



STAFF REPORT ACTION REQUIRED

Inclusion on the City of Toronto Inventory of Heritage Properties – 923-925 Queen Street East

Date:	April 23, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto-Danforth – Ward 30
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\June 18 2013\teHPS018

SUMMARY

This report recommends that City Council include the property at 923-925 Queen Street East on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located near the southeast corner of Queen Street East and Morse Street, the property contains a house form building and infirmary constructed in 1910 for Dr. Black's Veterinary Hospital that stands as a local landmark in Leslieville.

At its meeting on October 10, 2012, the Toronto and East York Community Council adopted TE19.54 and "directed Heritage Preservation Services to review the property at 923-925 Queen Street East for inclusion on the inventory of heritage properties on an urgent basis." Following research and evaluation, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation that is also used by the City when assessing properties for the City of Toronto Inventory of Heritage Properties.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 923-925 Queen Street East (Dr. Black's Veterinary Hospital) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

DECISION HISTORY

At its meeting of October 10, 2012, the Toronto and East York Community Council adopted Item TE19.54 and "directed Heritage Preservation Services to review the property at 923-925 Queen Street East for inclusion on the inventory of heritage properties on an urgent basis."

ISSUE BACKGROUND

The property at 923-925 Queen Street East (with 923 Queen Street East as the confirmed municipal address) has been occupied by Dr. Black's Veterinary Hospital since the construction of the house form building and infirmary in 1910. According to the Minutes of the Toronto and East York Community Council, Dr. Black's Veterinary Hospital "may be the oldest veterinarian practice in Toronto " which "remains fully intact including the original stables, hayloft, offices and clinical facilities" The direction to research and evaluate the site for its heritage merit resulted from concerns in the community about "the potential loss of this important component of the heritage fabric of Queen Street East."

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff prepared the attached Research and Evaluation Summary (Attachment No. 4) for the property at 923-925 Queen Street East. Following its completion, staff convened two meetings with the property owner and his representatives to discuss the evaluation process as well as their concerns about the potential inclusion of the site on the City's heritage inventory. As a result of the meetings, staff revised the attached Reasons for Listing (Attachment No. 3).

As the result of its heritage assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria proscribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for the City's heritage inventory. The property at 923-925 Queen Street East is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under all three categories of design, historical association and context.

Located on the south side of Queen Street East near Morse Street, Dr. Black's Veterinary Hospital (1910) is a rare example in Toronto of a complex designed for a veterinary clinic that has been operated for a century by a succession of family veterinarians and stands as a local landmark in the Leslieville neighbourhood of Toronto.

CONTACT

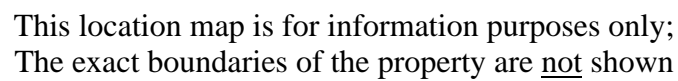
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2- Photographs
Attachment No. 3 – Reasons for Listing (Statement of Significance)
Attachment No. 4 – Heritage Properties Research and Evaluation Summary



Staff report for action - Inclusion on Heritage Inventory – 923-925 Queen Street East



Principal (north) façade of Dr. Black's Veterinary Hospital,
showing the house form building (left) and the infirmary (right)
(Heritage Preservation Services)

REASONS FOR LISTING: 923-925 QUEEN STREET EAST ATTACHMENT NO. 3
(STATEMENT OF SIGNIFICANCE)

Dr. Black's Veterinary Hospital

Description

The property at 923-925 Queen Street East is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the southeast corner of Queen Street East and Morse Street, Dr. Black's Veterinary Hospital (1910) is a 2½-storey house form building with an attached two-storey infirmary.

Statement of Cultural Heritage Value

Dr. Black's Veterinary Hospital is a rare representative example of a house form building combined with an infirmary that are linked by the application of design features associated with the Edwardian Classical style popularized in the pre-World War I era when this complex was built. The attached buildings display the restrained brickwork, symmetrical fenestration and classical detailing identified as Edwardian Classicism, particularly the wood trim on the window openings on the north façade of the residential building and the exuberant frontispiece surmounting and announcing the entrance to the infirmary building.

Founded by Dr. John H. Black, a veterinary surgeon, and served by the succeeding generations of his family, the hospital has been in operation for over a century and stands as an institution of significance in the Leslieville community.

Contextually, with its unusual appearance and prominent location on the south side of Queen Street East, Dr. Black's Veterinary Hospital is a local landmark in Leslieville.

