

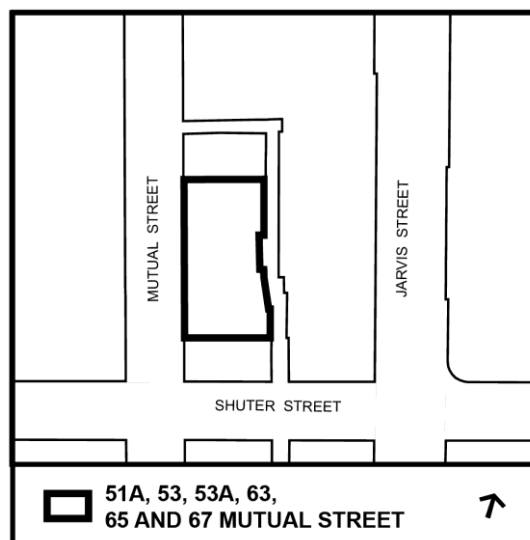
Heritage Evaluation – 51A, 53, 53A, 63, 65, 67 Mutual Street

Date:	May 11, 2016
To:	Toronto Preservation Board Toronto East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Toronto Centre - Rosedale – Ward 27
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16067

SUMMARY

This report recommends the receipt of the heritage evaluation of the properties at 51A, 53, 53A, 63, 65, 67 Mutual Street. The report concludes that these properties do not merit inclusion on the City of Toronto Heritage Register because they do not meet Ontario Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation.

Located on the east side of Mutual Street, between Shuter Street and Dundas Street East, the properties at 51A, 53 and 53A Mutual Street contain three, two-and-a-half-storey, brick clad row houses completed between 1885 and 1890. To the north, the properties at 63, 65 and 67 Mutual Street contain three, two-and-a-half storey row houses; originally brick clad, they were completed by 1880.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive the Heritage Evaluation for 51A, 53, 53A, 63, 65, 67 Mutual Street, Attachment 3 to the report (May 11, 2016) from the Chief Planner and Executive Director, for information.

Financial Impact

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

DECISION HISTORY

At its meeting of January 19, 2016, Toronto and East York Community Council requested Heritage Preservation Services Staff, City Planning Division to evaluate the properties at located at 51A, 53, 53A, 63, 65, 67 Mutual Street for potential inclusion on the City's Heritage Register and report to the Toronto Preservation Board and Toronto and East York Community Council.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.90>

ISSUE BACKGROUND

The properties at 51A, 53, 53A and 63, 65, 67 Mutual Street, located north of Shuter Street, contain row houses dating from the late 19th century which had not undergone heritage evaluation by Heritage Preservation Services.

In the report to Toronto and East York Community Council, dated December 18, 2015, the Director of Community Planning, Toronto and East York District stated that an application had been submitted to amend the Zoning By-law to permit the construction of a residential tower on a site including the properties at 63, 65 and 67 Mutual Street. The proposal included the demolition of the three row houses on these properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.33>

COMMENTS

Following research and evaluation of the properties at 51A, 53, 53A, 63, 65, 67 Mutual Street, it has been determined that the properties are not of cultural heritage value according to Regulation 9/06 and they do not meet the criteria for inclusion on the City of Toronto Heritage or Register or designation under Part IV, Section 29 of the Ontario Heritage Act.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Research and Evaluation Summary (Attachment No. 3) completed by staff is attached.

