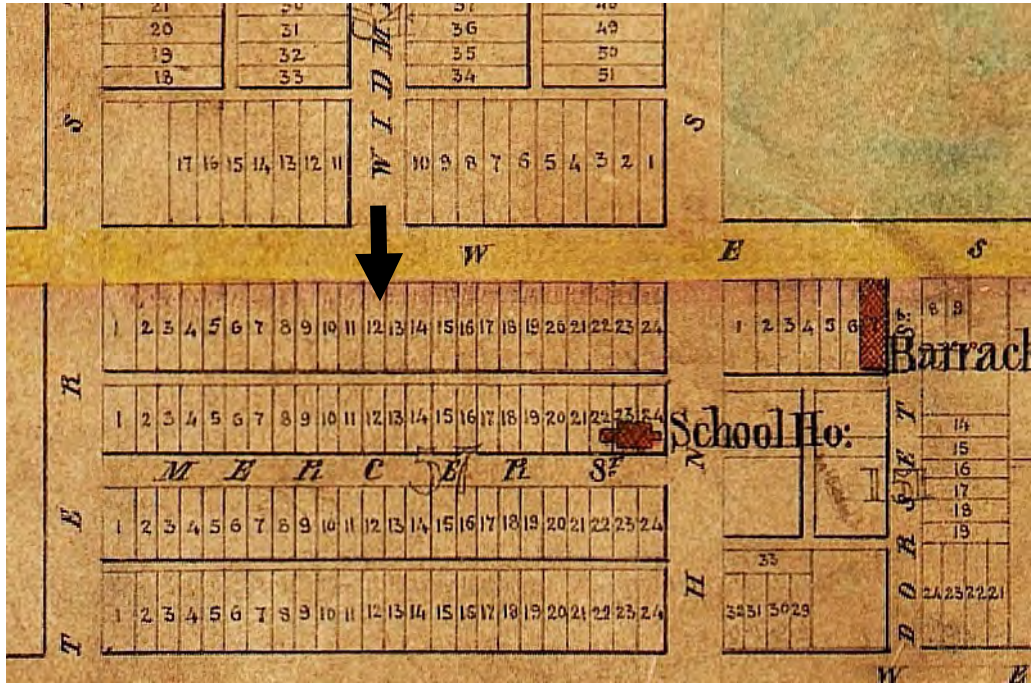
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842 showing the undeveloped Mercer Block on the south side of King Street between John and Peter Streets, with the hospital directly north and Upper Canada College to the northeast



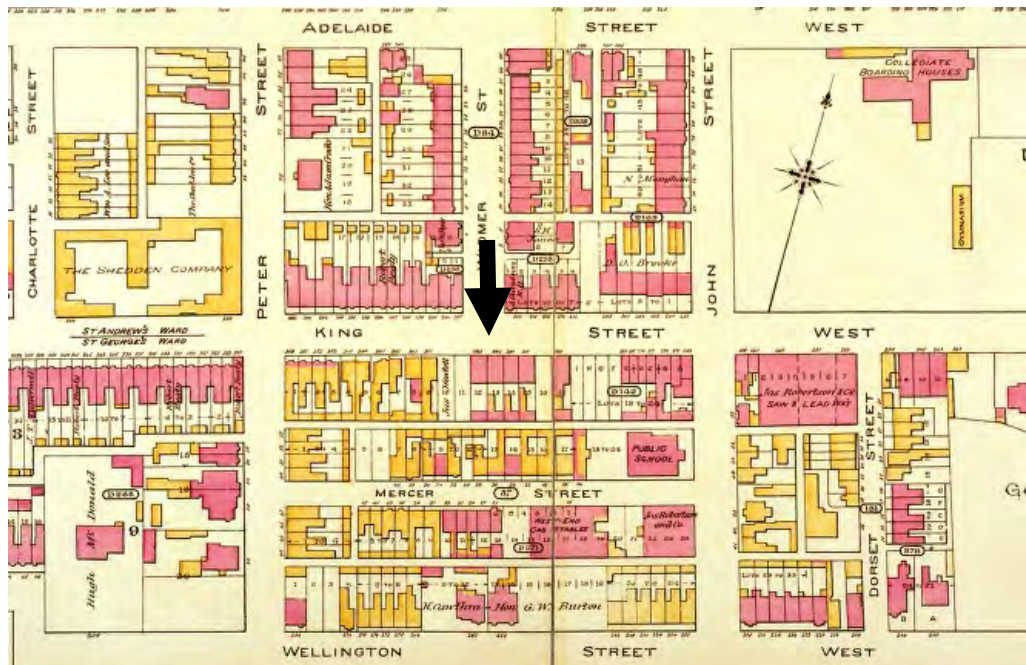
3. Plan of the City of Toronto, Fleming, Ridout and Scheibner, 1857: showing the subject property where Mercer Street has been laid out to the south and the institutional buildings that continue to dominate the neighbourhood



4. Boulton's Atlas, Plate 25, 1858: showing Hughes Terrace in place. Other buildings in the block include the extant brick house form building at 24 Mercer Street, directly behind (south of) the subject properties



5. Plan of the City of Toronto, Browne, 1862; showing the subdivision of the properties where Hughes Terrace occupies Lots 12-15



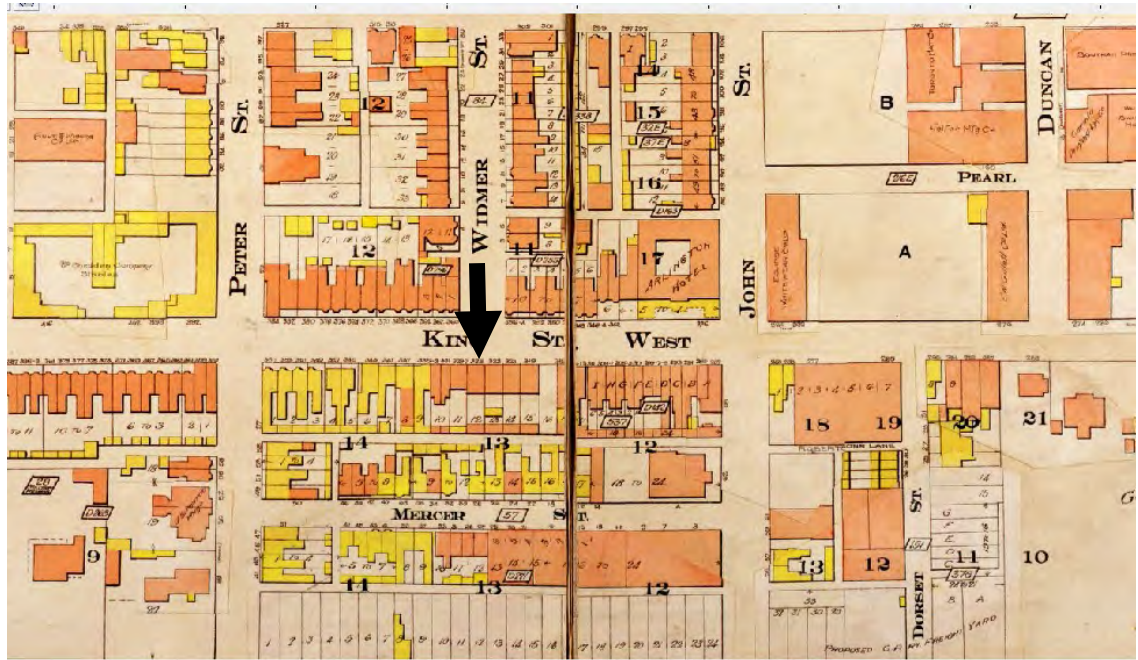
6. Goad's Atlas, 1884; showing the introduction of industrial uses to the King-Spadina neighbourhood (including King Street West and Mercer Street), while the institutional buildings remain in place at the east end of the district



