



STAFF REPORT ACTION REQUIRED

Inclusion on the City of Toronto Inventory of Heritage Properties – 93-95 Berkeley Street

Date:	January 6, 2014
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale - Ward 28
Reference Number:	P:\2014 \Cluster B\PLN\HPS\TEYCC\February 25 2014\teHPS03

SUMMARY

This report recommends that City Council include the property at 93-95 Berkeley Street on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The site is located on the east side of Berkeley Street north of Adelaide Street East in the St Lawrence neighbourhood and contains a commercial building historically known as the Christie, Brown & Co. Stables (1906).

Heritage staff have been notified by other City Planning Division staff that preliminary discussions regarding potential redevelopment of the site have taken place for the property at 93-95 Berkeley Street. This listing report has been prepared to ensure that the historic structure will be conserved during any redevelopment of the property.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 93-95 Berkeley Street on the City of Toronto Inventory of Heritage Properties, in accordance with the Statement of Significance: Reasons for Listing attached as Attachment No. 3 to the report (January 6, 2014) from the Acting Director, Urban Design, City Planning Division.

Financial Impact

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

ISSUE BACKGROUND

The property at 93-95 Berkeley Street contains the building historically known as the Christie, Brown & Co. Stables. Staff have been advised that preliminary discussions for the redevelopment of the site have taken place and this could involve the demolition of the Christie, Brown & Co. Stables.

COMMENTS

Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 93-95 Berkeley Street. As a result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for listing on the City of Toronto Inventory of Heritage Properties.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Listing are found in Attachment No. 3. The property at 93-95 Berkeley Street 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 the three categories of design, historical association and context.

Located on the east side of Berkeley Street north of Adelaide Street East, the former Christie, Brown & Co. Stables (1906) is a well-crafted example of a stable with Beaux Arts Stylistic elements. It is historically linked to the development of the nationally-known and internationally recognized Toronto baked goods company and the development of Berkeley Street as well as the St Lawrence community in Toronto. Berkeley Street is one of Toronto's oldest streets as it was one of the first streets laid out as part of the town of York in 1793. The stable building is one of a range of building types situated on Berkeley Street spanning 120 years from parliament houses to row houses and including a hotel, court house, jail, fire hall, shops, warehouses and a gas company. Contextually its two storey, red brick-clad structure with stone details is visually linked to its surroundings and important in maintaining the richly varied historic character of this important street.

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SIGNATURE

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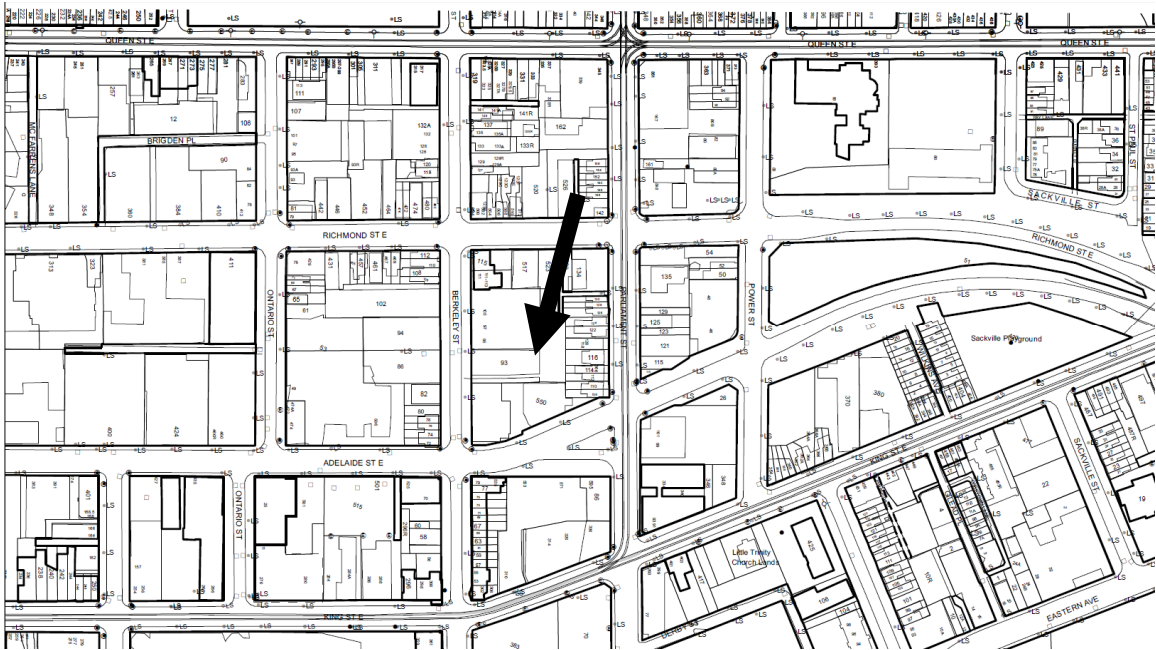
ATTACHMENTS