CONTACT

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SIGNATURE

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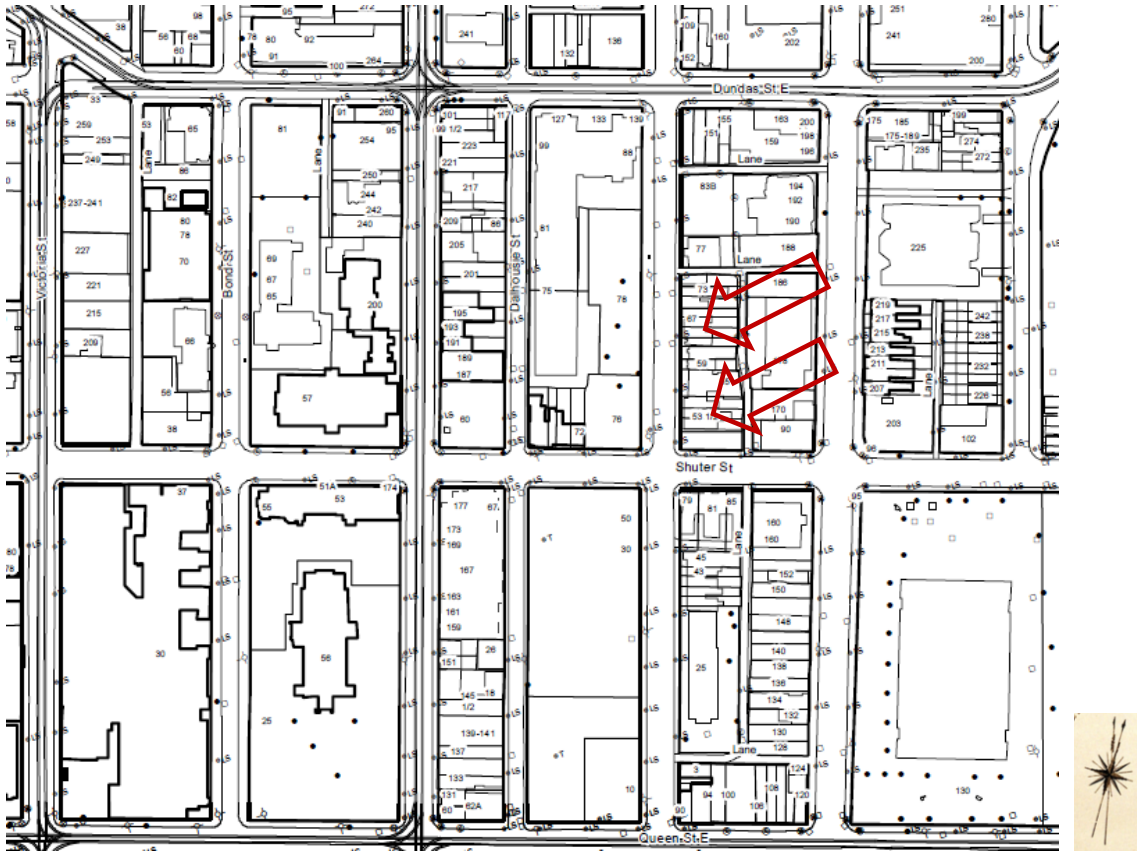
ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Research and Evaluation Summary

LOCATION MAP:

ATTACHMENT NO. 1

51A, 53, 53A, 63, 65, 67 MUTUAL STREET



This location map is for information purposes only;
The exact boundaries of the property are not shown
The properties are located on the east side of Mutual Street between
Shuter Street and Dundas Street East

The **arrows** mark the locations of the properties.

PHOTOGRAPHS:
51A, 53, 53A, 63, 65, 67 MUTUAL STREET

ATTACHMENT NO. 2



Showing the principal (west) elevations of 51A, 53, 53A Mutual Street (above)
and the row houses in context (below) (*Heritage Preservation Services, 2016*)



Showing the principal (west) elevations of 63, 65, 67 Mutual Street (above) and the row houses in context (below) (*Heritage Preservation Services, 2016*)

RESEARCH AND EVALUATION SUMMARY:
51A, 53, 53A, 63, 65, 67 MUTUAL STREET

ATTACHMENT NO. 3

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1793	Park Lot 6 is granted to David Smith who trades it to William Jarvis. Jarvis had in turn traded his grant of Park Lot 3 to John Small.
1818	William Jarvis deeds Park Lot 6 to his son Samuel Peters Jarvis.
1824	Samuel Peters Jarvis builds his house to the designs of John Ewart. The estate is known as 'Hazelburn'.
1846-1851	Samuel Peters Jarvis engages the architect John Howard to plan the subdivision of his estate. A large portion of the Hazelburn house is demolished to make way for Jarvis Street. Mutual Street and George Streets flank the west and east boundaries of the estate. The eastern side of Mutual Street is subdivided into small lots and typically developed with groups of row houses.
1880	Goads Atlas of 1880 indicates that by this date the three brick-clad, row houses at 63, 65 and 67 Mutual Street have been completed
1890	Goads Atlas of 1890 indicates that by this date the three brick-clad, row houses at 51A, 53, 53A Mutual Street have been completed
2016	61 Mutual Street (not part of this evaluation) is demolished

The Mutual Street properties are located on the east side of Mutual Street between Shuter Street and Dundas Street East. The properties were originally part of Park Lot 6, one in a series of 100-acre narrow lots stretching from Queen St to Bloor Street, surveyed with the establishment of the Town of York in 1793 and granted to those loyal to the British Government for the purpose of settlement. William Jarvis traded away Park Lot 3 and acquired Park Lot 6 which had been granted to David Smith.