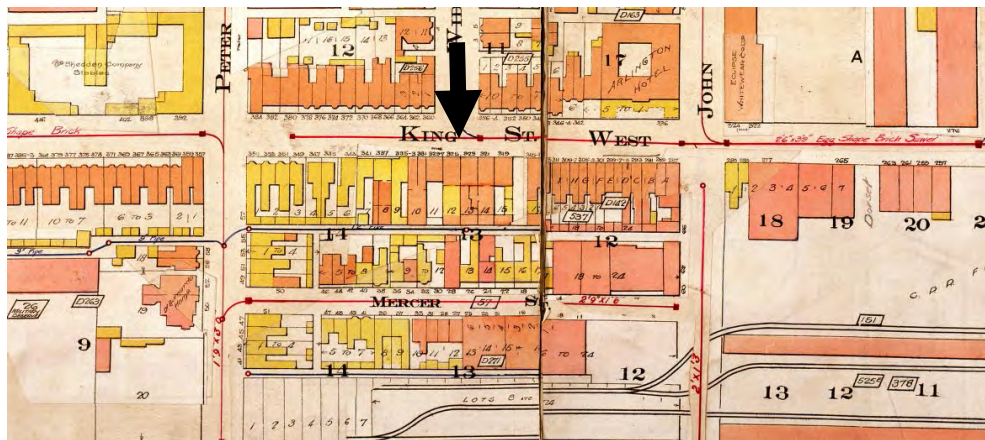
7. Goad's Atlas, 1890: showing the status of the area, with the infill of brick-clad commercial buildings east of Hughes Terrace



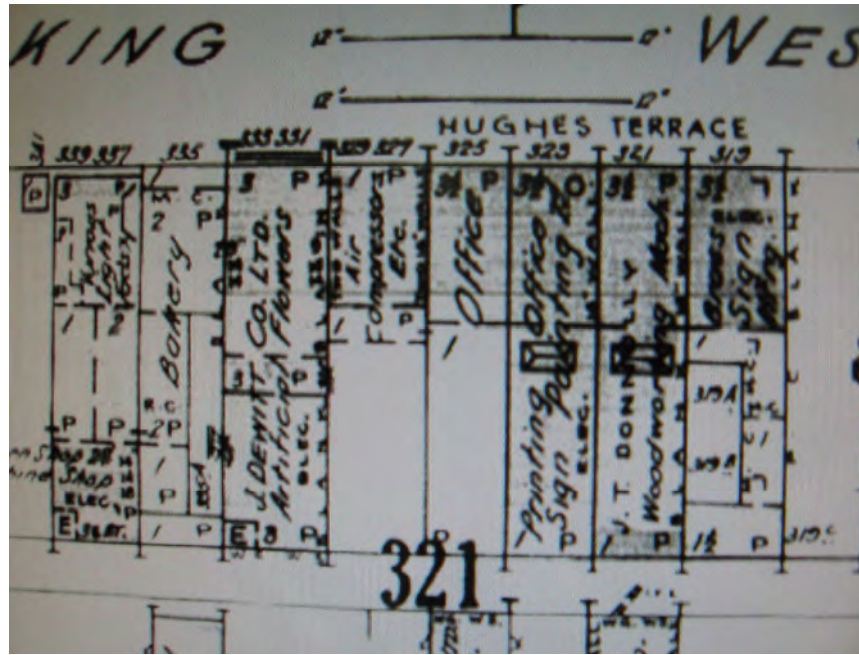
8. Goad's Atlas, 1899 revised to 1903: showing the subject area before its transformation following the Great Fire of 1904 (the building lots adjoining Hughes Terrace, which were owned by the Hughes family, remained undeveloped)



9. Goad's Atlas, 1910 revised to 1912; showing Hughes Terrace and its surroundings, where the first industrial warehouses are in place on King Street West, east of John Street



10. Goad's Atlas, 1910 revised to 1923; showing Hughes Terrace with the rear (south) additions and the infill building to the west



11. Underwriters Insurance Bureau Atlas, July 1954 updated to January 1964: showing Hughes Terrace at 319-325 King Street West

Toronto, September 1. 1857-1f

IMPORTANT.
TO LET,

ONE of those First-class, three-story, white brick dwelling-houses with brick Coach-house, stables, &c., situate on the Mercer Block, King-street west, near to the Governor's residence. Possession to be given on the 1st of November.

Apply to
HUGHES, BROTHERS.

Toronto, September 6. 1856-1f

HUGHES TERRACE.

To Let,

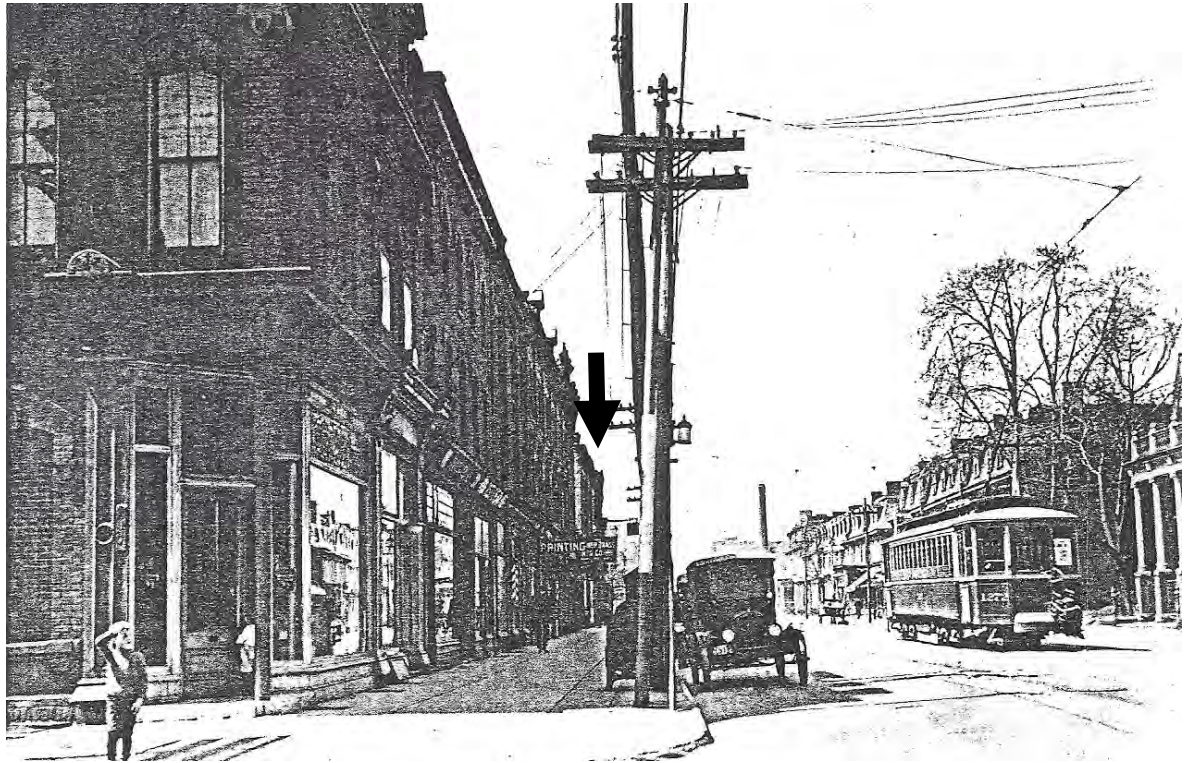
TWO First class three story white brick Houses on King street West, near the Governor's residence.

Possession to be given in October.

