

Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 350 and 352 Adelaide Street West and 118 Peter Street

Date: August 10, 2017

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 20 - Trinity - Spadina

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage properties at 350 and 352 Adelaide Street West and 118 Peter Street, in connection with the proposed redevelopment of the subject properties, state its intention to designate 350 and 352 Adelaide Street West and 118 Peter Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into Heritage Easement Agreements for these properties.

The applicant has applied for a Zoning By-law Amendment for the subject properties to allow for the construction of a forty seven storey mixed use building. There will be a total GFA of 50,834 square metres with 4,564 sq. metres of retail uses in the base buildings fronting on Adelaide Street West and Peter Street. There will be a total of 696 residential units, including parking for 188 vehicles proposed on levels below grade.

As part of the development, at the Adelaide Street West frontage, the existing 1941 two storey brick commercial building at 350 Adelaide Street West would be retained in situ for a depth of 5 metres from its front façade. The existing 1909 three storey red brick semi-detached commercial building at 352 Adelaide Street West would also be conserved in situ for a depth of 5 metres from its front façade. At the Peter Street frontage, the second empire style house form structure built in 1886 at 118 Peter Street would be substantively retained by conserving in situ the entire depth of the front two and one half storey principal component of the building, save for the notching of the rear southwest corner of the property that will not be visible from the street.

Should the alterations to the subject property be approved, staff recommends that the property owner be required to enter into a Heritage Easement Agreement to ensure the long-term protection of the heritage properties.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage properties at 350 and 352 Adelaide Street West and 118 Peter Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use development on the lands known municipally as 350 and 352 Adelaide Street West and 118 Peter Street, with such alterations substantially in accordance with plans and drawings dated July 10, 2017, prepared by BBB Architects, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 350 and 352 Adelaide Street West and 118 Peter Street in accordance with the plans and drawings stamp dated July 11, 2017, prepared by BBB Architects, and on file with the Senior Manager, Heritage Preservation Services, and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 2017, and in accordance with the Conservation Plan required in Recommendation 1.b.2, in the report of August 10, 2017 from the Chief Planner & Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such Agreement to the satisfaction of the City Solicitor;

2. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment and Addendum for 350 and 352 Adelaide Street West and 118 Peter Street prepared by Goldsmith Borgal and Company Ltd. Architects, dated June 27, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services; and,

3. Enter into and register on the properties at 350 and 352 Adelaide Street West and 118 Peter Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

c. That prior to final Site Plan approval for the proposed development for the properties located at 350 and 352 Adelaide Street West and 118 Peter Street, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2 in the report of August 10, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services; and,

4. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.

5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the issuance of any permit for all or any part of the properties at 350 and 352 Adelaide Street West and 118 Peter Street, including a heritage permit or a building permit and repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 350 and 352 Adelaide Street West and 118 Peter Street, such amendments to have been enacted by City Council and to have come into effect in a form and with content acceptable to City Council as determined by the Chief Planner, and the Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

2. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 in the report of August 10, 2017 in the report from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Letter of Credit, including provision for upwards indexing in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan;

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3. in the report August 10, 2017 from the Chief Planner and Executive Director, City Planning Division the owner shall:

1. Have obtained final Site Plan approval for the proposed development, issued by the Chief Planner and Executive Director, City Planning Division;

2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and,

3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council state its intention to designate the property at 350 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 350 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report dated August 10, 2017 from the Chief Planner and Executive Director, City Planning Division.

3. City Council state its intention to designate the property at 352 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 352 Adelaide Street West (Reasons for Designation) attached as Attachment 5 to the report dated August 10, 2017 from the Chief Planner and Executive Director, City Planning Division.

4. City Council state its intention to designate the property at 118 Peter Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 118 Peter Street (Reasons for Designation) attached as Attachment 6 to

the report dated August 10, 2017 from the Chief Planner and Executive Director, City Planning Division.

5. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bills in Council.

6. If there are objections to the designations in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

7. If the designations are referred to the Conservation Review Board, City Council authorizes the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

8. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 350 and 352 Adelaide Street West and 118 Peter Street for the properties at 350 and 352 Adelaide Street West and 118 Peter Street in a form and with content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

9. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the properties at 350 and 352 Adelaide Street West and 118 Peter Street.

FINANCIAL IMPACT

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

DECISION HISTORY

In 2012, the King-Spadina area was prioritized for study as a potential Heritage Conservation District (HCD). The study determined that the area had cultural heritage value and should be protected through designation and was endorsed by the Toronto Preservation Board.

Prioritization Report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PB15.3>

Toronto Preservation Board:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PB31.2>

In June 2017, the Toronto Preservation Board recommended that Council approve the HCD Plan. The Plan will be reviewed by City Council in fall 2017.

https://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/HCDs/King-Spadina/Final_King-Spadina%20HCD%20Plan.pdf

At its December 11, 12 and 13th, 2016 meeting, City Council passed By-law 1186-2016 to prohibit the demolition or removal of any buildings or structures on properties identified as potentially contributing to the proposed King-Spadina Heritage Conservation District Study Area for a period of one year. The provisions in the By-law do not affect the proposed development.

<http://www.toronto.ca/legdocs/mmis/2016/mm/bqrd/backgroundfile-99282.pdf>

ISSUE BACKGROUND

Context

The subject property contains four buildings, which are all included in the proposed King-Spadina Heritage Conservation District. Of the four buildings, three are identified, in the June 2017 HCD Plan as contributing properties to the proposed district. Note that none of these properties are listed or designated under Part IV of the Ontario Heritage Act:

350 Adelaide Street W, Contributing
352 Adelaide Street W, Contributing
118 Peter Street, Contributing

In conjunction with this report, the three contributing properties identified above have been evaluated under provincial criteria and are proposed for designation under Part IV, Section 29 of the Ontario Heritage Act. These heritage properties will be integrated into the development and are discussed in more detail below.

The mid-block commercial properties at 350 and 352 Adelaide Street West are located side-by-side on the Adelaide Street West frontage at the north side of the street between Peter Street and Spadina Avenue. The property at 118 Peter Street is located mid block at the west side of the street between Richmond Street West and Adelaide Street West. The property abuts the house form property at 120 Peter which was built at the same time and in the same architectural style, but is not part of the subject development site.

There are numerous heritage properties adjacent to and in the vicinity of the subject property. Adjacent to the subject property are the following:

342 Adelaide Street West, H.S.Strathy House, Built 1858, Three stories, Listed in 1984;
358 Adelaide Street West, Weld Building, Built 1925, Six stories, listed in 2005.

Provincial Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land

use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

City of Toronto Official Plan

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Parks Canada document Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding the planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The Standards include the following:

- Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element
- Conserve heritage value by adopting an approach calling for minimal intervention
- Find a use for an historic place that requires minimal or no change to its character-defining elements
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention
- Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference
- Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The Standards and Guidelines also include several key definitions. Central to these is the definition of Conservation. Conservation is defined as all actions or processes that

are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

Development Proposal

The development site is an L shaped property that wraps around, but does not include, the northwest corner of Adelaide Street West and Peter Street. The project includes the contributing heritage properties at 350 and 352 Adelaide Street West and 118 Peter Street.

The original Zoning By-law Amendment Application for the project was submitted in June 2016 and proposed two mixed use towers of 48 and 40 storeys. The development proposed to demolish the properties at 350 and 352 Adelaide Street West and 118 Peter Street, all considered as Contributing within the pending King-Spadina HCD Plan. At the time of the application, the applicant was encouraged to conserve the heritage properties. It should be noted that the application predates review of the HCD Plan by the Toronto Preservation Board by a full year.

The revised current proposal includes one 47-storey tower and retains in situ the properties at 350 and 352 Adelaide Street West to a depth of 5 metres and fully retains the three storey front element of the house form property at 118 Peter in its entirety.

Heritage Properties

Description of Heritage Property: 350 Adelaide Street West

The 1941 Hollinger Building at 350 Adelaide Street West was designed by the architect Benjamin Swartz and is a fine example of a commercial warehouse building in the Style Moderne Style. It has historic association with the continued development of the commercial and industrial character of the area up to the end of World War Two. The building contributes to the area's context maintaining the mid-twentieth century commercial and industrial character of the King-Spadina neighbourhood.

Description of Heritage Property -352 Adelaide Street West

The 1909 Alexander Engraving Co. building at 352 Adelaide Street West was designed by the Toronto architect George R. Harper and is a fine representative of an early 20th century commercial warehouse type building. It is associated with the history of the transformation of the neighbourhood as a thriving industrial district with the arrival of the railways in the 1850s. The building contributes to the area's context maintaining the early twentieth century commercial and industrial character of the King-Spadina neighbourhood.

Description of Heritage Property - 118 Peter Street

The 1885 John Holdford house at 118 Peter Street is representative of a late 19th century Toronto urban house-form building in the Second Empire style. It is associated

with the historic evolution of the area from a military reserve to an industrial and working class neighbourhood and for the subsequent revitalization of that neighbourhood which saw the repurposing of buildings for new uses. The house was adapted as a commercial building retaining a residential unit. The building contributes to the context maintaining late 19th century residential character of the King-Spadina neighbourhood.