Jarvis deeded the property to his son, Samuel Peters Jarvis who created by the estate of Hazelburn in the 1820s. Between 1846 and 1851, with the assistance of a survey created by the architect John George Howard, the property was bisected along its north south axis with Jarvis Street. George Street was extended on the east side of the lot and Mutual Street which was mutually shared with Lot 5 on the west was created. Lot 6 was subdivided into parcels for development which resulted in a line of grand estates along Jarvis Street and smaller properties and residences, typically row houses, on Mutual Street.

By 1880, Goads Atlas indicates that the brick row houses at 63, 65 and 67 Mutual Street had been completed. A decade later, by 1890, the three properties at 51A, 53 and 53A were also complete.

DESCRIPTION OF THE PROPERTIES

The three row houses at 51A, 53 and 53A Mutual Street were completed between 1885 and 1890. They are two-and-a-half storey, bay-n-gable house-form types. Each row house has a projecting bay with a pair of windows at the first floor, a large single window at the second floor and a round-headed window in the gable which features a barge-board. The main entrance to each row house is set to one side of the elevation, in a recess with a round-headed opening and a narrow window above at the second floor level. The window heads at the first and second floors all feature stone lintels. At the second level the bricks above the lintel are arranged in an arch with a decorative pattern of vertical and horizontal bricks between the lintel and the arch. The original windows have all been replaced. Each of the three townhouses has deteriorating wood steps and porches with a variety of designs and lack sufficient design or physical value.

The three row houses at 63, 65 and 67 Mutual Street were all completed by 1880. They are one-and-a-half storeys and feature bay windows at the first floor level with mansard roofs and a dormer window above the bay. The entries which are set asymmetrically to one side of the townhouse elevation are framed by a projecting porch which supports a small enclosed porch above.

63 and 65 Mutual Street have been much altered. Although a new slate roof at 63 Mutual Street repeats the original slate patterns and the basic massing of the original row houses is still present, the refacing in stucco of the original brick cladding, the removal of the segmental-headed windows, the loss of the porch details and the dormer details contributes to the loss of integrity and heritage value of these properties.

67 Mutual Street retains the most original features with some later unsympathetic alterations or deterioration. The brick cladding has been painted and the original windows and door have been replaced. The segmental-arched window and door openings feature a cast keystone with varying relief patterns. The mansard roof slates, with hexagonal and rectangular patterns appear to be original but have been painted. The columns of the porch have been replaced with rudimentary square posts and the original surface material below the second floor windows has been replaced by horizontal siding. The round-headed openings at the second level framed by decorative colonettes with brackets are still intact. The dormer window features pilasters with mouldings and brackets and a pierced motif in the pediment of its gable roof. The ground in front of the basement has been excavated and the elevation clad with ceramic tiles. While many original features have survived they are in varying states of disrepair, deterioration or alteration and no longer retain sufficient integrity.

EVALUATION:

The following evaluation applies Ontario Regulation 9/06 (OREg 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 Heritage Register. 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	N/A
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The three row houses at 51A, 53 and 53A Mutual Street do not have sufficient design or physical value to meet the criteria as outlined above.

The three row houses at 63, 65 and 67 Mutual Street no longer retain sufficient integrity to meet the criteria for design or physical value.

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

While the properties at 51A, 53 and 53A, 63, 65 and 67 Mutual Street relate to the early development of Mutual Street and the former Jarvis estate, their historic and associative value is considered to be minimal.

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	N/A

The buildings at 51A, 53 and 53A, 63, 65 and 67 Mutual Street represent a late 19th century scale of small domestic buildings which were typical of the east side of Mutual Street. However as both these properties, and the adjacent properties in this block on Mutual Street, have been so extensively altered or replaced, they lack sufficient integrity to maintain the character of the area or contribute to its contextual value.

In summary, the properties at 51A, 53 and 53A, 63, 65 and 67 Mutual Street do not have the cultural heritage value and do not meet the criteria outlined in OReg 9/06 to qualify for inclusion on the Heritage Register or to be designated under Part IV, Section 29 of the Ontario Heritage Act.

5. SOURCES

Archival Sources

- City of Toronto, Building Records
- W. S. Boulton and H. C. Boulton: *Atlas of the City of Toronto and Vicinity*, 1858. (Toronto Public Library).
- Goad Charles E. *Atlas of the City of Toronto and Suburbs*. (City of Toronto Archives).

Secondary Sources

- Lundell, Liz. *The Estates of Old Toronto*. 1997.
- Martyn, Lucy Booth. *Aristocratic Toronto: 19th Century Grandeur*. 1980.
- McHugh, Patricia. *Toronto Architecture: a city guide*. 2nd edition, 1989.
- Thompson, Austin Seton. *Jarvis Street: A Story of Triumph and Tragedy*. 1980