Attachment No. 1 - Location Map

Attachment No. 2 - Photographs

Attachment No. 3 - Reasons for Listing

Attachment No. 4 - Research and Evaluation Summary



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

The **arrow** marks the location of the former Christie, Brown & Co. Stables
on the property at 93-95 Berkeley Street



Above: principal (west) façade of the Christie, Brown & Co. Stables
(Heritage Preservation Services, December 2013)

Christie, Brown & Co. Stables (1906)

Description

The property at 93-95 Berkeley Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located mid-block on the east side of Berkeley Street north of Adelaide Street East, the Christie, Brown & Co. Stables (1906) is a two-storey red brick-clad structure with a single storey stucco-clad extension at the rear of the property.

Statement of Cultural Heritage Value

The Christie, Brown & Co. Stables is a fine representative and well-crafted example of a stable building designed in relation to the nearby main factory complex of Christie, Brown & Co. on Adelaide Street East. The stable structure displays the similar use of materials, red brick with contrasting trim (here stone), the organizing principle of an arcade of pilasters across a multi-story façade and contrasting decorative elements in semi-circular and flat-arched headed windows. The stables represents the new taste for Beaux Art Classicism favoured for civic buildings at the turn of the twentieth century and may be seen to be an appropriate stylistic choice for a building which although a stable was part of a business whose success in the world of biscuit-making provided top quality biscuits across the nation and was a significant employer during this period.

The Christie, Brown & Co. Stables is associated with the history of the nationally significant company of Christie, Brown & Co. which in its various iterations flourished from 1853 through to its absorption by Nabisco in 1928. Its founder William Mercer Christie began his life in Toronto in 1848 as a 19-year old immigrant making bread in the early hours and delivering the fresh goods to consumers in Yorkville before the days break. By the time of his death in 1900 his goods evolved from being hand-crafted to machine-made employing two of every three biscuit makers in Toronto and delivering over 400 types of biscuits and cakes across the country. The stables are part of this Canadian culinary business success story.

Contextually, with its long established presence on Berkeley Street, the Christie, Brown & Co. Stables contributes to an understanding of the evolution of the street which from its earliest date combined institutions of civic importance (the first two parliament buildings, the courthouse, jail and Fire Hall no. 4) as well as those of commercial and industrial importance (shops from the 1840s at the north east corner of King Street and Berkeley Street and the Consumers Gas Building 1882) as well as numerous residential properties from as early as the 1870s. Along with these other structures the Christie, Brown & Co. Stables maintains the historic character of one of Toronto's first streets, originating with the layout of the town of York in 1793, and its subsequent evolution.

Heritage Attributes

The heritage attributes of the property at 93-95 Berkeley Street are:

- The Christie, Brown & Co. Building
- The scale, form and massing on a two-storey rectangular plan with one story extension
- The materials, including brick, stone, and stucco
- The decorative stone trim at the parapet, windows and sills and the two stone rondels
- The flat roofline, with its stepped parapet on the west facade
- The west façade with its shallow brick double story arches
- On the south and west façades the thermal window openings with their tripartite divisions, arched heads
- The entrance set in the central bay of the west facade

RESEARCH AND EVALUATION SUMMARY: 93-95 BERKELEY STREET

Principal (west) façade of the Christie, Brown & Co. Stables
(Heritage Preservation Services, December 2013)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1793	The town of York is laid out with Parliament Street (now Berkeley Street) as the eastern most street of the ten block grid.
1796-7	The first parliament buildings are built at the foot of Parliament Street (now Berkeley Street)
1813	The parliament buildings are burnt down in an attack by the United States
1820	A second parliament building is built on the same site
1824	Fire destroys the second parliament buildings
1829	Third Parliament buildings are constructed on Front Street West (then Simcoe Place)
1842	The property known today as 93-95 Berkeley Street and part of Lot 24 is shown as planted with a formal garden on Cane's <i>Topographical Map of the Cities and Liberties of Toronto, 1842</i> . By this date a court house and jail were constructed on the south east corner of Front and Berkeley Streets.