Conservation Strategy

Heritage staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by GBCA Architects for conformity with the Planning Act, the Provincial Policy Statement, and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

To mitigate the impact of the proposed alteration, the applicant has proposed a comprehensive restoration program as a component of their mitigation strategy for the redevelopment proposal. Through the HIA, the condition of the heritage properties has been assessed, and the proposed restoration work has been identified. The final Conservation Strategy, submitted to HPS on July 11, 2017, includes the following work at each address.

350 Adelaide Street West

The original proposal at the site would have demolished the property. The revised conservation strategy proposes retention in situ of the structure to 5 metres in depth which includes the main façade and five metres of the exterior side walls. There will be no vertical additions or projections within this 5 metre step back area. The project will also restore the front elevation of the structure to its original appearance based on archival documentation.

Additional components of the Conservation Strategy include:

- Stabilization, repair, and cleaning of masonry walls
- Retention and repair of existing glass block units
- Retention and repair of existing large window on second storey
- Retention of existing windows on side wall to 5 metres in depth
- Replacement of shop front window and doors with sympathetic units
- Removal of unsympathetic additions (vinyl canopy) and restoration to original appearance
- Conservation of the flat roof

To ensure that the front façade is retained during construction, the development will include the installation of a caisson wall for the subsurface parking garage which will be set back approximately 5 metres from the Adelaide Street West front lot line.

To emphasize the existing massing and building form, the base building portion of the tower will be stepped back 5 metres from the front façade of the heritage building. The new base building employs a sympathetic architectural concept by utilizing brick cladding to define vertical and horizontal articulation that reinforces the character of the warehouse typology in a contemporary manner.

352 Adelaide Street West

The original proposal for the site would have demolished the heritage property. The revised conservation strategy proposes retention in situ of the structure to 5 metres in depth which includes the main façade and five metres of the exterior side walls. There will be no vertical additions or projections within this 5 metre step back area. The project will also restore the front elevation of the structure to its original appearance based on archival documentation.

Additional components of the Conservation Strategy include:

- Stabilization, repair, and cleaning of masonry walls
- Restoration of front brick centered pediment
- Removal of the aluminum frame above the second storey windows
- Replacement of all existing windows with wood windows, double hung
- Restoration of ground floor shop front: removal of stucco finish and reinstatement of brick finishing based on archival documentation
- Conservation of the flat roof

To ensure that the front façade is retained during construction, the development will include the installation of a caisson wall for the subsurface parking garage which will be setback approximately 5 metres from the Adelaide Street West front lot line.

To emphasize the existing massing and building form, a 13 storey component of the tower will be stepped back 5 metres from the front façade of the heritage building.

On the west elevation of the heritage building, a three storey new base building component will abut the heritage property at a side elevation blind wall and will be setback 3 metres from the front façade. This proposed 3 metre setback adjacent to the heritage property will reflect a historic condition, confirmed by insurance maps. The new base building will employ a sympathetic architectural concept by utilizing brick cladding to define vertical and horizontal articulation to reinforce the character of the warehouse typology in a contemporary manner.

118 Peter Street

The original proposal for the site would have demolished the heritage property. The revised conservation strategy proposes retention in situ of the entire 9 metre depth of the principal two and a half storey portion of the house, save for the notching of the rear southwest corner of the property that will not be visible from the street. This proposed notch would permit vehicular entry into the underground parking structure.

Additional components of the Conservation Strategy include:

- Stabilization, repair, and cleaning of masonry walls
- Repair and re-surfacing of the south wall with proper detailing for an exterior enclosure (the south wall was originally a party wall and was never meant to be exposed to view)
- Restoration of roofing with new high quality asphalt shingles
- Restoration of wooden brackets and repair of wooden roof eaves
- Removal of unsympathetic additions on original window frames

- Replacement of windows with sympathetic wood units per archival documentation
- Retention of existing door by restoration to its original appearance
- Removal of unsympathetic paint additions on the building
- Replacement of existing stair railing and post with a sympathetic design in wood

The mass and scale of the house will be conserved as seen from the street. Moreover, there will be no vertical additions or projections over the house. Only a three storey component of the project will be constructed at the immediate rear of the property with a separation from the rear elevation of approximately one metre. The east elevation of this new three storey component would rise 3 metres higher than the roof of the heritage property. However, a new east elevation wall, with its placement beyond the rear elevation of the house in conjunction with an approximately 10 metre step back from the front facade of the property, will not be perceived from Peter Street.

At the Peter Street frontage, immediately adjacent and abutting the property to the south, the new base building incorporates a vehicular entry. This component of the base building will only be one storey in height where it abuts the heritage structure. This one storey component will extend south from the heritage property approximately 8 metre at which it would rise to its full six storey base building height.

New Retail Base Buildings

The new base buildings along the Adelaide Street West and Peter Street frontages will employ an architectural design concept that references the warehouse character prevalent in the district. This will be achieved through use of brick cladding to define vertical and horizontal articulation that in turn reinforces the character of the warehouse typology in a contemporary manner.

There are numerous warehouse and commercial structures in the immediate vicinity which range in height from five and six stories and greater. The Weld Building at 358 Adelaide Street West abuts the site to the west and is five to six stories in height; The Fremes Building at 331 Adelaide St West, at the southwest corner of Peter/Adelaide is six stories in height and a 10 storey commercial heritage property, built in 1929, at 317 Adelaide Street West is located at the southeast corner of Peter/Adelaide.

Peter Street: The six-storey height of the base building along Peter Street is of similar proportions to some of the commercial building typologies found in the District. The base podium is evident with a 3 metre step back starting at the 7th floor. The separation distance between the rear wall of the adjacent heritage property at the northwest corner of Peter/Adelaide at 342 Adelaide and the south elevation of the six storey base building along Peter is approximately 8 metres. As mentioned above, a one storey component will extend south approximately 8 metres from the heritage property at 118 Peter Street at which point it will rise to its full six storey base building height.

Based on the spatial separation and design of the base building on Peter Street, there will be no substantive material or visual impact to heritage resources at the Peter Street frontage.

The elevation of the first two floors at the Peter Street base building will be set back to align with the setback of the heritage property at 118 Peter. This design will allow for

views of the facades of the heritage properties along Peter Street when approached along the Peter Street sidewalk.

The base building at the Adelaide Street frontage will be three stories high and is located west and abutting the property at 352 Adelaide Street West. This component will be set back 3 metres relative to the front façade of the heritage property. The new base building reinforces the three storey scale of the heritage properties on the Adelaide Street West frontage and references the design of the properties by use of brick cladding to define vertical and horizontal articulation.

Staff will continue to work with the applicant on design refinements through the Site Plan Application at both the Adelaide Street West and Peter Street frontages.

Staff has reviewed the scope of work and feel that it is generally consistent with Policies 3.1.5.4 and 3.1.5.5. Should Council approve the alterations, the scope of work will be further reviewed as part of the Conservation Plan. At that time staff will ensure that the detailed conservation drawings are also consistent with the Parks Canada Standards for Restoration (13 and 14).

Adjacent Heritage Resources

There are numerous individual heritage resources adjacent to the subject development site along Adelaide Street West and Peter Street and generally within the proposed King-Spadina HCD.

The Heritage Impact Assessment demonstrates that the proposed development will not have a negative impact on these adjacent designated heritage properties.

Conservation Plan

Prior to the introduction of the bills for such Zoning By-law Amendment for the proposed development at 350 and 352 Adelaide Street West and 118 Peter Street, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 350 and 352 Adelaide Street West and 118 Peter Street will be conserved

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 350 and 352 Adelaide Street West and 118 Peter Street, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the properties at 350 and 352 Adelaide Street West and 118 Peter Street will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant should be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the heritage properties will be lit to enhance their heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

Signage Plan

Given the grade related commercial uses proposed for the development site, the applicant will also be required to submit a Signage Plan with sign guidelines for the commercial uses that will occur at the heritage properties and at the adjacent new retail base buildings. This Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the property.

CONCLUSION

Staff have completed the attached Research and Evaluation Report (Attachment 7) for the properties at 350 and 352 Adelaide Street West and 118 Peter Street and determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

The Statements of Significance (Attachment 4, 5, 6) for 350 and 352 Adelaide Street West and 118 Peter Street comprise the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web-site in accordance with the City of Toronto Act provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

Heritage Preservation Services staff have reviewed the proposed development for the heritage properties at 350 and 352 Adelaide Street West and 118 Peter Street and are satisfied that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada. Staff support the proposed conservation strategy and feel that it meets the intent of the Official Plan Heritage Policies as the scale, form, and mass of the heritage structures will be

conserved. This conservation strategy is also aligned with Policy 3.1.5.4 and Standard 3 of the Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines) as it minimizes the amount of intervention that the applicant will make to the historic place.