Heritage Attributes

The heritage attributes of the property at 923-925 Queen Street East are:

- The scale, form and massing of the 2½-storey house form building and the attached two-storey infirmary, which together create a L-shaped plan when viewed from Queen Street East
- The materials, with the red brick cladding with brick, stone and wood detailing
- The house form building, which is covered by a gable roof with flared eaves, a brick chimney (east), a gabled dormer (west) and, on the north façade, an enclosed gable containing a three-part window opening with classical detailing
- The fenestration on the house form building, combining flat-headed, oval, bay and oriel windows with brick and stone trim, with an oriel window on the north façade with classical wood detailing

- The principal entrance to the house form building, which is set in the right bay and protected by an open single-storey gable-roofed verandah with classical detailing
- The infirmary, which is covered on the west end by a gabled roof with three shed-roofed dormers and, on the north end, has cornices and a parapet incorporating a segmental arch
- On the north façade of the infirmary, the double stable doors and, in both stories, the segmental arched window openings with brick and stone detailing
- The west elevation of the infirmary, with the segmental-arched fenestration
- The distinctive signage on the infirmary, reading "Dr. R. J. Black D.V.S." and "Toronto's Veterinary Hospital"
- The placement and setback of the complex on the south side of Queen Street East, east of Morse Street

Attached to the rear (south) end of the infirmary, the flat-roofed addition (consisting of stables dating to the 1930s that extend across the south end of the property) is not identified as a heritage attribute.

RESEARCH AND EVALUATION SUMMARY: 923-925 QUEEN STREET EAST



Principal (north) facade of Dr. Black's Veterinary Hospital (Heritage Preservation Services, 2013)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1883 July	Plan 415 is registered on the lands bounded by Kingston Road (present-day Queen Street East), Carlaw Avenue, Eastern Avenue and Blong Avenue
1910 May	Dr. John H. Black purchases land near the southeast corner of present-day Queen Street East and Morse Street
1910 July	Building permit #21831 is issued to Dr. Black for a "2½-storey brick dwelling and infirmary"
1910 Aug	Dr. Black owns three vacant parcels on Queen Street East according to the tax assessment rolls
1911 Aug	The tax assessment rolls lists Dr. Black as the owner and occupant of 923 Queen with the building valued at \$5000
1912	The City Directory records Dr. Black, veterinary surgeon as the occupant of 923-925 Queen Street East (reflecting information compiled in 1911)
1913	The complex is illustrated on Goad's Atlas for 1910 updated to 1913
1930 Oct	The Dominion Bridge Company prepares plans for an addition to Black's property on Morse Street (no substantial increase to the value of the buildings is reflected in the tax assessment rolls between 1929 and 1931)
1938	Underwriter's Insurance Bureau's atlas for 1931 and updated to 1938 shows the

	rear addition (stables) to the complex
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Anchoring the southeast corner of Morse Street, the location of 923-925 Queen Street East is shown on the property data map below (Image 1). Development of this area east of the Don River began in the mid 19th century when market gardeners and the brick making industry settled around the unincorporated community of Leslieville. The expansive district extending from Broadview Avenue to present-day Greenwood Avenue was included in the annexation of Riverdale by the City of Toronto in 1884, and the availability of municipal services accelerated the opening of residential subdivisions (Image 2). In anticipation of the annexation, Plan 415 was registered on the south side of Queen Street East (the primary commercial street in Leslieville) flanking Morse Street in 1883. The city directories and tax assessment rolls indicate that the subject property was first developed by 1890 with a frame building that was operated as a Chinese laundry by Tom Soo (Image 3). Dr. John H. Black acquired frontage along Queen Street East in May 1910 and was subsequently issued a building permit for a "dwelling and infirmary" that was in place by the summer of 1911 (Image 7) and first illustrated on the update to Goad's Atlas in 1913 (Image 4). Archival documents and maps trace the subsequent expansion of the buildings (Images 5-6).

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	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

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	N/A
iii. landmark	X

Dr. Black's Veterinary Hospital is an unusual combination of a house form building and infirmary designed with features of Edwardian Classicism, the most popular style for residential architecture in the pre-World War I era. The red brickwork, classical detailing and symmetrical placement of various shaped openings associated with the style are

evident on the residential building and interpreted on the adjoining infirmary. On the house form building, the special features on the north façade include the enclosed gable with a three-part window above an oriel window in the second storey, both displaying classical wood trim. The complementary infirmary has distinctive features, with a stepped parapet incorporating a segmental arch above the stable doors on the north façade. The veterinary hospital is an institution of significance in the community where it has been in continuous operation for over a century by its founder, Dr. John H. Black, succeeded by his son and grandson. With its visual appearance and location on Queen Street East, Dr. Black's Veterinary Hospital is a landmark in Leslieville.