Apply to
HUGHES, BROTHERS,

Toronto, Sept. 12, 1856. 2004-1f

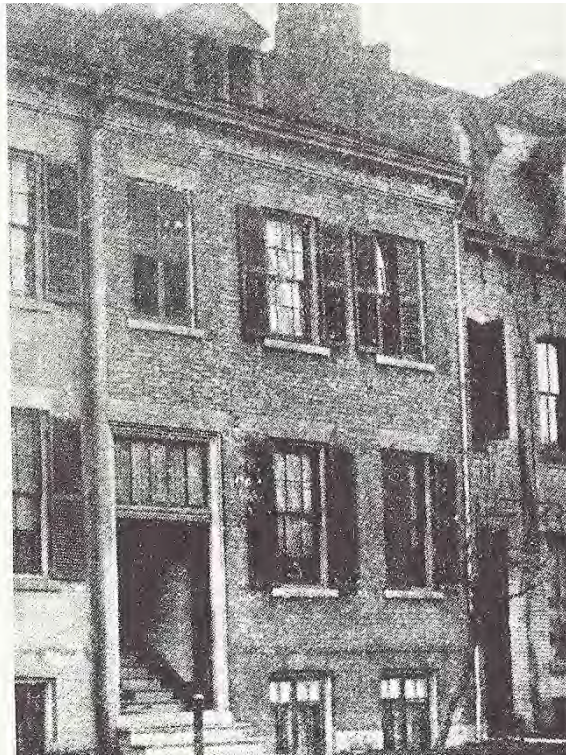
12. Newspaper Advertisements, The Globe, September 25, 1855 (above) and September 12, 1856 (below): offering units of Hughes Terrace for rent



13. Photograph, King Street West, west of John Street, May 1922: showing Hughes Terrace midway along the block (City of Toronto Archives, Fonds 200, Series 1372, Item 1082)



14. Photograph, King Street West, west of John Street, 1961: showing the same view as above with the surviving commercial buildings on the south side of King Street (City of Toronto Archives, Fonds 1257, Series 1057, Item 27)



15. Photograph: Mackenzie House (1857), 82 Bond Street; a rare surviving pre-Confederation row house in Toronto, shown c. 1890 before the removal of the adjoining two units (left) (Toronto Observed, 84)



16. Photograph, Row Housing (1848), 191-197 Church Street; showing the four-unit row housing that is attributed to John Tully and where #195 (second from the left) was replaced following a fire (Old Toronto Houses, 42)



17. Photograph, Rowhousing (c. 1856), 68-70 Shuter Street: showing a pair of pre-Confederation row houses (right) attributed to John Tully (the group included two additional buildings, left, which were rebuilt in the 1890s) (Heritage Preservation Services, 2011)



18. Archival Photograph, Walnut Hall (1856), 102-110 Shuter Street: designed by architect John Tully as row housing and later converted to apartments, the four-unit complex was demolished in 2007 after standing vacant for many years (City of Toronto Archives, Fonds 200, Series 372, Item 1719, November 5, 1934)



19. Photograph, Hughes Terrace: including the properties at 323 & 325 King Street West (right) prior to their removal and replacement (Toronto Historical Board, April 1973)



20. Photograph, Hughes Terrace: showing the original buildings at 323 & 325 King Street West (right) (Toronto Historical Board, July 1980)



21. Photograph, 323 King Street West: showing the original building (Toronto Historical Board, July 1980)



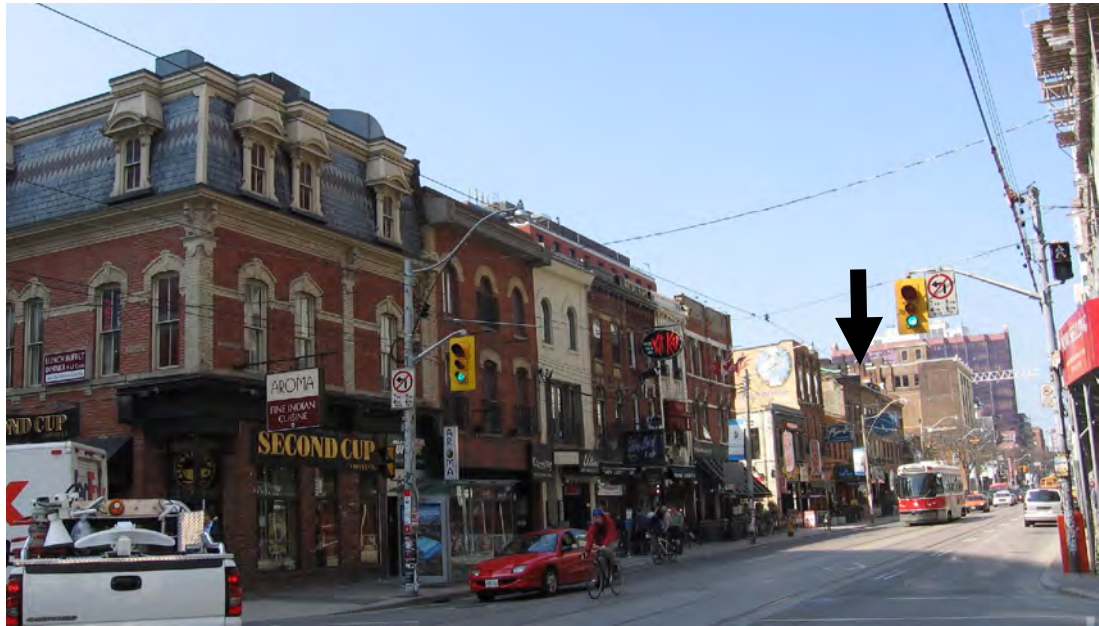
22. Photograph, 325 King Street West: showing the original building (Toronto Historical Board, July 1980)



23. Photograph, site of 323 & 325 King Street West; following the demolition of the original buildings (Toronto Historical Board, April 1984)



24. Photograph, Hughes Terrace; with the reconstructed buildings at 323 & 325 King Street West (right) (Toronto Historical Board, January 1991)



25. Photograph, King Street West, west of John Street; with the **arrow** marking Hughes Terrace (Heritage Preservation Services, 2009)



26. Photograph, Hughes Terrace; showing the buildings at 319-325 King Street West with the adjoining commercial buildings (Heritage Preservation Services, 2011)



TORONTO HISTORICAL BOARD

GENERAL OFFICE • STANLEY BARRACKS
TORONTO • CANADA M6K 3C3 • 595-1567

February 21st, 1984

Mr. S. McLaughlin,
Commissioner,
Planning & Development Dept.,
City Hall,
Toronto, Ontario

Attention: Mr. P. Byrne,
East Tower, 20th Floor

Dear Sir,

Re: 323-325 King Street West (part of Hughes Terrace)

Drawings for new commercial office and apartment building, dated January 9th, 1984, and forwarded on January 31st, 1984, to the Toronto Historical Board in connection with application no. 420-34013 for Development Review, indicate that this proposal will replace part of the building which is included on the City's Inventory of Buildings of Architectural and Historical Importance, as part of List No. 1, adopted by City Council on June 20th, 1973.

Structural instability has necessitated an order by the Buildings and Inspections Department for demolition of the two westerly sections of the original row of buildings at 319-325 King St. West, known as "Hughes Terrace", and the building proposed in this application is planned to replace the demolished sections.

In general the proposal is acceptable subject to consideration of the following points:

1. It is important that the materials, masonry details in brick and stone, window proportions and location, gormers, existing roof form to the ridge, parapets and general character of the shop fronts should be retained in order to preserve the architectural importance of the entire original row built in 1855-58 by architect, John Tully.
2. The stone parapet incorporating the name "Hughes Terrace" which is half over 321 and the other half over 323 King St. West, should be retained and restored as part of the development.
3. This row of early Georgian architecture is probably the finest example still remaining in the City and as a result will require special care in reconstruction of the street facade of the building as proposed in this development review application.