CONTACT

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SIGNATURE

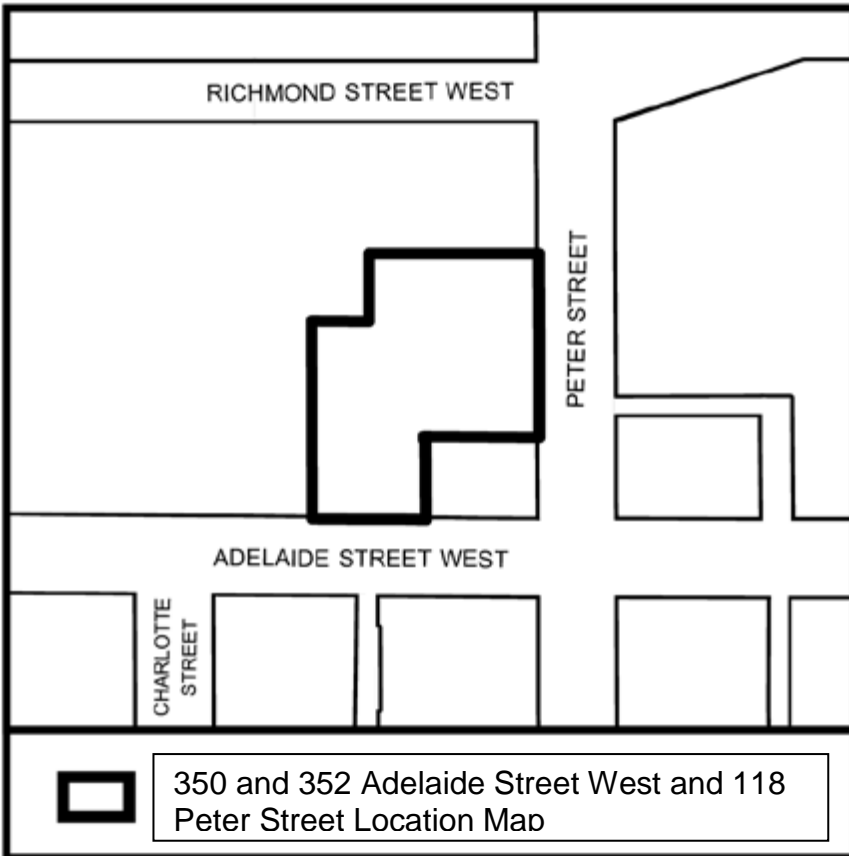
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Plan
Attachment.2 – Photographs
Attachment 3 – Proposal Drawings
Attachment.4 - Statement of Significance - 350 Adelaide Street West
Attachment 5 - Statement of Significance - 352 Adelaide Street West
Attachment 6 - Statement of Significance - 118 Peter Street
Attachment 7 - Heritage Property Research and Evaluation Report:
350 and 352 Adelaide Street West and 118 Peter Street

LOCATION MAP
350 and 352 Adelaide Street West and 118 Peter Street

ATTACHMENT 1



Location Map showing the development site at 350 and 352 Adelaide Street West and 118 Peter Street