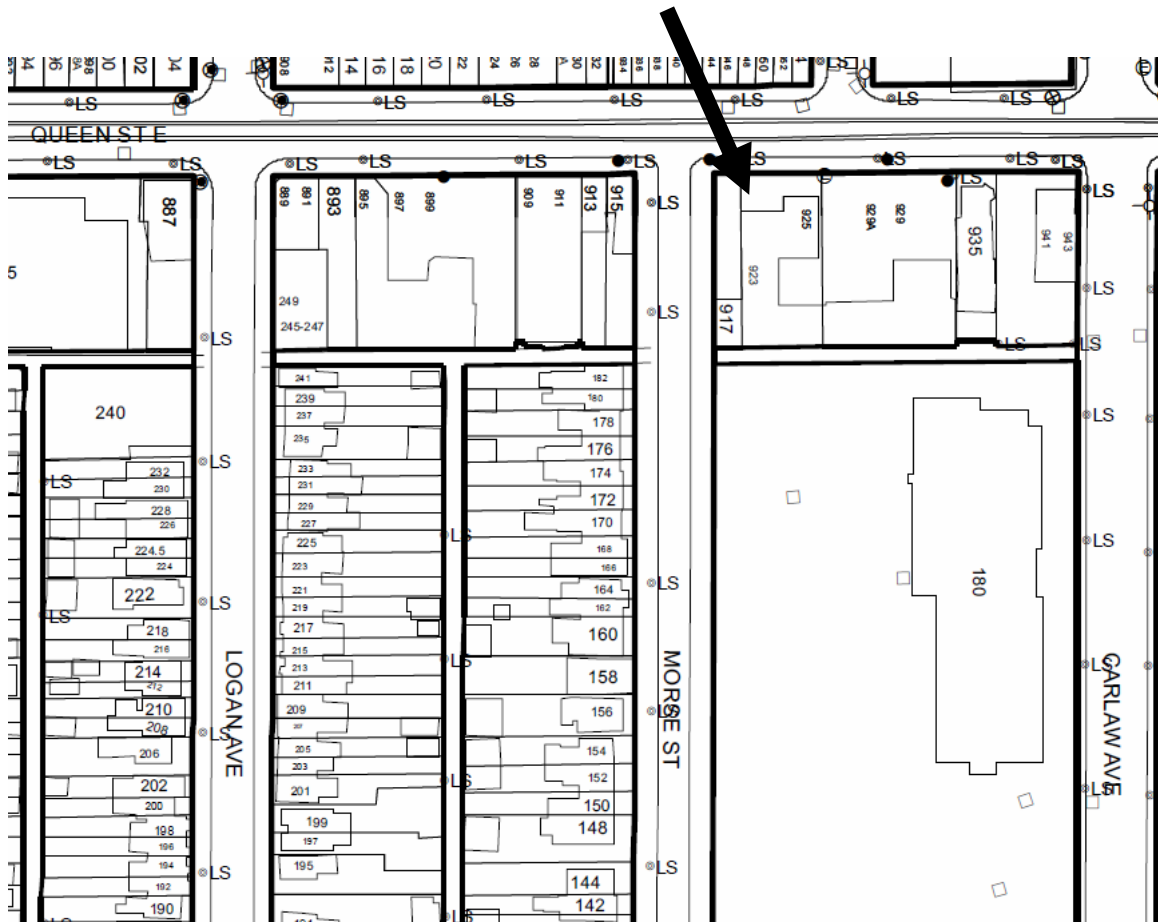
SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 923-925 Queen Street East has design, associative and contextual values. Dr. Black's Veterinary Hospital is as an unusual example of Edwardian Classicism applied to a combined residence and infirmary that has been in continuous operation for over a century by one family and stands as a local landmark in the Leslieville community.