Final drawings accompanying an application for a building permit will be reviewed by the Toronto Historical Board, and if acceptable, a letter of consent to issuance of the permit can then be forwarded to the Commissioner of Buildings & Inspections.

27. Letter, Toronto Historical Board, February 21, 1984: regarding the reconstruction of the parts of Hughes Terrace at 323 and 325 King Street West

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



GARDNER BOYD BUILDINGS
327 (333) KING STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2011

1. DESCRIPTION



Cover & above: Gardner Boyd Buildings, 327 (333) King Street West
(Heritage Preservation Services, 2009 & 2011)

327 (333) King Street West: Gardner Boyd Buildings	
ADDRESS	327 (333) King Street West (south side of King Street West, west of John Street)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 57, Lot 10
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Gardner Boyd Buildings
CONSTRUCTION DATE	1885
ORIGINAL OWNER	Gardiner Boyd, realtor & stock broker
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Not identified ³⁷
DESIGN/CONSTRUCTION	Brick cladding & brick, stone & wood detailing
ARCHITECTURAL STYLE	Italianate/Renaissance Revival
ADDITIONS/ALTERATIONS	3 rd storey removed
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	August 2011

³⁷ There is a gap in the City of Toronto's building permits between April 25, 1883 and July 7, 1885 when the subject buildings were constructed. A permit was not located between July and September 1885 when the structures were first identified on the tax assessment rolls. No tender call was found for the subject properties

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 327 King Street West (with an entrance address of 333 King Street West) 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
1853 Apr	Plan 57 is registered on “Mercer’s Block”, subdividing the lands south of King Street West between John and Peter Streets
1884	Lot 10 remains vacant according to Goad’s Atlas, where the site is labelled "James Hewlett"
1884 Mar	James Hewlett acquires the property
1884 May	Hewett sells the site to A. J. Neville
1884 Sept	The lot remains vacant according to the tax assessment roll
1884 Oct	A.J. Neville transfers the property to Rufus S. Neville, who immediately sells it to Gardiner Boyd
1885 Sept	According to the tax assessment roll, the 3-storey brick buildings are placed and occupied by a dry goods store (east) and a confectionary (west)
1886 Sept	Gardiner Boyd transfers the property to William Boyd and others
1890	The buildings are illustrated on Goad’s Atlas
1907	William Boyd sells the property to Thomas Egan
1923	Goad’s Atlas shows a substantial rear addition
1947	The buildings are altered following a fire
1964	A fire results in the removal of the third storey
2009	The property now known as 327 (333) King Street West is listed on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The property at 327 (333) King Street West is located in the King-Spadina Neighbourhood, which was developed north of Front Street West between Simcoe Street (east) and Bathurst Street (west), with King Street West and Spadina Avenue as its major cross-roads. Following the founding of the Town of York in 1793, the area between the townsite and the Humber River was initially reserved for military purposes. In 1797, Old Town was extended westward to Peter Street as “New Town” with King Street as the main commercial thoroughfare linking the communities. After the War of 1812, trustees of Toronto General Hospital acquired the lands on the northwest corner of King Street West and John Street where York’s first hospital was in place by 1820.³⁸ The

³⁸ Initially used by the provincial government, the hospital did not accept patients until 1829. Additional buildings were constructed on the hospital grounds to treat and house the influx of immigrants suffering from cholera in the 1830s and, following the Irish potato famine in 1847, typhus. In 1854, Toronto General

construction of the Provincial Legislature (Third Parliament Buildings, 1829-32) on present-day Wellington Street West coincided with the opening of the original Upper Canada College (in 1831, following the founding of the school two years earlier) near the northwest corner of King Street West and Simcoe Street. These institutional complexes attracted community leaders to the neighbourhood who commissioned high-end residences, including Elmsley House (future site of Government House, the Lieutenant-Governor of Ontario's residence) on the southwest corner of King Street West and Simcoe Street (the latter house and other institutional buildings are shown on Cane's map of 1842, attached as Image 2).

By the end of the 19th century, the Provincial Legislature and Upper Canada College had moved away from the King-Spadina neighbourhood, leaving their former tracts open to redevelopment for commercial and industrial buildings. With this evolution of the area already underway, Toronto's industrial sector relocated here after the city's existing manufacturing district was levelled in the Great Fire of 1904. King-Spadina provided proximity to the city's business centre, street car service for workers, and transportation for goods via the steam railways (which had arrived in Toronto in the mid 1800s) that offered shipping facilities nearby.

The transformation of the King-Spadina area in the late 19th and early 20th centuries can be traced on Goad's Atlases for the period, extracts from which are reproduced in Section 6 of this report (Images 5-8).

King-Spadina remained an active industrial area up to the post-World War II era when manufacturers migrated to the Toronto's suburbs offering lower taxes, larger tracts of land, and access to new highways. While the clothing industry retained its profile in the neighbourhood (which was later dubbed the Fashion District), many buildings stood vacant as the area's industrial zoning restricted other uses. The district was renewed again in the 1960s following the restoration of the Royal Alexandra Theatre by entrepreneur "Honest Ed" Mirvish and the conversion of many of the former warehouses and commercial edifices into eating establishments for theatre patrons. By the end of the 20th century, Roy Thomson Hall (1982) and the Princess of Wales Theatre (1993) opened on King Street, west of Simcoe, which became known as Toronto's Entertainment District. The adoption of the King-Spadina Part II Secondary Plan in the mid 1990s furthered the transition of the neighbourhood to a mixed-used community, including residential condominiums.

Gardner Boyd Buildings

The property at 327 (333) King Street West is located on the south side of the street, midway between John Street and Blue Jays Way (formerly Peter Street). The development of this part of the King-Spadina neighbourhood began in 1853 when a six-acre tract known as the Mercer Block was surveyed for a residential subdivision. The

Hospital relocated to Gerrard Street East, and the King Street West lands were sold for residential development

layout of the lots is shown on Browne's plan of 1862 (Image 4), with the first buildings illustrated on the Boulton Atlas of 1858 (Image 3).

The subject property remained undeveloped until the later 19th century as the land was transferred to a series of owners, including Toronto architect Richard Ough in 1883. The next year, Goad's Atlas illustrated the vacant site, which was labelled "James Hewlett," the owner of the property as of March 1884 (Image 5). Later that year, Toronto realtor and stockbroker Gardiner Boyd purchased the tract.³⁹ The pair of three-storey commercial buildings was in place at present-day 327 (333) King Street West by September 1885 when they were occupied by a dry goods store and a confectionery.⁴⁰ The buildings were recorded on Goad's Atlas for 1890 (Image 6).⁴¹ Between 1886 and 1907, William Boyd owned the property, where the two buildings housed individual tenants. During the World War I era, an electrical fittings company occupied both premises. Goad's Atlas updated to 1923 shows the substantial southward extension to the buildings, which were occupied by the Canadian Telephone Manufacturing Company (Image 8). The premises housed multiple manufacturing interests beginning in the 1930s and, following a period of vacancy, continuing after World War II. The buildings were impacted by fires in 1947 and 1964, the latter resulting in the removal of the third storey of the Gardiner Boyd Buildings and the demolition of the adjoining structure at #327 King. Prior to the last fire, the pair was illustrated on an atlas updated to January 1964 (Image 9).

iii. ARCHITECTURAL DESCRIPTION

The property at 327 (333) King Street West contains the lower two stories of a pair of late 19th century commercial buildings. The original three-storey structures were damaged by a fire in 1964, and the third storey of each building was not reconstructed. With changes to the first-floor storefronts over time, the second stories display the original architectural detailing. The design with the red brick cladding with buff brickwork, decorative stone and classical detailing, was inspired by the late 19th century Italianate and Renaissance Revival styles popular for commercial buildings during the Victorian era.