1848	William M Christie, age 19, emigrates from Scotland. A bakery apprentice he finds work baking bread in Yorkville.
1853	Christie and George Maver open their bakery business
1860	In partnership with James McMullen, Christie focuses entirely on biscuit making
1868	The partnership of Christie, Brown & Co. is established.
1872	Christie, Brown & Co. build a new factory at Duke (now Adelaide Street East) and Frederick Streets. To accommodate growth the complex is extended in 1883, 1892, 1899 and 1914.
1876	At the Centennial International Exhibition in Philadelphia Christie wins silver and bronze medals for his biscuits.
1880	Goad's Map indicates that the site (Lot 24) is vacant.
1890	By this date two out of every three workers in biscuit making work for Christie Brown & Co.
1900	William Christie dies. The business is taken over by his son Robert J Christie.
1906	The assessment rolls indicate an unfinished building on Part of Lot 24. Adam Beatty, contractor is identified as the owner or lessee. The value of the building is recorded as \$1,000.
1907	The assessment rolls indicate that the building, identified as stables, is complete and is valued at \$16,980 and is owned by Christie Brown and Co. Ltd, naming Robert J Christie as the president.
1926	Robert J Christie dies.
1928	Christie, Brown & Co. is acquired by Nabisco.
1978	The Christie, Brown & Co. complex at 200 King St with frontage on Adelaide Street East is included on the City of Toronto's Inventory of Heritage Properties.
2014	Mr. Christie bakery and outlet is still located on Park Lawn Road in Etobicoke.

The location of the property at 93-95 Berkeley Street is shown on the property data map below (Image 1) on the east side of the street north of Adelaide Street East. Berkeley Street, originally known as Parliament Street, was the eastern most boundary of the ten block grid established with the laying out of the town of York in 1793. The first parliament buildings completed in 1796-7 and burnt down in 1813, replaced in 1820 and burnt down again in 1824 were located at the foot of Berkeley Street. After the construction of the new parliament buildings on Front Street West, the street was to be populated by other civic institutions including a court house and jail (Image 2 – 1842). The character diversified to become more commercial and industrial along with residential properties. Many of these historic buildings survive to this day and include the shops at the north east corner of King and Berkeley which date to 1845, Fire Hall No. 4 (1859), the row houses on the south east corner of Berkeley at Adelaide (1871-2), and the Consumers Gas Company (1882). In the block in which 93-95 Berkeley Street is located houses from the late 19th century survive at both ends and on both sides. The street has a significant history dating back to the original plan for the Town of York in 1793 and the buildings, which continue to survive from various periods of that history, contribute to the understanding of its growth and change.

93-95 Berkeley Street was first identified as a lot with formal planting divided by a long lane in Cane's *Topographical Map of the Cities and Liberties of Toronto, 1842.* (Image 2) By 1880 Goads map (Image 3) identifies it as a vacant lot and while development takes place on either side it remains vacant until a stable for Christie, Brown & Co. is built by

the contractor Adam Beatty between 1905 and 1906. (Images 4 and 5) The Christie, Brown & Co. factory which had been established in 1872 at Frederick and Duke Streets (now Adelaide Street East) was just a few blocks to the west. (Images 6 and 7)

Christie, Brown & Co. was founded in 1868 by William Mercer Christie who invited former employer Alexander Brown to join him in partnership. Arriving in Canada at the age of 19 in 1848 and already apprenticed as a baker in his birthplace of Scotland, Christie owned his own company by 1853 with his first partner George Maver. His meteoric rise as Canada's best and best-known biscuit maker, a reputation which has survived more than 100 years after his death had a few minor setbacks and several partnerships but each time he started business anew and business flourished. After winning first prize at the Toronto exhibition in 1858 he focused on biscuit making exclusively, winning silver and gold medals at the Centennial International Exhibition in Philadelphia in 1876 and by 1890 two of every three biscuit makers in Toronto were employed by Christie, Brown & Co. In 1891 the publication *Toronto Old and New* reported glowingly of his success: "The further extension of the business was met with the erection of the present mammoth factory at the corner of Duke and Frederick Streets - now 3 times the original size. The produce of this factory is sold in Canada from the Atlantic to the Pacific, and has reached a high point of excellence. Personally Mr. Christie is a man of high worth and his firm enjoys the confidence of commercial circles both in and out of Toronto."¹ The factory, built in 1872 and extended in 1883, 1892, 1899 and 1914, was included on the City of Toronto's Inventory of Heritage Properties in 1978 and now forms part of George Brown College. (Image 8)