352 Adelaide Street West



350 Adelaide Street West

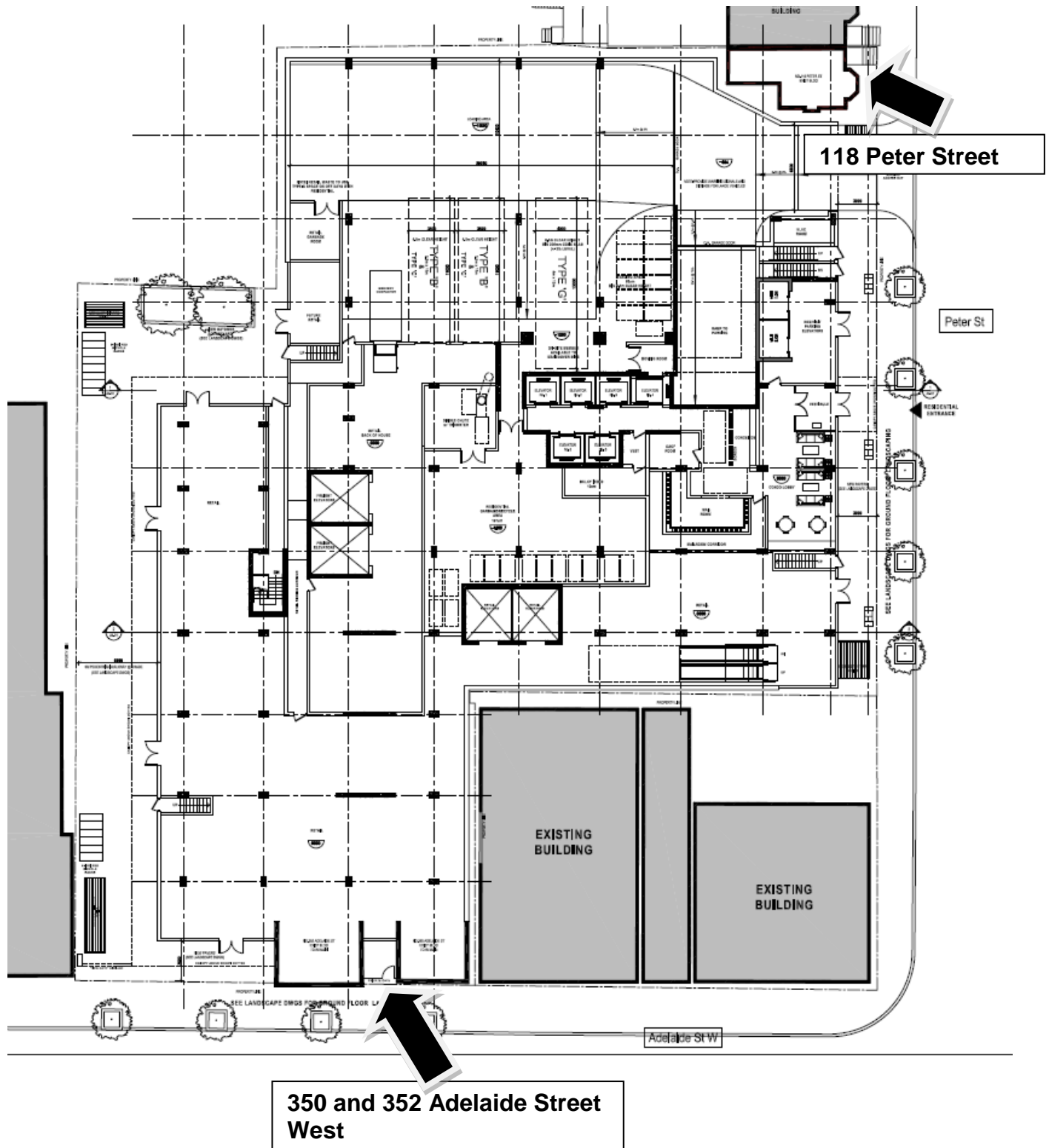
PHOTOS

350 and 352 Adelaide Street West and 118 Peter Street



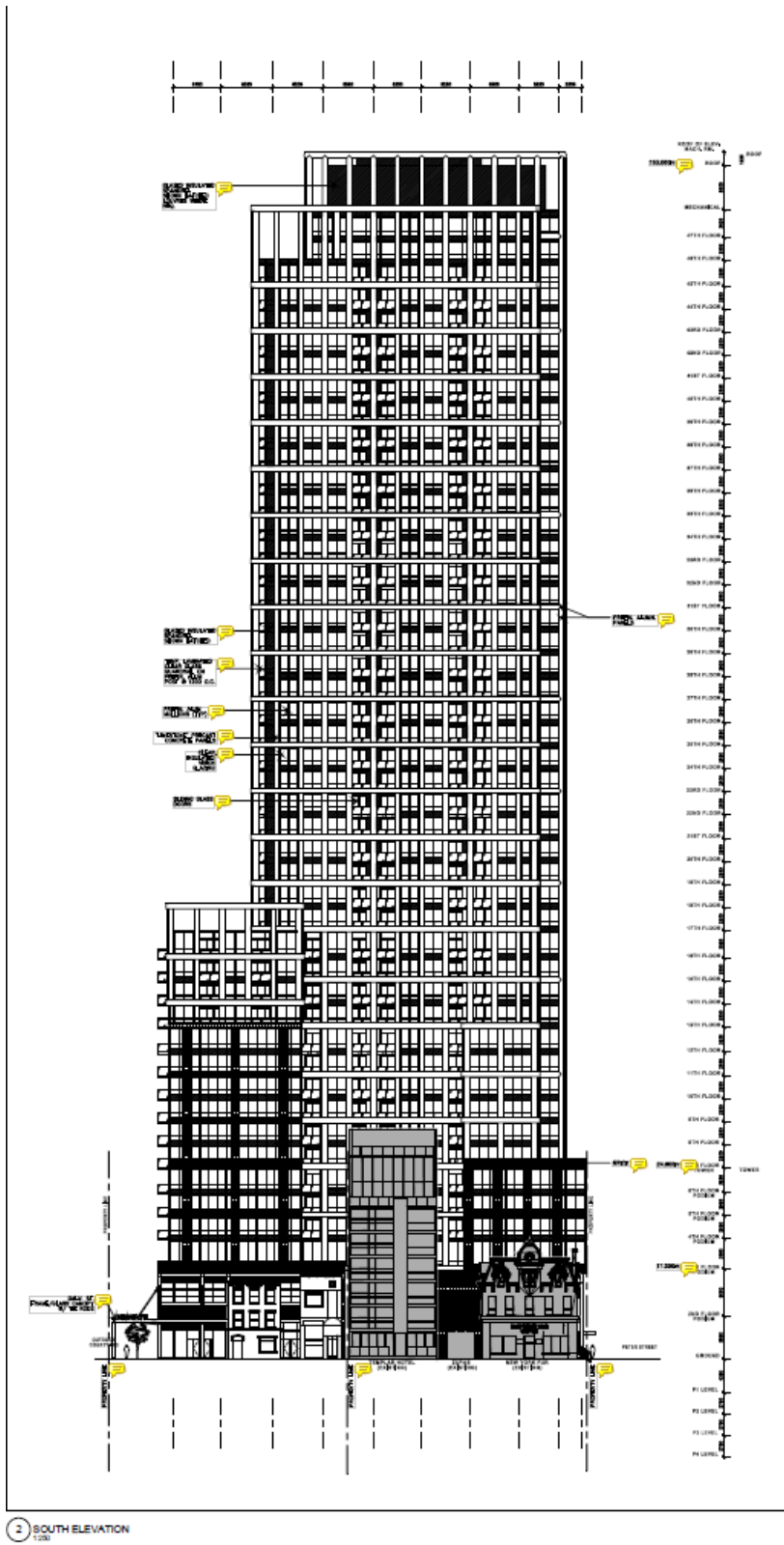
118 Peter Street

118 Peter Street - semi-detached house at left side. Right side of house not part of the site.



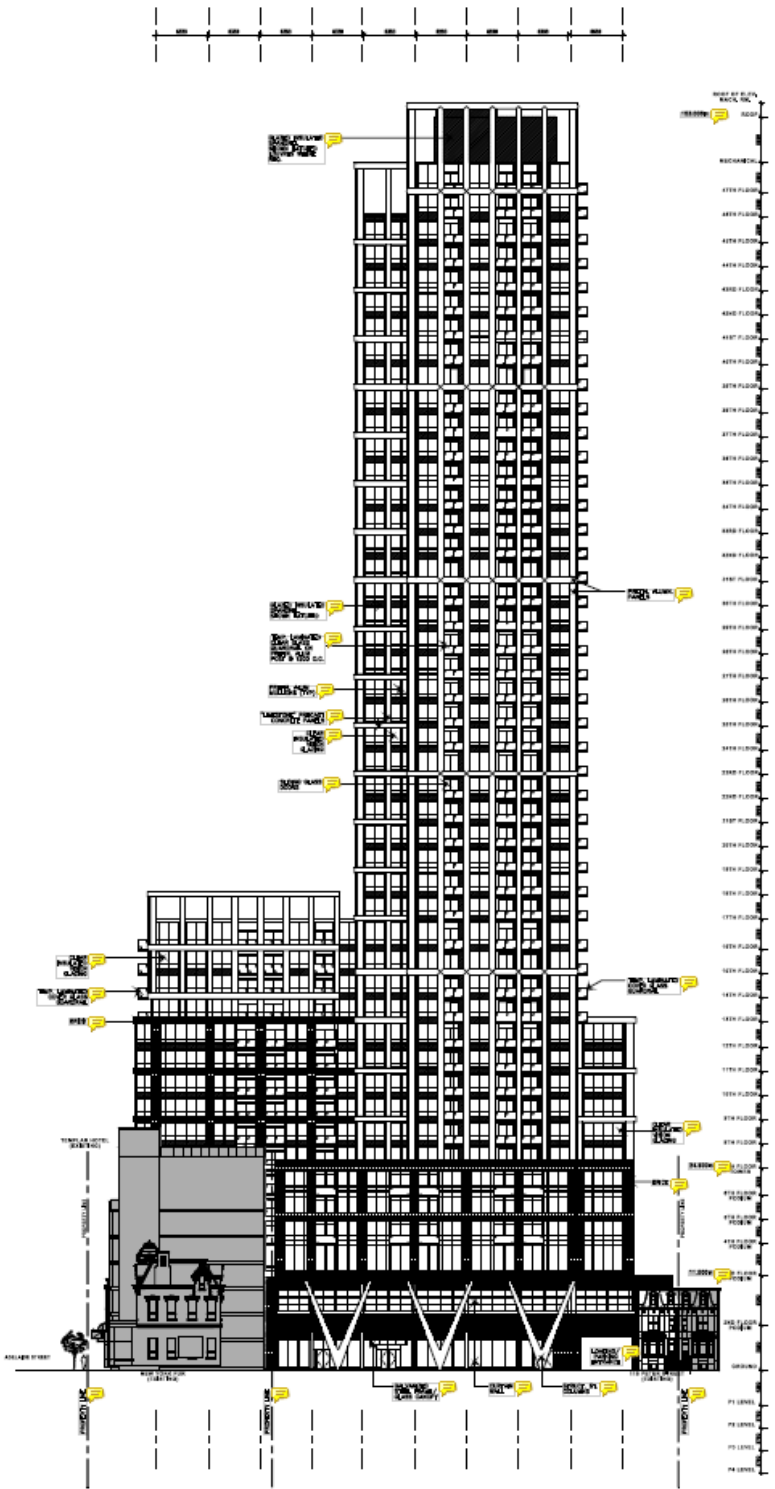
Site Plan and Ground Floor Plan

PROPOSAL DRAWINGS
 350 and 352 Adelaide Street West and 118 Peter Street



Proposed Adelaide Street West/South Elevation

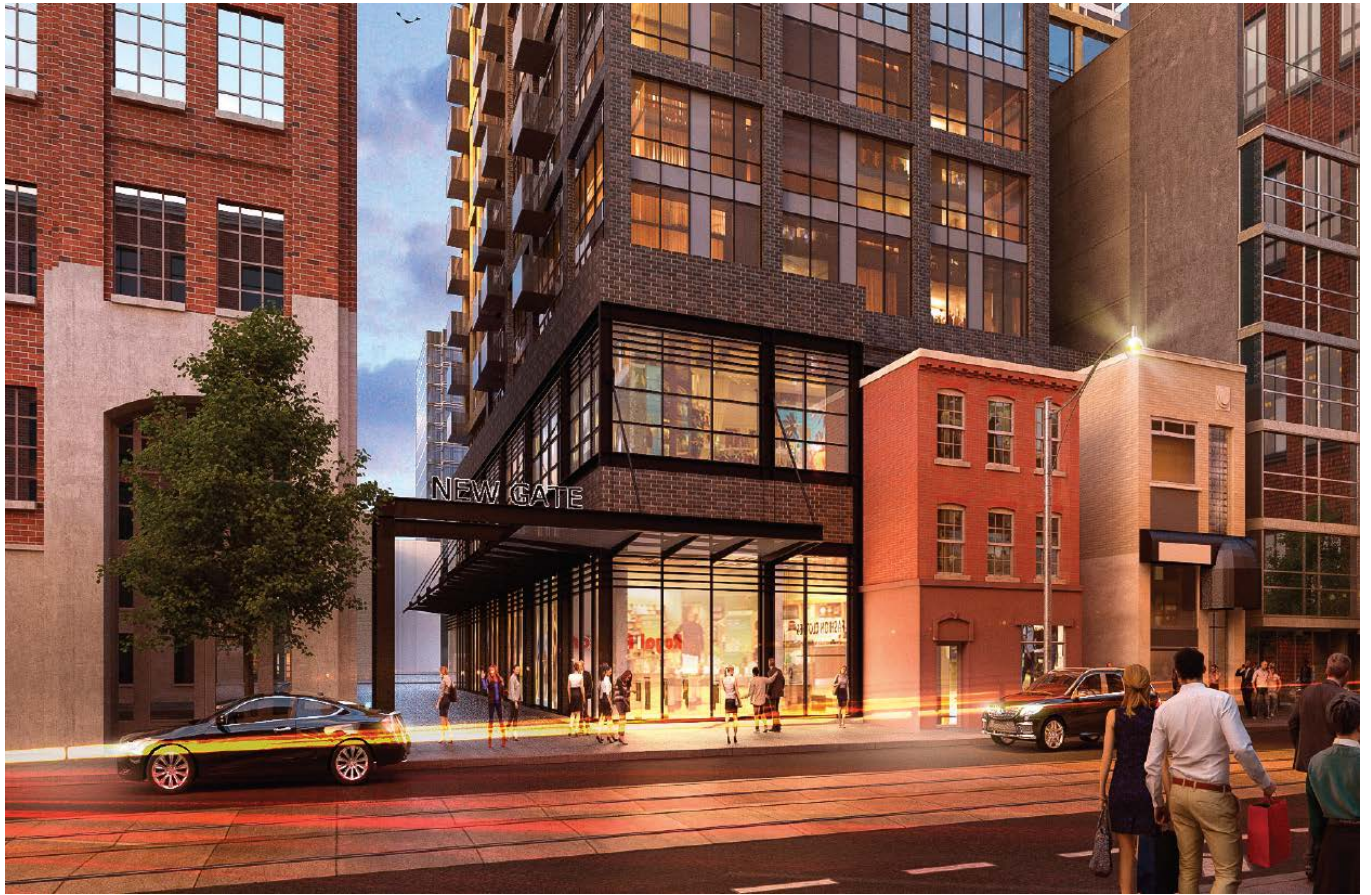
PROPOSAL DRAWINGS
 350 and 352 Adelaide Street West and 118 Peter Street