The two-storey structure is clad with red brick and trimmed with brick and stone. Above the first-floor storefronts (which are not original), each principal (north) façade is organized into two bays by brick piers with stone caps and finials. The window openings in the second floor are segmental-arched with brick flat arches. The flat roofline at the second storey is marked by a continuous stone cornice with bands of contrasting buff brick beneath.

³⁹ In 1886, Boyd commissioned a group of five buildings further east on King Street West, which were described as "unfinished" when the tax assessment rolls were compiled in September of that year. Two of the five units remain at present-day #301 (303) King (Image 15)

⁴⁰ The buildings are first recorded on the tax assessment rolls in September 1885, listing Rufus Neville as the owner. However, Neville had sold the property to Boyd in October of 1884.

⁴¹ On Goad's Atlas and in the city directory, the buildings are numbered #331-333 King, while the assessment rolls for the same year identify them as #299-229½ King

iv. CONTEXT

The properties at 323 and 325 King Street West are located on the south side of the street in the block between John Street (east) and Blue Jays Way (formerly Peter Street, west) (Image 1). This section of King Street West is anchored on the east by the William Barber Building (1887) at #287 King and on the west by the Canadian Westinghouse Company Warehouse (1927 ff.), both of which are designated under Part IV, Section 29 of the Ontario Heritage Act. Near the centre of the block, Hughes Terrace at #319-325 King is a four-part row house dating to 1853 (with the units at #323 and 325 reconstructed in 1985) that represents the earliest development of the this section of the street. The remaining structures, including the Gardiner Boyd Buildings, consist mainly of late 19th century commercial edifices. Some of the latter properties are shown in the archival photographs dating to 1922 and 1961, which are attached as Images 10 and 11. Contemporary photographs of the Gardner Boyd Buildings and their neighbours are found in Images 12-15.

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 Example of a Style and Type – The Gardiner Boyd Buildings are representative examples of late 19th century buildings that display architectural features derived from the Italianate and Renaissance Revival styles that were popular for commercial edifices during this era. Distinguished by the red brick cladding with pattern brickwork, decorative stone and classical detailing, the Gardiner Boyd Buildings retain their setback on King Street West and complement the neighbouring late 19th century buildings, many of which are recognized on the City’s heritage inventory.⁴²

⁴² In addition to 327 (333) King Street West, in the block on the south side of King Street West between John Street and Blue Jays Way the properties at #291, 293, 295, 297, 299, 301(303), 315 and 319-325 King are listed on the City of Toronto Inventory of Heritage Properties, while the William Barber Building

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 associative values have been identified for the property at 327 (333) King Street West.

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 Gardiner Boyd Buildings at 327 (333) King Street West are historically linked to their surroundings in the King-Spadina neighbourhood, which developed in the 19th century from an institutional and residential enclave to a commercial and industrial area. While King Street West, west of Simcoe Street, was known as the address for Upper Canada College’s original campus and the first location of Toronto General Hospital, by the 1880s it had evolved into a commercial district marked by edifices that included the Gardiner Boyd Buildings. Following the transition of King-Spadina as the city’s new manufacturing district after the Great Fire of 1904, the subject buildings and their neighbours welcomed industrial tenants. The Gardiner Boyd Buildings, with the adjoining commercial buildings, were transformed again in the last part of the 20th century as King Street West became the heart of the Entertainment District. Known locally as “Restaurant Row”, the Gardiner Boyd Buildings and their neighbours are integral parts of the Theatre District on King Street West.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 327 (333) King Street West has design and contextual value. The Gardiner Boyd Building, while reduced in height, retains its integrity as a late 19th century commercial building with the original cladding and trim displayed in the second storey. With their decorative detailing and setback, the Gardiner Boyd Buildings are integral components of the streetscape on the south side of King Street West between John Street and Blue Jays Way that displays an intact group of late 19th century commercial buildings.

at #287 King and the Canadian Westinghouse Building at #355 King Street West are designated under the Ontario Heritage Act

5. SOURCES

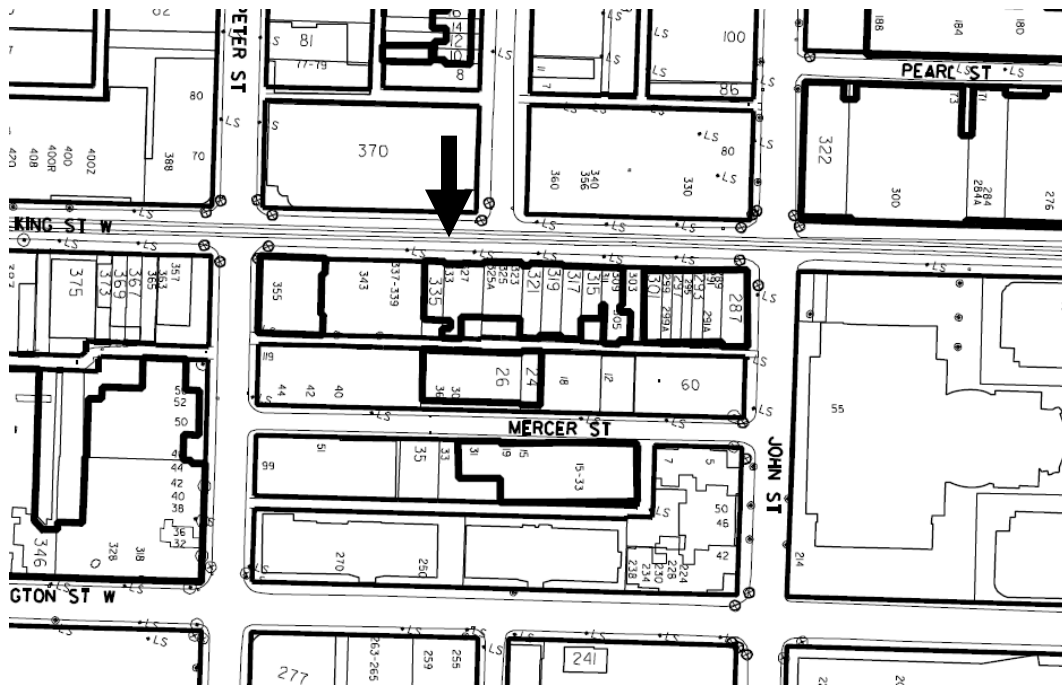
Archival Sources

Abstract Indices of Deeds, Plan 57, Lots 10 and 11
Assessment Rolls, City of Toronto, St. George's Ward and Ward 4, Division 1
Building Records, Toronto and East York, alterations and additions to 327 (333) King Street West
Boulton's Atlas, 1858
City of Toronto Directories, 1856 ff.
Goad's Atlases, 1880, 1884, 1890, 1894, 1899, 1903, and 1910 revised to 1912 and 1923
Photograph, King Street West, west of John Street, 1922, City of Toronto Archives, Fonds 200, Series 1372, Item 1082
Photograph, King Street West, west of John Street, 1961, City of Toronto Archives, Fonds 1257, Series 1057, Item 27
Plan of the City of Toronto, Browne, 1862
Topographical Map of the City of Toronto and Liberties, Cane, 1842