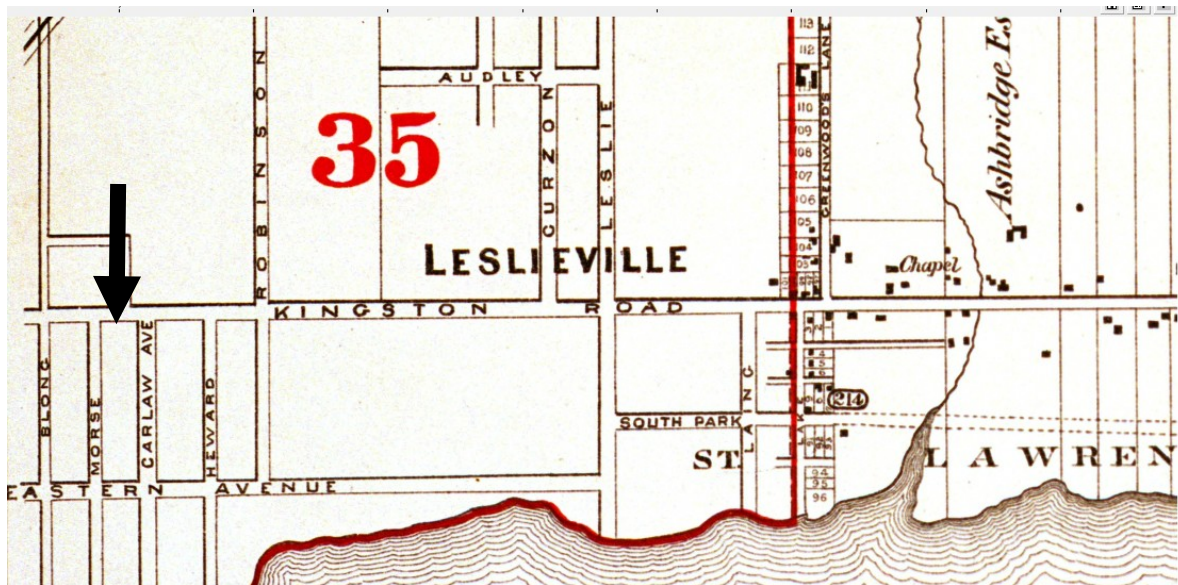
SOURCES

Abstract Index of Deeds, Plan 416, Lots 34-36
Aerial Map, City of Toronto, 1947
Archival Photograph, Toronto Historical Board, 1990
Assessment Rolls, City of Toronto, Ward 1, Division 1, 1910 ff.
Blumenson, John, Ontario Architecture, 1990
Building Permit #21831 (July 4, 1910), City of Toronto Archives
Building Records, Toronto and East York District, Building Application #30585 (1932)
City of Toronto Directories, 1906 ff.
Fletcher, Ron, Over the Don, 2002
Goad's Atlases, 1884-1923
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Myrvold, Barbara, Historical Walking Tour of the Danforth, 1992
-----, The Danforth in Pictures, 1979

IMAGES – **arrows** mark the location of the property at 923-925 Queen Street East



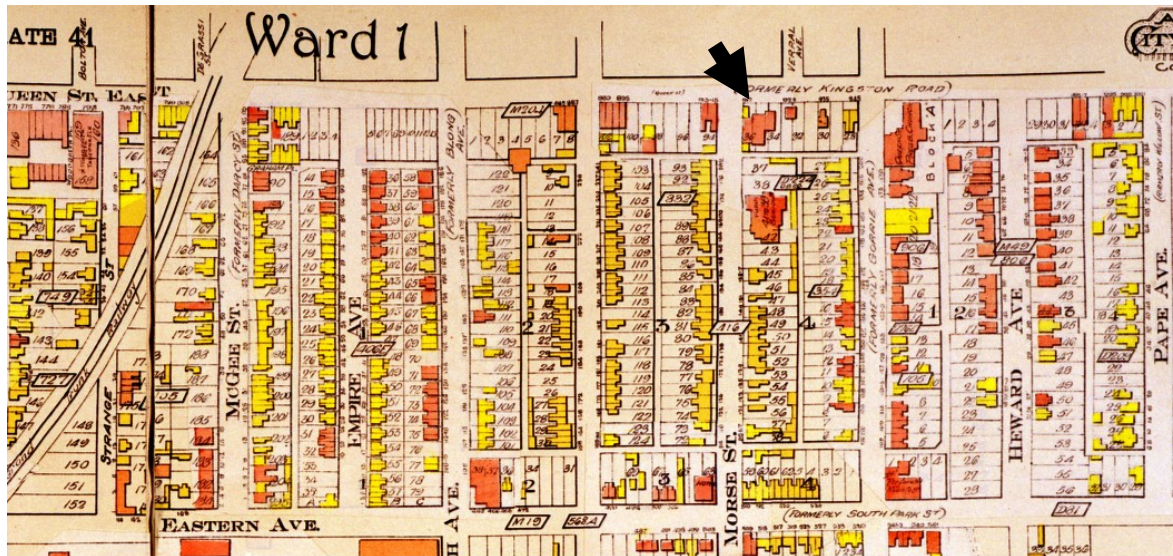
1. City of Toronto Property Data Map: showing the location of the property at 923-925 Queen Street East on the southeast corner of Morse Street in Leslieville