The Christie, Brown & Co. Stables is a two storey red brick structure facing the street with a long single storey stuccoed wing at the rear of the property. (Images 9 and 10) At the time of construction the site measured 66 x 140' and the building originally occupied the entire length of the site apart from an access lane along the southern edge. The stables were designed after the death of William Christie under the authority of his son Robert Jaffa Christie and constructed by the contractor Adam Beatty. The building retains a relationship with the original Christie, Brown & Co. factory by being built in red brick with stone (instead of yellow brick) trim. The influence of the new century and a move away from the Victorian style to a more Beaux Arts Classicism is evident in the tripartite thermal windows (so-named for their association with Roman Baths which were the models for North American railway stations and other public buildings at the turn of the century) and the two stone rondels also associated with Classicism. However in spite of these new stylistic features similarities between the two buildings created by father and son persist. These are evident in the organization of the façade in a series of bays which join all stories together and stand forward in a brick plane of arched pilasters. Other similarities are seen in the semi-circular headed windows, the decorative use of alternating materials such as yellow brick or white stone to pick out keystones and imposts in the arched heads and in the use of pediments along the parapet of the roof.

¹ Adam, p 186.

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

The Christie, Brown & Co. Stables is a fine representative and well-crafted example of a stable building designed in relation to the nearby main factory complex of Christie, Brown & Co. on Adelaide Street East. The stable structure displays the similar use of materials, red brick with contrasting trim (here stone) the organizing principle of an arcade of pilasters across a multi-story façade and contrasting decorative elements in semi-circular and flat-arched headed windows. The stables represents the new taste for Beaux Art Classicism favoured for civic buildings at the turn of the twentieth century and may be seen to be an appropriate stylistic choice for a building which although a stable was part of a business whose success in the world of biscuit-making provided top quality biscuits across the nation and was a significant employer of biscuit makers.

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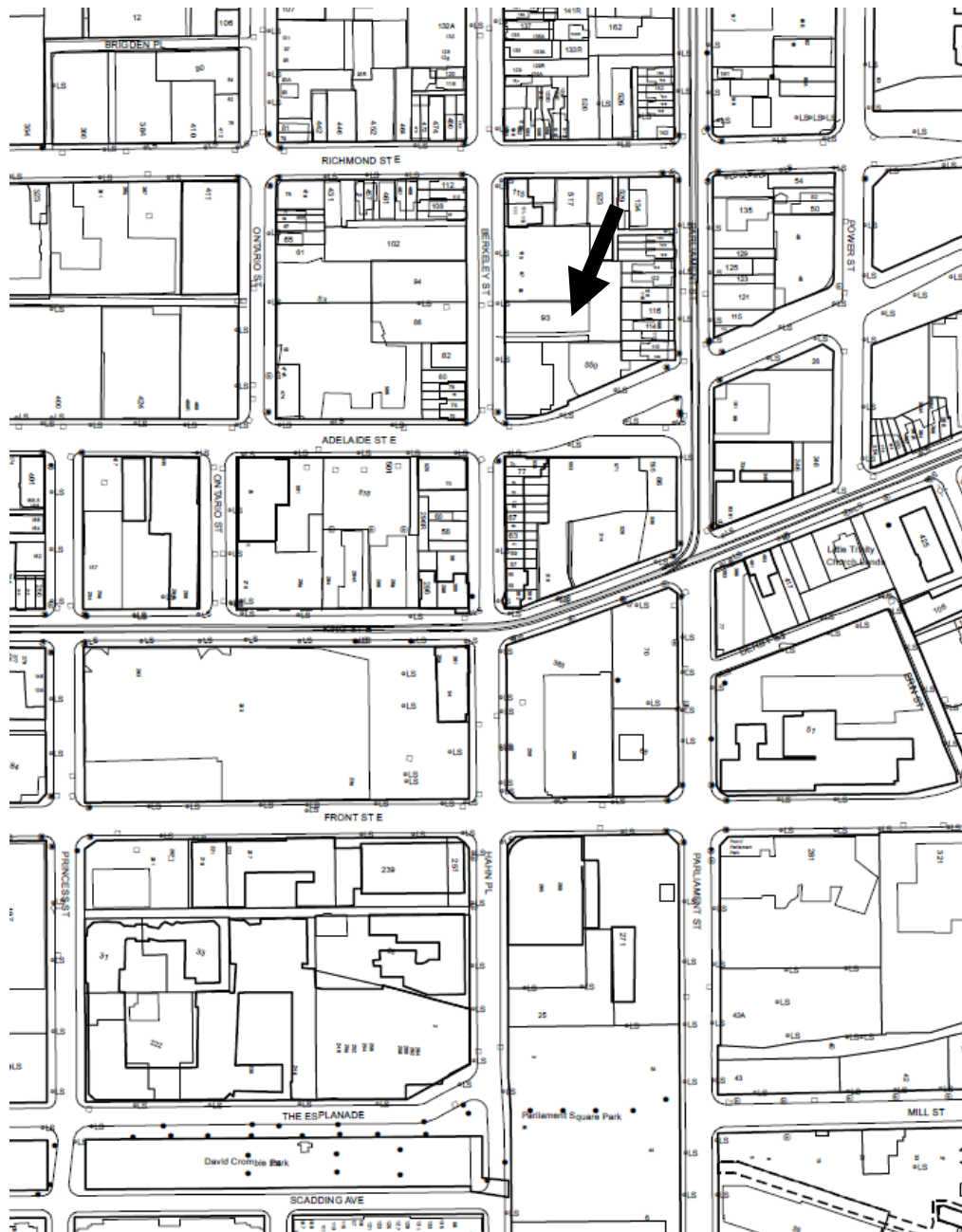
SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 93-95 Berkeley Street has design, associative and contextual values. The Christie, Brown & Co. Stables is a fine representative example of Beaux Arts Classicism applied to a stable whose design also reflects the parent company building. As a part of the historical emergence and development of the Christie and Brown and Co. business, the Stables Building maintains and supports the historical character of the neighbourhood where it remains visually and historically linked to its surroundings on Berkeley Street.