4 EAST ELEVATION
1:200

Proposed Peter Street/East Elevation

PROPOSAL DRAWINGS
350 and 352 Adelaide Street West and 118 Peter Street



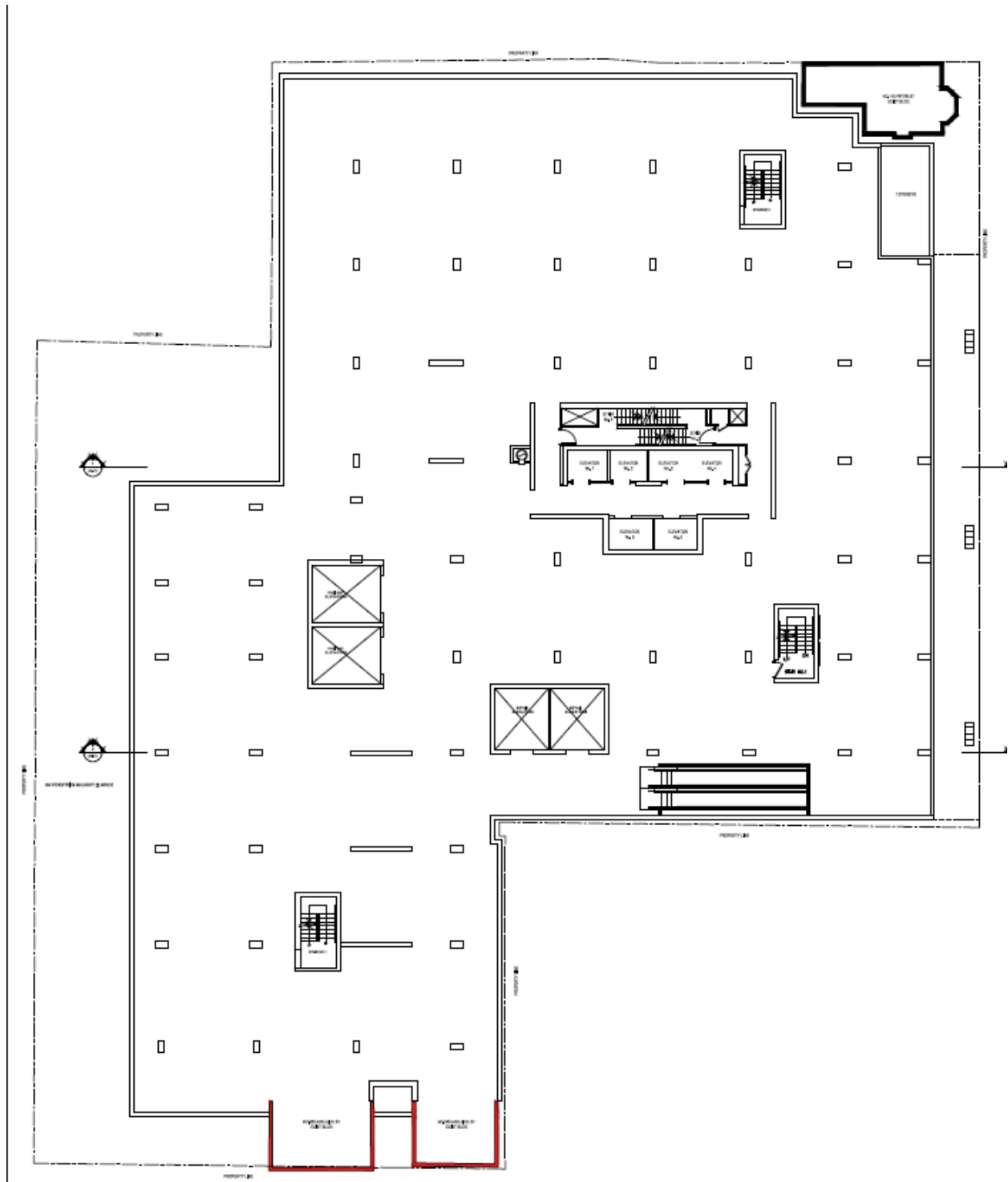
Adelaide Street West Base Elevation. Note that heritage property façade designs are shown as existing. Rehabilitation would remove unsympathetic alterations.

PROPOSAL DRAWINGS
350 and 352 Adelaide Street West and 118 Peter Street



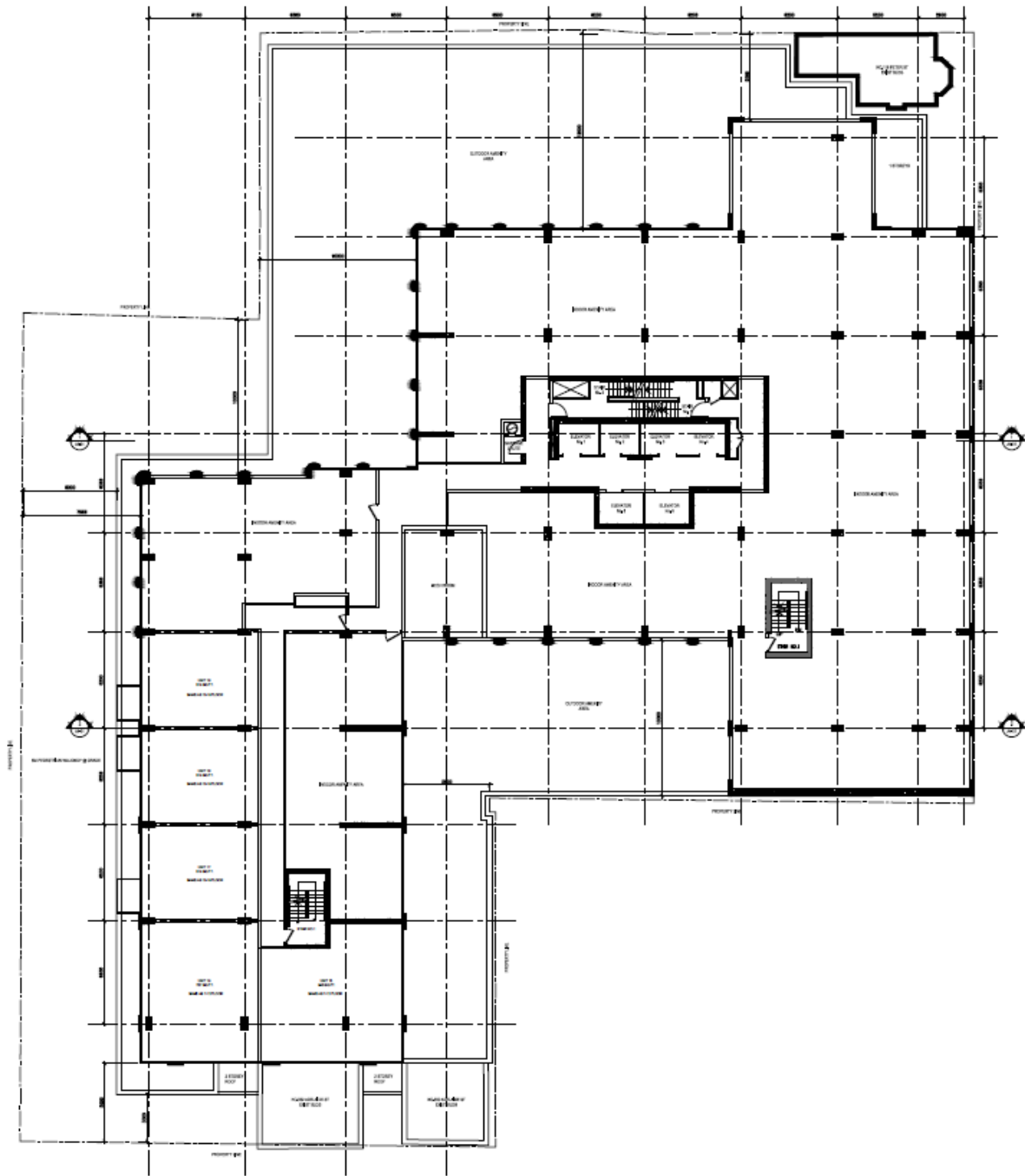
Peter Street Elevation. Note that heritage property façade design is shown as existing. Rehabilitation would remove unsympathetic alterations.