2. Goad's Atlas, 1884: showing the early subdivision of and street pattern in Leslieville



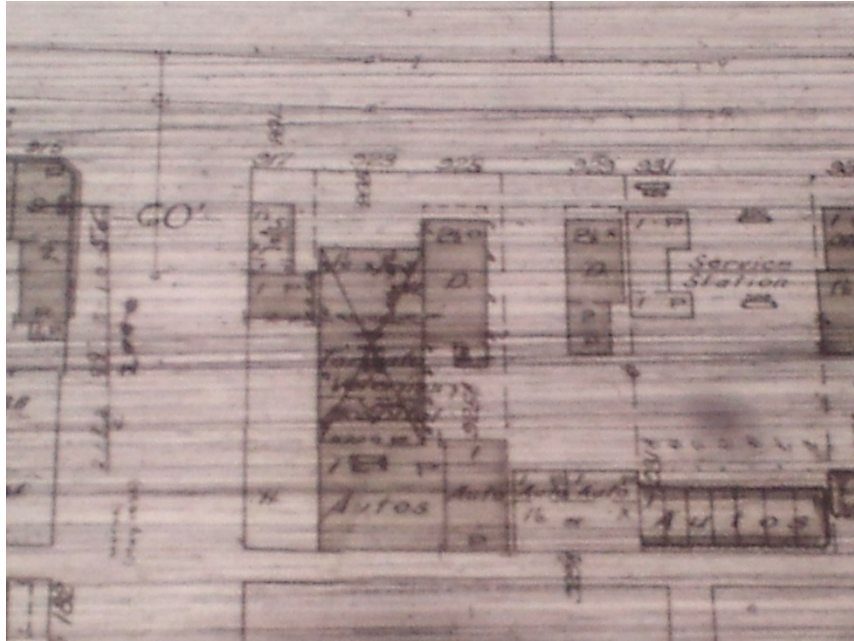
3. Goad's Atlas, 1890: showing the subject property with the frame building on the corner lot (no changes to the site were illustrated on subsequent additions and updates to the atlases in the late 19th and early 20th centuries)



4. Goad's Atlas, 1910 revised to 1913: showing the development of the site with the brick house form building and infirmary



5. Goad's Atlas, 1910 revised to 1924: showing the detailed view of the site and buildings



6. Underwriters' Insurance Bureau Atlas, January 1931 updated to August 1938: showing the property at 923-925 Queen Street East with the interconnected structures on the site extending to the rear (south) access lane

BUILDING PERMIT

No. 21831

Plan No. _____
Lot No. _____

Toronto, Jul 4 1910

Permit granted to

Mr. Mr. J. H. Bloch Queen & Logan
To erect a 2 1/2 story brick dwelling and
infirmery
near Moore St.
on Queen St.
Architect _____
Builder _____
Cost of Building, \$ 6000
Plans and Specifications approved by _____
No. of Block Plan _____
Limit 2 Water, \$ _____
This Permit does not include any openings in sidewalks or encroachment past line of st

7. Building Permit 21831 (July 4, 1910): for the brick "dwelling and infirmery" (City of Toronto Archives)



8. Aerial Map, City of Toronto, 1947: showing Queen Street East where Dr. Black's Veterinary Hospital is illustrated near the southeast corner of Morse Street (City of Toronto Archives)



9. Archival Photograph, 1990: showing the veterinary hospital with the house form building on the left and the infirmary on the right (Toronto Historical Board)



10. Aerial View, Bing Maps, 2012: showing the interconnection of the buildings and their placement and set back on the south side of Queen Street East east of Morse Street
<http://www.bing.com/maps>



11. Current Photograph: showing the principal (north) facades of the buildings comprising the veterinary hospital with Morse Street on the right (west) (Heritage Preservation Services)



12. Current Photograph: showing the east elevation of the house form building on the left, and the setback of the complex on the south side of Queen Street East (right) (Heritage Preservation Services)



13. Current Photographs: showing the west elevation of the infirmary (left) and the rear (south) wall of the stables (right) (Heritage Preservation Services)