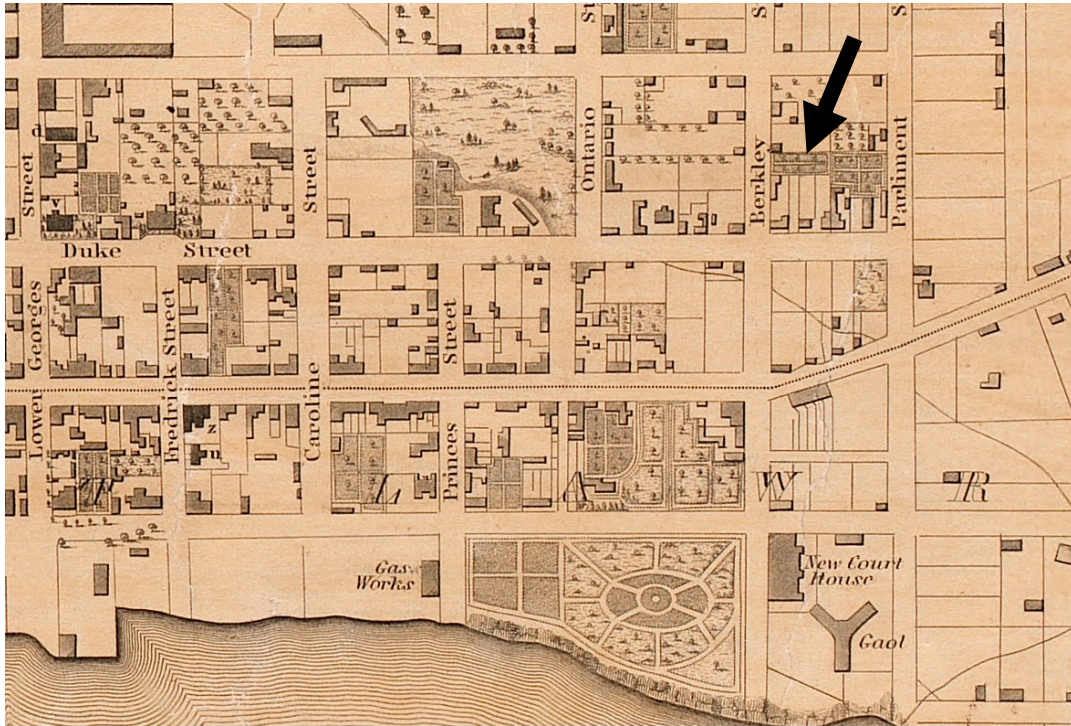
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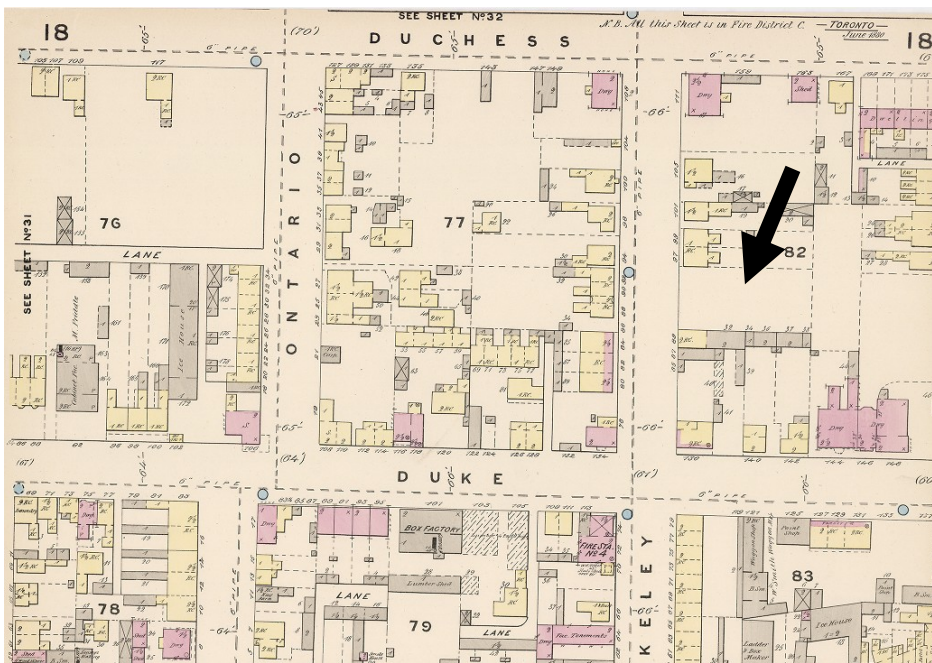
IMAGES