PROPOSAL DRAWINGS
350 and 352 Adelaide Street West and 118 Peter Street



Second Floor and Mezzanine. Note first floor drawings shown as Site Plan above

PROPOSAL DRAWINGS
350 and 352 Adelaide Street West and 118 Peter Street



Third Floor

PROPOSAL DRAWINGS
350 and 352 Adelaide Street West and 118 Peter Street



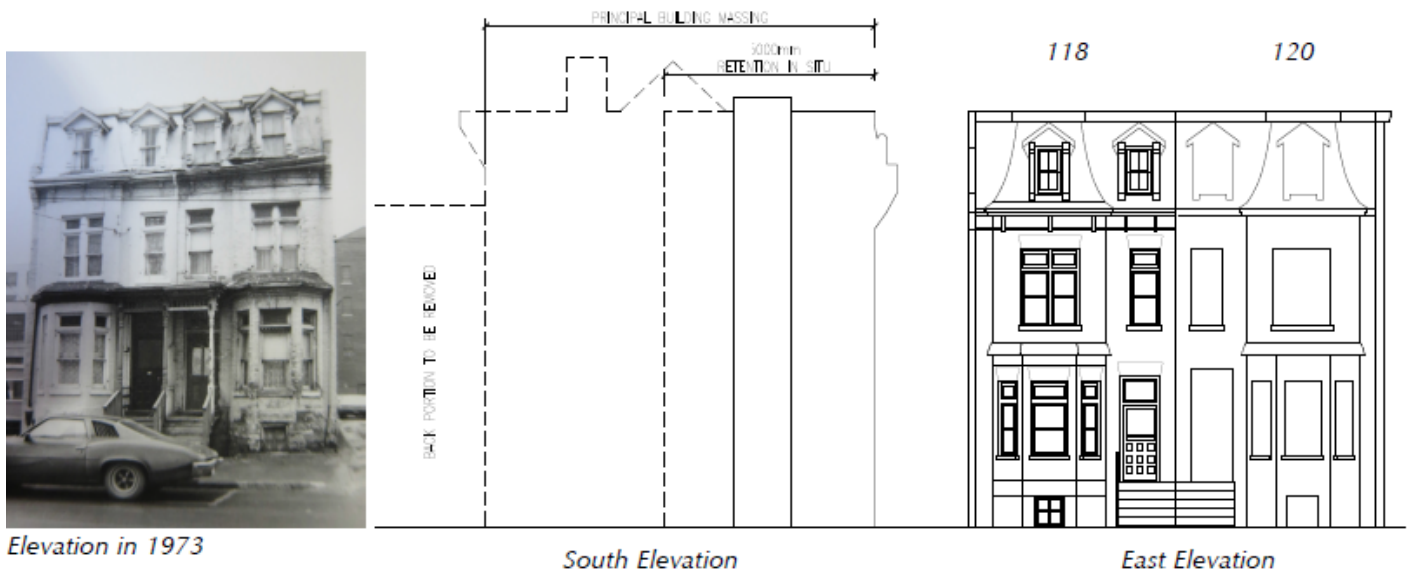
Preliminary Proposed restored elevations for 350 Adelaide Street West (not to scale)

PROPOSAL DRAWINGS
350 and 352 Adelaide Street West and 118 Peter Street



Preliminary Proposed restored elevations for 352 Adelaide Street West (not to scale)

PROPOSAL DRAWINGS
 350 and 352 Adelaide Street West and 118 Peter Street



Preliminary Proposed restored elevations for 118 Adelaide Street West (not to scale). Note that the lower storey windows are intended to be double hung in operation with a transom unit above. Dormer windows are intended to be double hung, two-over-two units. Dashed lines show the extent of building portions proposed to be removed.

STATEMENT OF SIGNIFICANCE:
350 Adelaide Street West
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The property at 350 Adelaide Street West (Hollinger Building) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 350 Adelaide Street West contains the Hollinger Building, completed in 1941, a two storey, store and warehouse building with a raised basement and brick cladding. The property is located in the King-Spadina area.

Statement of Cultural Heritage Value

The Hollinger building at 350 Adelaide Street West has design value as a fine representative of a mid-century commercial warehouse building in the Style Moderne style. The combination of traditional materials such as yellow brick and stone with modern materials such as structural glass brick and alumite along with the composition and detailing of the principal elevation on Adelaide Street displays a high degree of artistic merit.

The Hollinger building has historic value as it is associated with the King-Spadina neighbourhood's history as a commercial and industrial district which supported a range of commercial interests including small family-run businesses. Originally associated with the fur and garment industry, it has been occupied by a variety of businesses including those of the Kirshenbaum family who as Kern Stationers occupied the building for over 50 years until the property was sold for redevelopment. The building also has value as it demonstrates the work of the architect Benjamin Swartz who was well-known for his factory and residential commissions but is especially remembered as the architect of the Royal Theatre (originally known as the Pylon) on College Street.

Situated on the north side of Adelaide Street between Peter Street and Spadina Avenue, the building has contextual value as it maintains a mid-century low-rise commercial warehouse building character which is part of the diverse historic built form of the neighbourhood. As part of the continuing evolving character of the King-Spadina neighbourhood it is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the Hollinger Building are:

- The setback, placement and orientation of the building on the north side of Adelaide Street West between Peter Street and Spadina Avenue

- The scale, form and massing of the two-storey store and warehouse building with a raised basement and a flat roof
- The principal (south) elevation with its brick, glass brick, stone and alumite cladding
- The yellow brick cladding of the west, north and east elevations
- The yellow brick details on the south and west elevations the band of vertical headers above the second floor windows on the south façade and the vertical headers above the windows on the west elevation
- The arrangement of openings on the south elevation with the recessed entry and recessed stair window above located towards the east and the large window openings of the basement, first and second floors located towards the west side of the elevation
- The pattern of window mullions in the transom lights above the fixed glass panels in the windows on the south elevation at the first and second floors
- The arrangement of window openings in a grid with and the pattern of mullions in the windows on the west elevation
- The stone details including the decorative tooled stone cladding on the south elevation at the basement and first floor levels including the entry recess, the stone cornice between the first and second floors, the stone sills on the south and west elevations and the decorative square panel with the reliefs of stone circles' centred above the entry and stair openings
- The structural glass brick in the window opening for the stair
- The fluted alumite band currently covered with panels that appear in the architects drawings and were located between the basement and ground floors and the alumite canopy (as shown on the architect's drawings if it survives beneath the current vinyl canopy)
- The terrazzo floor at the recessed entrance

STATEMENT OF SIGNIFICANCE:
352 Adelaide Street West
(REASONS FOR DESIGNATION)

ATTACHMENT 5

The property at 352 Adelaide Street West (Alexander Engraving Co) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 352 Adelaide Street West contains the Alexander Engraving Co. building, completed in 1909, a three storey, commercial warehouse building with brick cladding. The property is located in the King-Spadina area.

Statement of Cultural Heritage Value

The Alexander Engraving Co. building has design value as a representative of the commercial warehouse type with mill construction which is evident in the regular disposition of the windows reflective of the internal structural grid and the departure with the large ground floor window designed for display and advertising.

The building has historic value as it is associated with the evolution of the King-Spadina neighbourhood's history as a commercial and industrial district which supported a range of commercial interests including small family-run businesses. Originally associated with the Alexander Engraving Company, from as early as 1920 the building was occupied by the Zuckerman family who operated the Novelty Embroidery Company, later known as Toronto Quilting and Embroidery Ltd. which by 1982 was known as Doubletex Inc. which now has branches in numerous Canadian and American cities. The building is also valued for its association with the Toronto architect George R. Harper.

Situated on the north side of Adelaide Street West, between Peter Street and Spadina Avenue and adjacent to the building at 350 Adelaide Street West, the Alexander Engraving Company building has contextual value as it maintains an early twentieth-century low-rise commercial warehouse building character which is part of the diverse historic built form of the neighbourhood. As part of the continuing evolving character of the King-Spadina neighbourhood it is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the Alexander Engraving Co. building are:

- The setback, placement and orientation of the building on the north side of Adelaide Street West between Peter Street and Spadina Avenue
- The scale, form and massing of the three storey commercial warehouse building built on a rectangular plan with a flat roof

- The principal (south) elevation with its red brick cladding and decorative corbelled bricks at the cornice
- The east (side) elevation with its red brick cladding and regular grid of windows openings on three levels
- The yellow brick cladding of the west (side)elevation
- The arrangement of openings on the principal (south) elevation with the entry located at the west side of the elevation and the large display window located towards the east side, and at the second and third floors the three regularly spaced windows (Note the original design for the entrance as a double-leafed, partly glazed door with a transom light above)
- The segmental arched openings of the doors and windows and the stone window sills on the south, east, north and west elevations
- On the principal (south) elevation, the pattern of divisions of windows with a transom light in the first floor window, and for the second and third floor windows, as shown in the original architect's drawings, the double-hung sash featuring two lights over one
- The windows on the east (side) elevation which feature six-over-six double hung sash

STATEMENT OF SIGNIFICANCE:
118 Peter Street
(REASONS FOR DESIGNATION)

ATTACHMENT 6

The property at 118 Peter Street (John Holdford house) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 118 Peter Street contains the John Holdford house, completed in 1885, a two-and-a-half-storey, semi-detached house with a mansard roof and raised basement with brick cladding on its principal elevation. The property is located in the King-Spadina area.