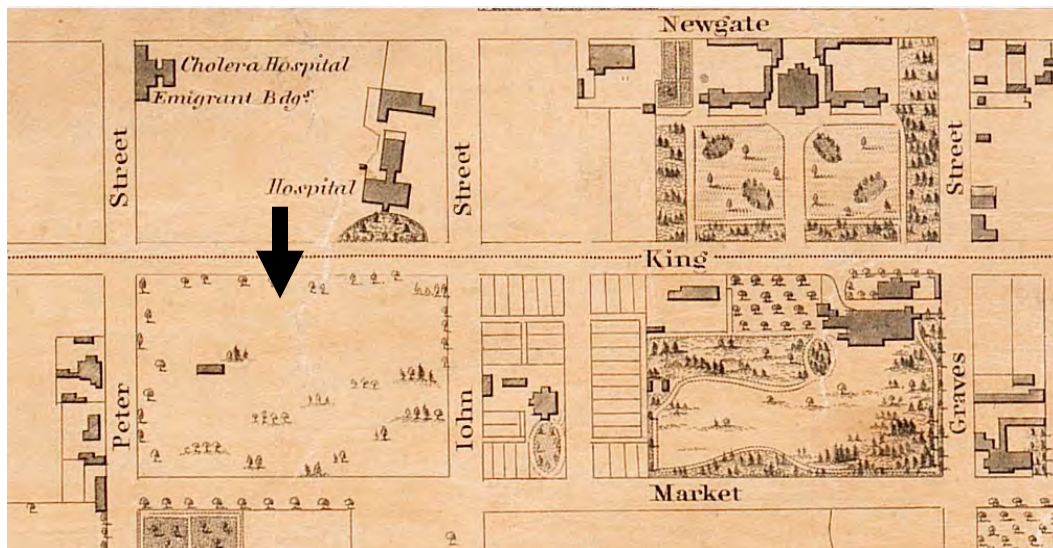
Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Blumenson, John, Ontario Architecture, 1990
Dendy, William, Lost Toronto, 2nd ed., 1998
Goldsmith, Philip, Heritage Impact Assessment, 333 King Street West, Toronto, Ontario, 20 April 2010
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

6. **IMAGES:** on the attached images, **arrows** mark the location of the subject property



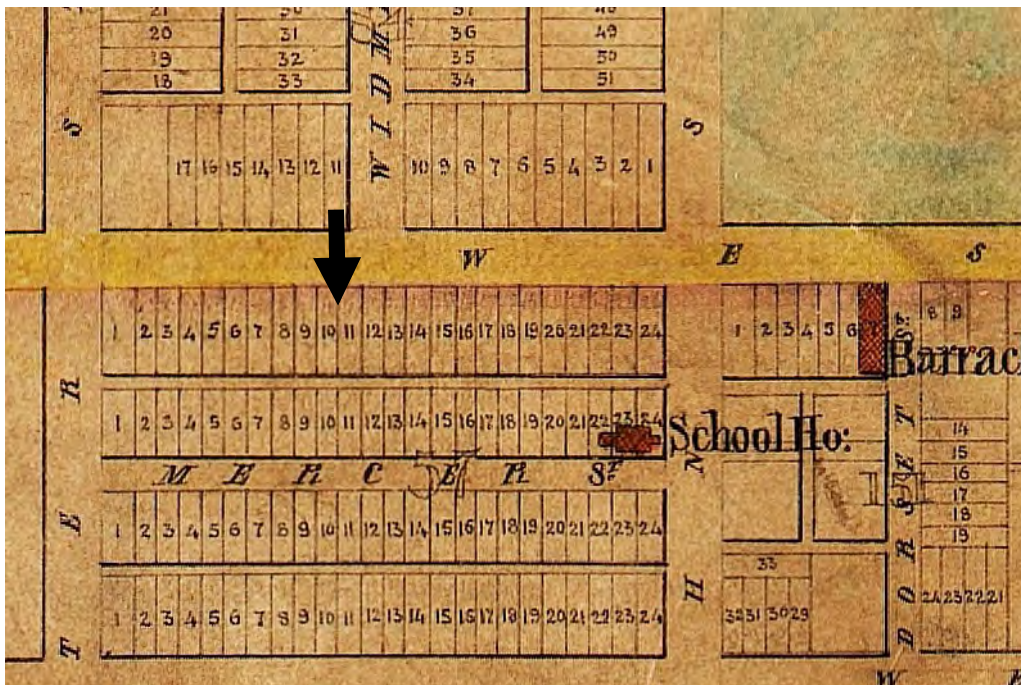
1. City of Toronto Property Data Map: showing the location of the property at 327 (333) King Street West



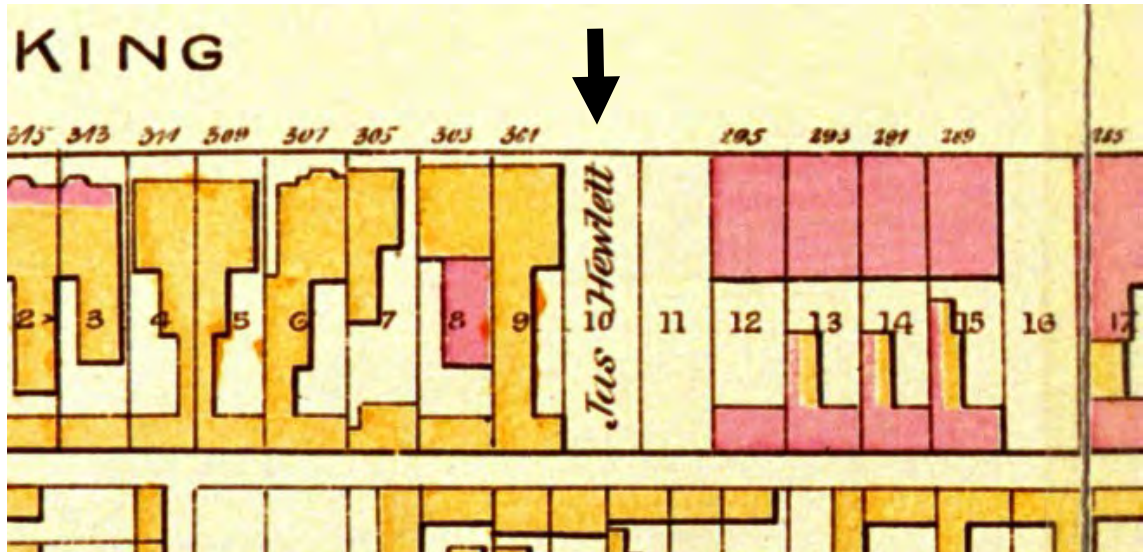
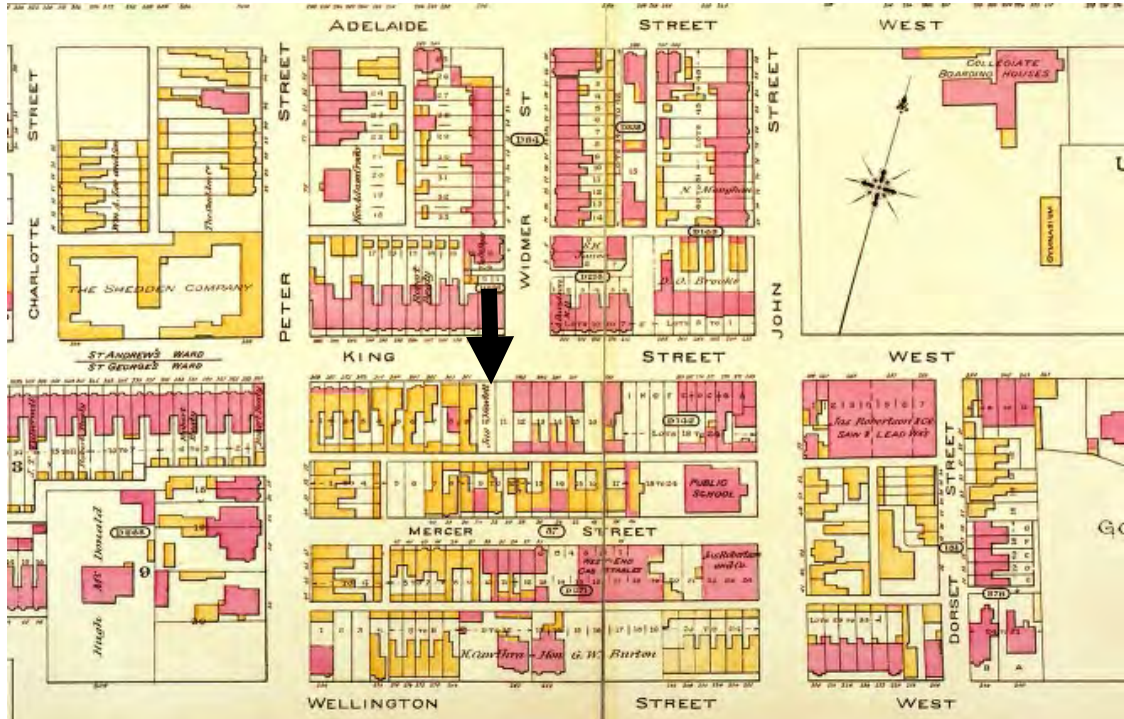
2. Topographical Map of the City and Liberties of Toronto, Cane, 1842 showing the undeveloped Mercer Block on the south side of King Street between John and Peter Streets, with the hospital directly north and Upper Canada College further northeast