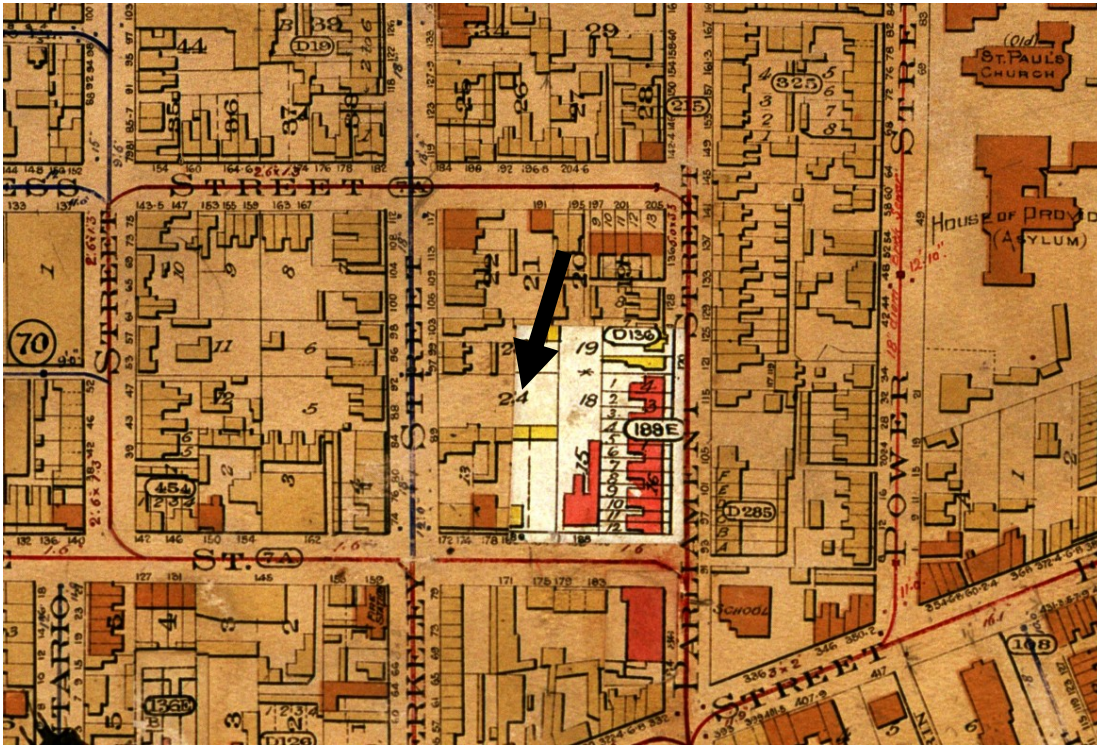
1. City of Toronto Property Data Map: showing the location of the property at 93-95 Berkeley Street where the **arrow** marks the site of the Christie, Brown & Co. Stables Building. The image also shows the length of Berkeley down to the first Parliament site on the south side of Front Street.