Statement of Cultural Heritage Value

The John Holdford house has design value as a representative example of a Victorian row house in the Second Empire style, featuring characteristic complex massing including a bay window, a stepped mansard roof and decorative wood brackets and string course details at the cornice.

The Holdford house has historic value as it is associated with the King-Spadina neighbourhood's period of development when in response to the advent of the railways and the growth of industry, houses were provided for area's growing middle and working class population. Its late 20th century repurposing as a commercial property with a residential unit is indicative of the social and economic changes in the neighbourhood.

Situated on the west side of Peter Street between Adelaide and Richmond Streets the house-form character and scale of the Holdford house has contextual value as it maintains a late 19th century residential character which is part of the diverse historic built form of the neighbourhood. It is physically functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the John Holdford house are:

- The setback, placement and orientation of the house on the west side of Peter Street between Adelaide and Richmond streets
- The scale, form and massing of the two-and-a-half storey semi-detached house with a raised basement with a mansard roof and dormers, projecting bay and at the basement and first floor level a polygonal bay window
- The principal (east) elevation with its red brick cladding and stone-clad basement level
- The south(side) elevation with stucco cladding
- The openings on the principal (east) elevation with the principal entry located at the north side of the elevation, the basement window, the first floor polygonal bay

window, the two window openings on the second floor which correspond in height but are different in width and the two attic dormer windows.

- The details of the windows including the ground floor bay window with its double hung sash with transom lights above, the second floor windows with transom lights, the framing of the dormers with triangular pediments and pilasters with corbel brackets

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT

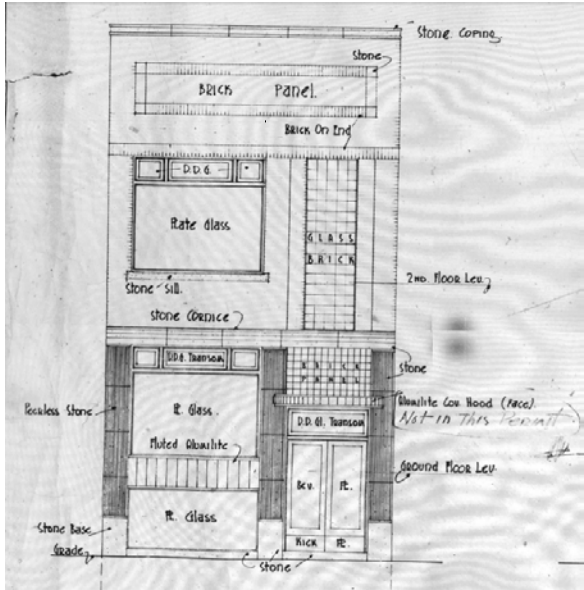


HOLLINGER BUILDING, 350 ADELAIDE STREET WEST
ALEXANDER ENGRAVING CO., 352 ADELAIDE STREET WEST
JOHN HOLDFORD HOUSE, 118 PETER STREET

Prepared by:
Heritage Preservation Services
City Planning Division
City of Toronto

August 2017

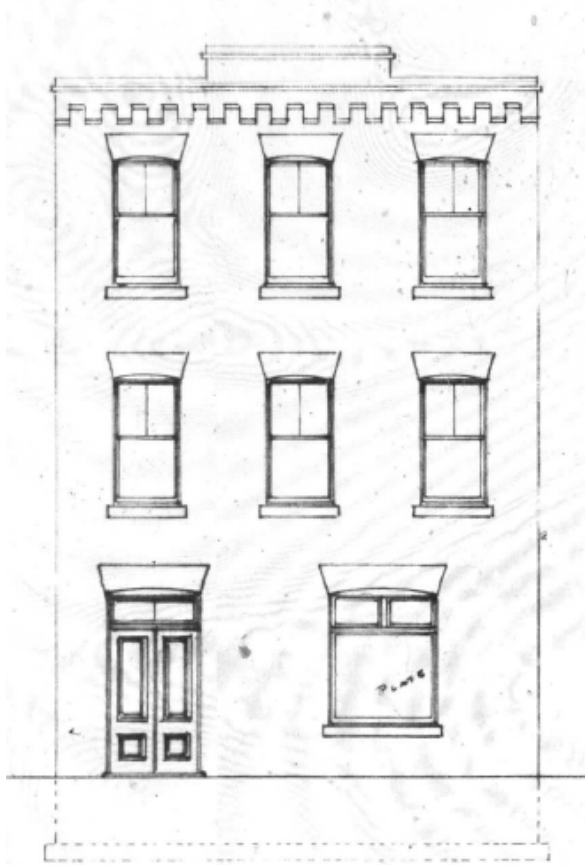
1. DESCRIPTION



Above: Benjamin Swartz, Front Elevation, Hollinger Building, 350 Adelaide Street West, 1941 (City of Toronto Building Records)
 Cover: 350 Adelaide Street West (top left), 352 Adelaide Street West (top right), 118 Peter Street (bottom) (Heritage Preservation Services (HPS), 2017)

PLEASE NOTE: The following research and evaluation report comprises three properties located on Block 1B at the north-west corner of Adelaide Street West and Peter Street and includes three separate tables below for each property and three separate evaluations according to the provincial criteria at the end of this report.

350 Adelaide Street West: Hollinger Building	
ADDRESS	350 Adelaide Street West
WARD	20 (Trinity-Spadina)
LEGAL DESCRIPTION	PLAN 1B PT LOTS 1 TO 3
NEIGHBOURHOOD/COMMUNITY	King-Spadina HCD
HISTORICAL NAME	Hollinger Building
CONSTRUCTION DATE	1941
ORIGINAL OWNER	Samuel Hollinger
ORIGINAL USE	Commercial and Factory
CURRENT USE*	Commercial and Office
ARCHITECT/BUILDER/DESIGNER	Benjamin Swartz, Architect
DESIGN/CONSTRUCTION	Brick, stone, glass-brick and alumite cladding
ARCHITECTURAL STYLE	Style Moderne
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	King-Spadina HCD Study - contributing
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	August 2017



Above: George R. Harper, Front Elevation drawing for the Alexander Engraving Co., 352 Adelaide Street West, 1909 (City of Toronto Building Records)

352 Adelaide Street West: Alexander Engraving Co.	
ADDRESS	352 Adelaide Street West
WARD	20 (Trinity-Spadina)
LEGAL DESCRIPTION	PLAN 1B PT LOTS 1 TO 3
NEIGHBOURHOOD/COMMUNITY	King-Spadina HCD
HISTORICAL NAME	Alexander Engraving Co.
CONSTRUCTION DATE	1909
ORIGINAL OWNER	Alexander Engraving Co.
ORIGINAL USE	Commercial and Factory
CURRENT USE*	Commercial and Factory
ARCHITECT/BUILDER/DESIGNER	George R. Harper, architect
DESIGN/CONSTRUCTION	Brick cladding, mill construction
ARCHITECTURAL STYLE	Commercial warehouse
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	King-Spadina HCD Study - contributing
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	August 2017



118 Peter Street (left), 1973 (City of Toronto Archives)

118 Peter Street: John Holdford House	
ADDRESS	118 Peter Street
WARD	20 (Trinity-Spadina)
LEGAL DESCRIPTION	PLAN 1B PT LOTS 1 TO 3
NEIGHBOURHOOD/COMMUNITY	King-Spadina HCD
HISTORICAL NAME	n/a
CONSTRUCTION DATE	1885
ORIGINAL OWNER	John Holdford
ORIGINAL USE	Residential
CURRENT USE*	Commercial and residential
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION	Brick cladding
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	King-Spadina HCD Study - contributing
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	August 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of three properties, 350 and 352 Adelaide Street West and 118 Peter Street, located on the block at the north-west corner of Adelaide Street West and Peter Street, and applies evaluation criteria to each in order to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluations are found in Section 4 (Summary).