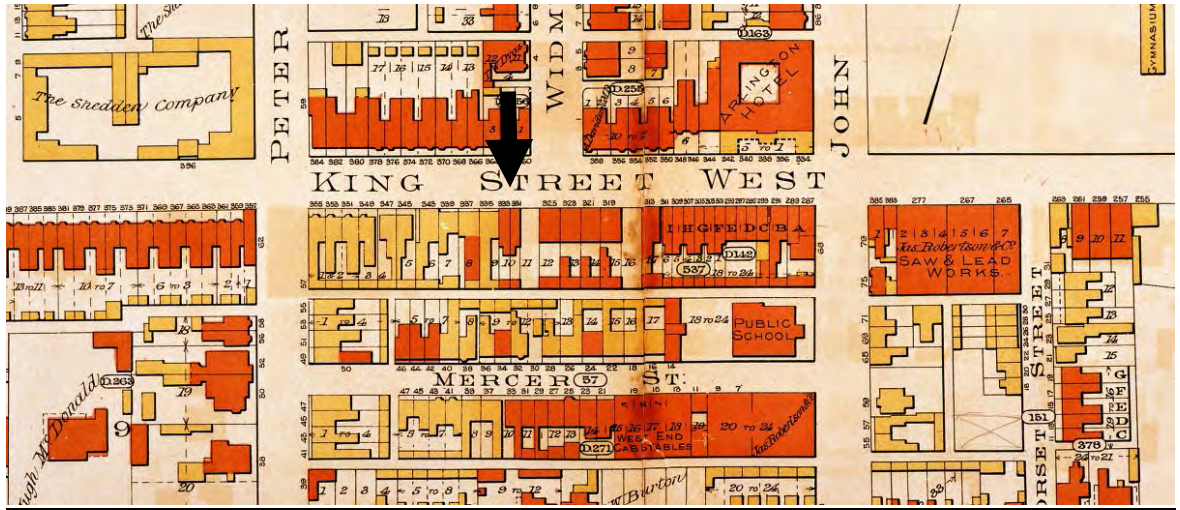
3. Boulton's Atlas, Plate 25, 1858: showing the development of the block to date



4. Plan of the City of Toronto, Browne, 1862: showing the subdivision of the properties where the subject property at 327 (333) King Street West occupies parts of Lots 10 and 11



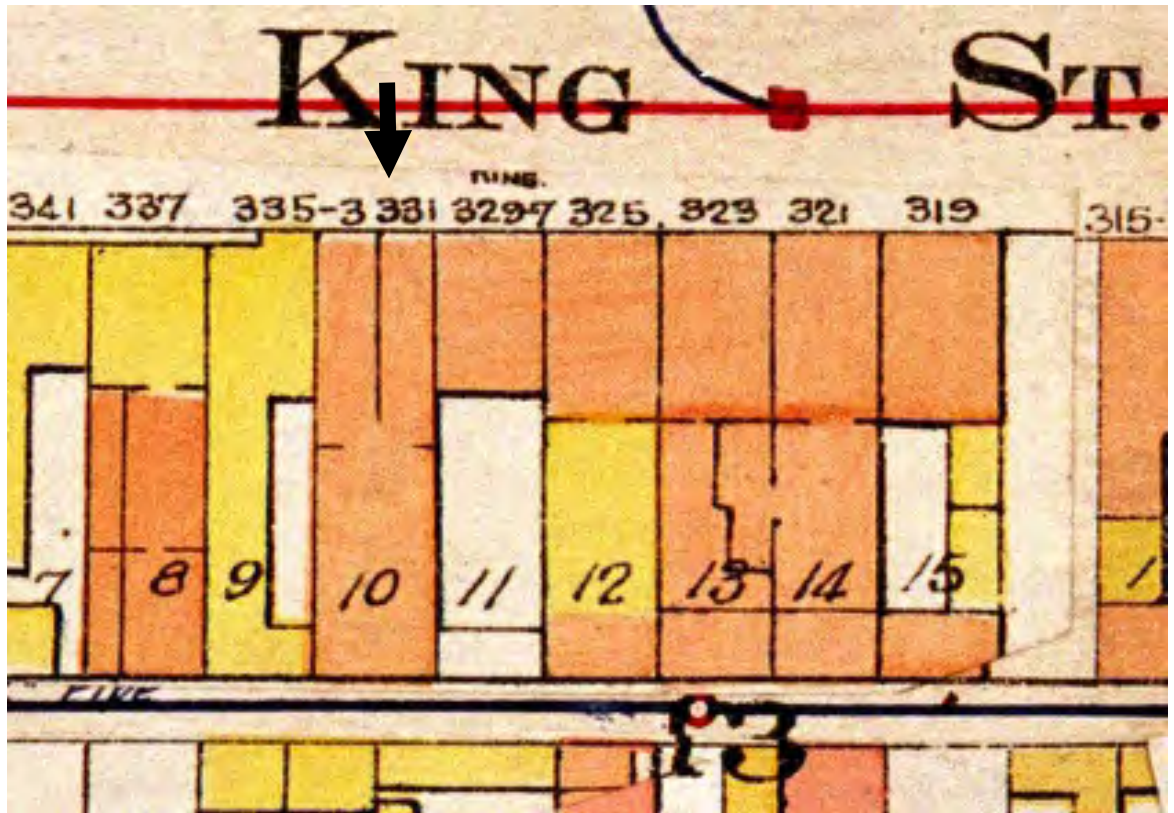
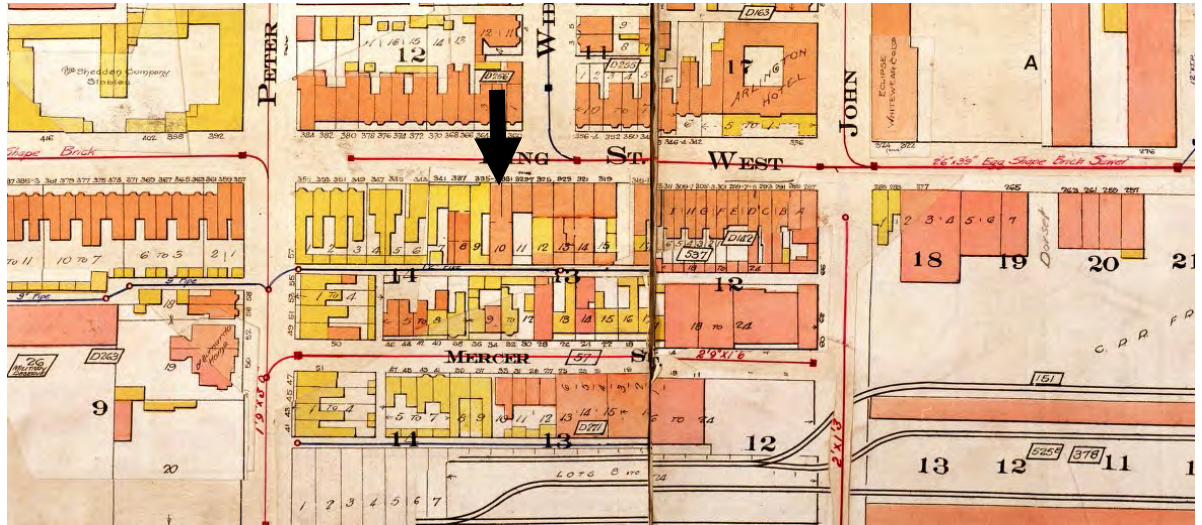
5. Goad's Atlas, 1884; showing Lot 10 standing vacant and marked "James Hewlett"