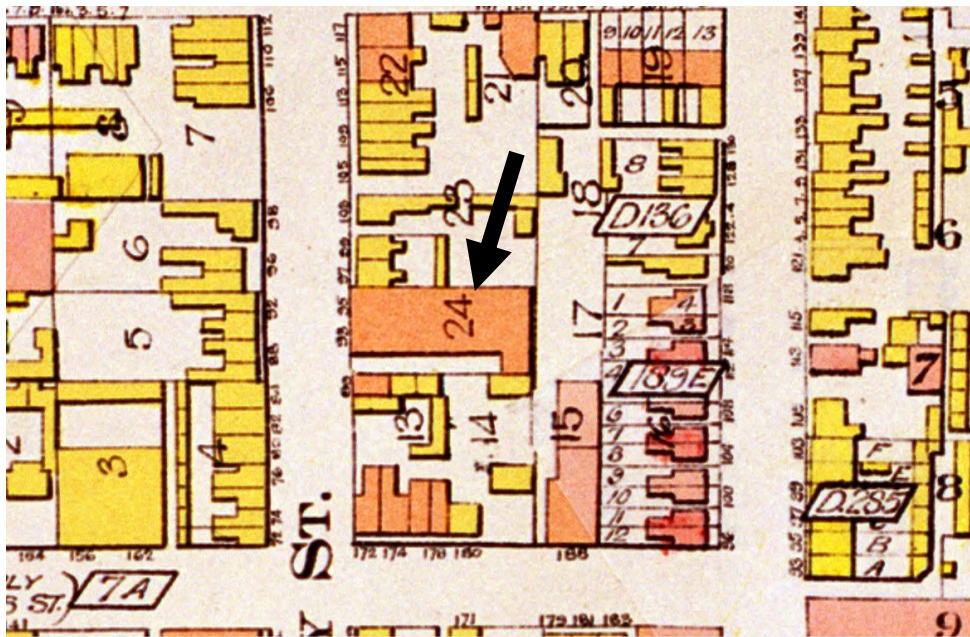
2. Topographical Map of the Cities and Liberties of Toronto, 1842: shows the lot currently occupied by the Stables Building planted with a formal garden. The court house and jail are shown at the base of Berkeley Street and the new Parliament Street is shown to the east.



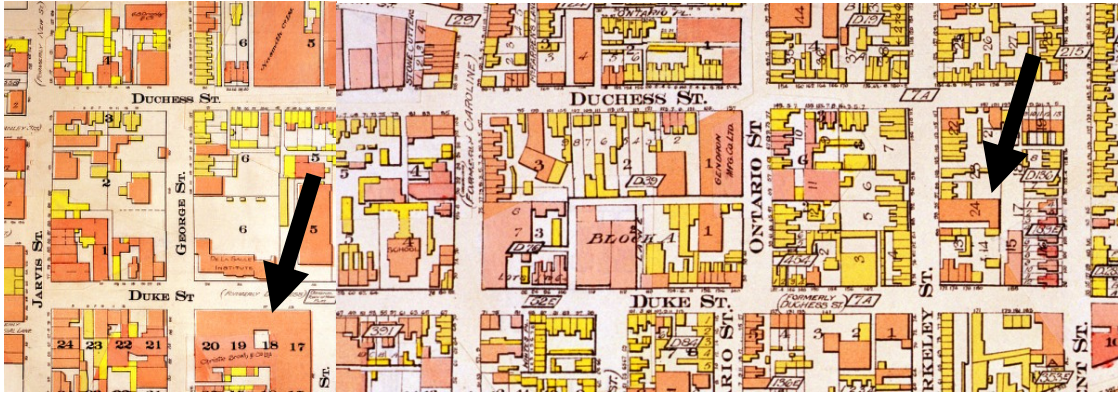
3. Goads Atlas, 1880: showing the vacant lot (City of Toronto Archives)