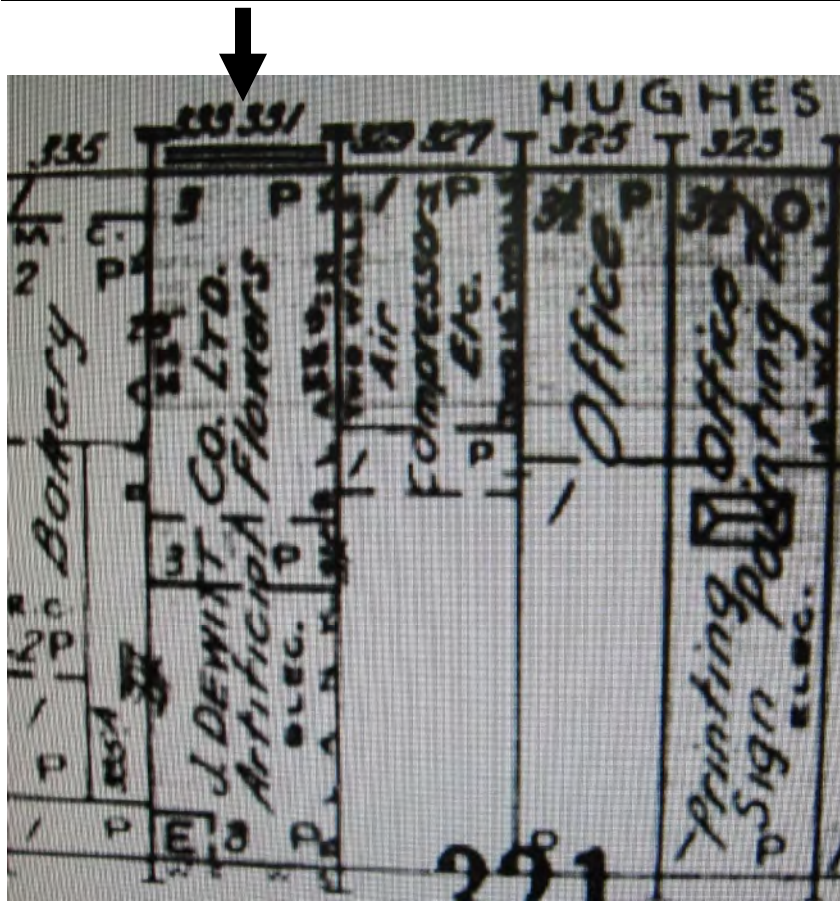
6. Goad's Atlas, 1890; showing the subject brick-clad buildings in place



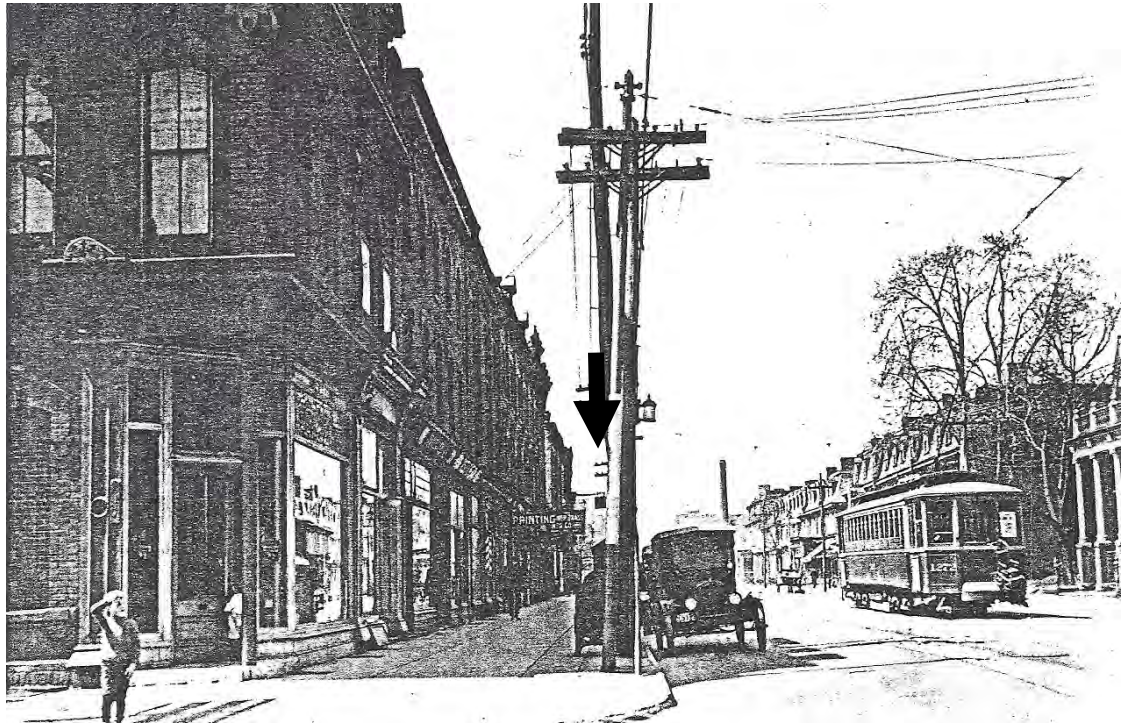
7. Goad's Atlas, 1910 revised to 1912; showing the development of the block to date, with the infilling of the lot between the subject properties and Hughes Terrace



8. Goad's Atlas, 1910 revised to 1923; showing the additions to the rear of the subject buildings



9. Underwriters' Survey Bureau Atlas, July 1954 updated to January 1964:extract and detail, showing the subject property that is numbered #331-333 and contains the three-storey building prior to the 1964 fire



10. Photograph, King Street West, west of John Street, May 1922: showing the general location of the buildings at 327 (333) King Street West in the block west of John Street (City of Toronto Archives, Fonds 200, Series 1372, Item 1082)



11. Photograph, King Street West, west of John Street, 1961: showing the same view as in Image 10 with the surviving commercial buildings on the south side of King Street and residential buildings opposite (City of Toronto Archives, Fonds 1257, Series 1057, Item 27)



12. Photograph, King Street West, west of John Street; with the **arrow** marking the location of the subject buildings in the block (Heritage Preservation Services, 2009)



13. Photograph, King Street West, west of John Street; showing the placement of the buildings at 327 (333) King Street West with the adjoining commercial buildings in the block (Heritage Preservation Services, 2011)



14. Photographs, 289-299 King Street West: showing some of the surviving late 19th century commercial buildings in the block between John Street and Blue Jays Way (Heritage Preservation Services, 2009)



15. Photographs, 301 (left) and 315 (right) King Street West: showing additional late 19th century commercial buildings in the same block as the subject properties. #301 was developed by Gardiner Boyd in 1886, following the construction of the subject buildings (Heritage Preservation Services, 2009)