4. Goads Atlas, 1903: showing Lot 24 still vacant and the properties at either side, that is 89 and 97 occupied.



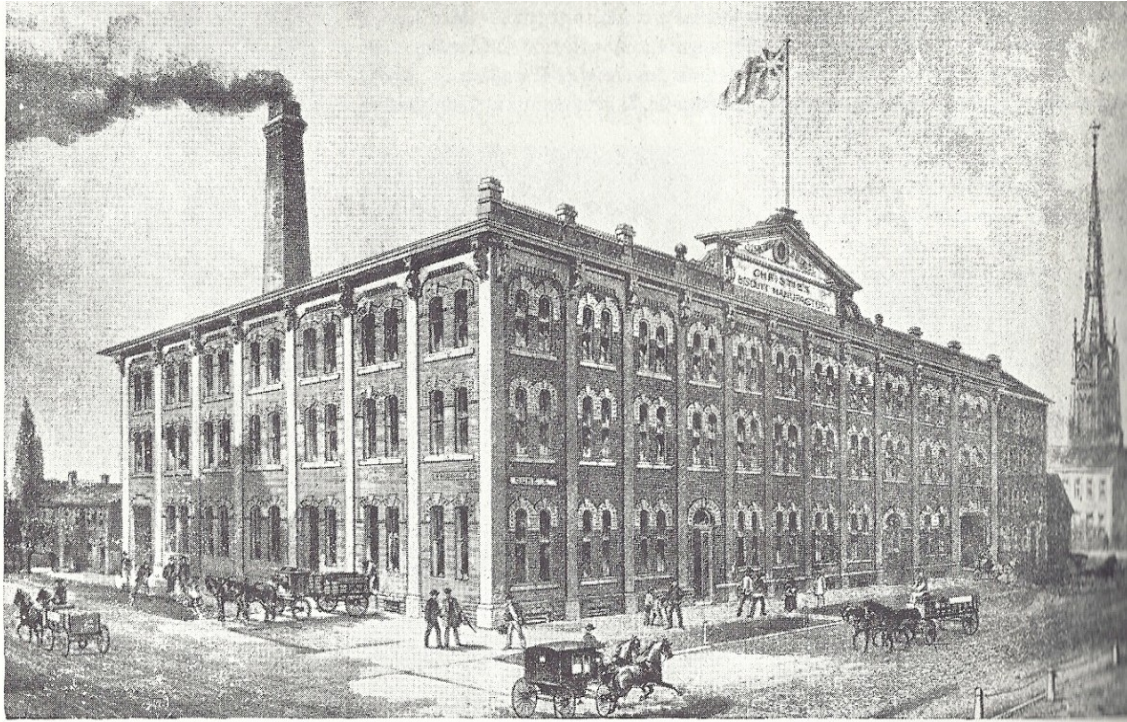
5. Goads Atlas, 1913: showing the stable building occupying Lot 24 with an access lane on the south side of the property.



6. Goads Atlas, 1913: Showing the Christie, Brown & Co. Factory at Duke (now Adelaide Street East) and Frederick Streets in relation to the Stables Building on Berkeley Street.



7. City of Toronto Property Data Map: Showing the current relationship of the Christie, Brown & Co. Factory (now George Brown College), at Duke (Adelaide Street East) and Frederick Streets in relation to the Stables Building on Berkeley Street.



BISCUIT MANUFACTORY OF MESSRS. CHRISTIE, BROWN & CO., DUKE STREET.

8. Biscuit Manufacturing of Messrs. Christie, Brown & Co.: at the south-west corner of Duke (now Adelaide St E) and Frederick Streets (*Toronto: Old and New*, p. 176)



9. Christie, Brown & Co. Stables: west and south facades with stucco extension at rear of property. (Heritage Preservation Services, December 2013)



10. Current Photograph: showing the rear one-storey wing with small arched windows and stuccoed elevations. (Heritage Preservation Services, December 2013)