HISTORICAL TIMELINE

Key Date	Historical Event
1793	The Town of York and Fort York are established
1797	The Town of York expands westwards to Peter Street
1829	A block of land at the northwest corner of Newgate (now Adelaide) Street and Peter street is subdivided and known as Plan 1B
1834	The Town of York is incorporated as the City of Toronto and expands it west border to Dufferin Street.
1858	Frederick and George Perkins build their house at the north-west corner of Adelaide and Peter Streets on Lots 1-3 of Plan 1B
1885	On Lot 5, Plan 1B, John Holdford builds two semi-detached houses now known as 118 and 120 Peter Street
1909	George R. Harper, architect produces drawings for new premises for the Alexander Engraving Co. to be located at 352 Adelaide Street West on Pt Lots 1-3, Plan 1B
1920	Zuckerman & Co. now occupy the 352 Adelaide Street West
1927	Benjamin Swartz, architect produces drawings for a single storey extension to 352 Adelaide Street West
1941	Benjamin Swartz, architect produces drawings for the Hollinger building at 350 Adelaide Street West
1942	City Directories record that the 350 Adelaide Street West has a variety of tenants associated with fur sales and fashion
1945	Charles Zuckerman, of Toronto Quilting and Embroidery, submits drawings by M. M. Pulver for a building permit application for a single-storey extension to 352 Adelaide Street West which would terminate the laneway
1946	Charles Zuckerman submits additional drawings by M. M. Pulver for a building permit to build a second storey over the extension at 352 Adelaide Street West
1959	A building permit submitted for 118 Peter Street indicates the property is being used as a lodging house
1961	A building permit for 350 Adelaide Street West is submitted indicating that Lillian Kirshenbaum is the owner of the property and various businesses including Kern Stationers occupy the premises
1973	A building permit submitted for 118 Peter Street indicates the conversion of the property from a lodging house to a single family home

1981	The Zuckerman family company, Doubletex, is now listed at 352 Adelaide Street West 118 Peter Street has been converted to two business units with a residential unit on the third floor
1994	Mina's Psychic studio opens at 118 Peter Street. The house has four other tenants.
2010	With the purchase of the three properties, Mina's Psychic Studio relocates from 118 Peter Street and Kern Print relocates from 350 Adelaide Street
2016	The King-Spadina Heritage Conservation Study Area is enacted by Toronto City Council with by-law #1186-2016 and restricts demolition. 118 Peter Street, 350 and 352 Adelaide Street are identified as contributing properties
2017	As of the date of this report Doubletex still partly occupies 352 Adelaide Street West and has business operations elsewhere.

HISTORICAL BACKGROUND

King-Spadina Neighbourhood

The properties located 350 and 352 Adelaide Street West and 118 Peter Street are located within the proposed King-Spadina Heritage Conservation District (HCD), ¹ a section of the City of Toronto that was originally allocated for defensive purposes (referred to as the Garrison Reserve) when the Town of York and Fort York were established in 1793. (Image 1) Prior to European settlement, the area had been used by Indigenous Peoples for thousands of years. The Garrison Reserve provided a defensive buffer surrounding Fort York, extending from the lakeshore fort east to the Town of York, west to a boundary now known as Dufferin Street and north to Lot Street (now Queen Street).

From 1797, under the Hon. Peter Russell,² the town expanded westward into the reserve area initially as far as Peter Street.³ Following the end of the War of 1812 and the reduced need for defence, the town expanded further westward and government institutions, such as the parliament buildings, hospitals, jails and schools were established in this part of the City.⁴ (Image 2) The early development of the area also included fashionable residential streets such as John Street, Adelaide Street and Wellington Place and squares such as Clarence and Victoria Memorial Square. With the incorporation of York as the City of Toronto in 1834, the city's boundary was extended westerly to Dufferin Street and the lands between Peter Street and the Garrison Creek were generally released from the reserve and surveyed for sale.

1 The King-Spadina Heritage Conservation District Study Area was enacted by City Council on December 15, 2016, By-Law 1186-2016. All three properties were identified as contributing https://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/HCDs/King-Spadina/Final_King-Spadina%20HCD%20Plan.pdf

2 Peter Russell (1733-1808) was the Receive General and Auditor for Upper Canada and temporary President and Administrator for the province (1797-1799) after Lieutenant Governor Simcoe returned to England

3 Likely named for Russell and his estate Petersfield which stood at the top of Peter Street north of Queen Street.

4 The Town of York was incorporated as the City of Toronto in 1834.

(Image 3) The development of this part of the City was intensified with the construction of railways in the southern section of the neighbourhood in the 1850s. Wealthier residential uses left, however middle and working class housing continued to be developed, concurrent and often alongside industries which established the commercial vitality of the area. After World War Two, as roads replaced railways and manufacturing shifted out of the heart of the city to its periphery, the vacant warehouses were adaptively re-used, providing the foundation for a vibrant arts and entertainment district attracting artists and creative types, as well as entertainment uses culminating with the establishment of TIFF at the north-west corner of King and John streets while at the south east corner of this intersection, the early 19th century institutional character of the area returned with Metro Hall.

The three properties, 350 and 352 Adelaide Street West and 118 Peter Street are located on a block at the north-west corner of Adelaide and Peter streets. The block was part of a parcel of land, known as Block H, owned by George Crookshank (1773-1859), an American-born loyalist who settled in York in 1796 and lived on a large estate west of Bathurst Street and had been granted over 1200 acres. The property at Peter Street represented the eastern half of a block of land surrounded by streets including Peter, Newgate (now Adelaide), Lot (now Queen) and Brock (now Spadina Avenue). In 1829 Crookshank had the property subdivided as Plan 1B with 25 lots each approximately 50 x 150' and facing the surrounding streets. (Image 4) An additional street, Catherine Street was included in the survey providing access to the properties facing the interior of the block as well as Judge McLean's large estate which was established on the adjacent Block I to the west. Catherine Street is today the extension of Richmond Street. The house at the corner of Adelaide and Peter streets was built by Frederick and George Perkins, grocers, whose business premises at 41-3 Front Street, remodelled in 1873-5, continues to be a significant landmark within that block. The Perkins house was constructed in 1858, remodelled with the mansard roof by H. S. Strathey in 1876 and acquiring the single storey shop-front for James D. Young, a contractor in 1912. (Images 5-6)

118 Peter Street

By the 1880s, the area around the former Crookshank property had developed substantially with a dense pattern of residential properties lining the streets. (Image 7) Both Adelaide and Peter Streets reveal this pattern of use at this time. The property assessments taken on September 20, 1884 indicate that Lot 5 on Peter Street contained 3 buildings, a vacant dwelling at 116 Peter Street and next to it two vacant houses both described as vacant and being "old frame" and without street numbers.⁵ Their dilapidation is indicated by the value of each house being \$50.00 in contrast to the vacant dwelling which was valued at \$150. All three buildings were owned by James Dunn.

In the following year, 1885, the three buildings on Lot 5 were owned by John Holford. It is not clear from the values or dimensions whether the house at 116 Peter Street was re-built, but the two other smaller houses, still without street numbers and vacant replaced the earlier frame building. They are indicated as brick-faced buildings of two-and-a-half stories with basements and the buildings were valued at \$1,500. By 1886,

5 Assessment Rolls, Ward IV, Division 1, City of Toronto Archives.

the assessments indicate that these three houses were owned by Charles Powell and had been rented. The house at 116 Peter Street was occupied by a widow, Mary Newton, 116 ½ Peter was occupied by Norman McCrimmon and 118 Peter Peter by a gentleman known as John A Wilkinson. By 1890, the street numbers had been adjusted so that the properties were known as 116, 118 and 120 Peter Street; the latter two are semi-detached houses. The changes are reflected on Goad's Atlas for this year. (Image 8)

The house at 118 Peter Street remained in residential use; in 1959 a building permit indicates that it was being occupied as a lodging house and in 1973 a building permit was submitted to convert it back to a single-family dwelling.⁶ As early as 1981 the City Directories indicate that the property had been subdivided and was occupied by two commercial businesses with a third floor resident. From 1994 until 2010 it had been occupied by Mina's Psychic Studio, with four other tenants including a Tattoo parlour in the basement. Next door at 120 Peter Street, the popular Burrito Boyz occupied the basement.

350 Adelaide Street West

The history of the property at 350 Adelaide Street, reflects the development pattern of others on the block and in the King-Spadina neighbourhood by first being part of a large estate, then being subdivided and built up with row housing. Goad's Atlases indicate that from 1884 the property was occupied with an L-shaped frame house with a brick front. Initially the property was known as 304 Adelaide Street West, but in 1890 it acquired the current street address number of 350. The city directories indicate that the house-form building was used as a residence until c1920 when it was identified as being occupied by H. Morris & Co., Galvanized Iron Works. By 1930 Charles Ormsby ran a galvanized iron works at the property.

In 1941 Benjamin Swartz prepared drawings for Samuel Hollinger for a "Shop and Store Building" which was a long narrow two-storey building with a raised basement. Hollinger is recorded as owning the vacant lot at 350 Adelaide Street West in the assessment rolls for that year. By 1942 the assessment rolls indicate Hollinger is renting the building to Birnbaum & Co., a furrier company run by Herbert and Maurice Birnbaum who occupied the premises along with Esidore Baier, furrier supplies and Alfred & Edith Cohen who sold fur skins. The 1942 city directory lists these businesses indicating that the building was completed in 1941.

By 1961, the fur businesses had left 350 Adelaide. The new owner is recorded as Lillian Kirshenbaum, whose family ran the Kern Stationers Ltd. Co. as well as an insurance business through Sol Kirshenbaum.⁷ Other occupants included the Orchid Label and Printing Co. Ltd. and S. J. Freeman & Associates, a furniture business, Scope, a fibre glass and moulded chair company and Edward Rosing & Associates, contract sales. A year later in 1962 a piano and furniture refinishing business was also included on the property. The Kirshenbaum family continued to operate their businesses at this property until they sold the property in 2010. Insight Action Inc. is the current tenant.

⁶ City of Toronto, Building Records, File No. 56164, 1959 and File No. 042534, 1973

⁷ Ownership is recorded in the Building Permit File 70750, 1961-2. Other information regarding businesses is indicated in the building permit or the city directories for 1961.

352 Adelaide Street West

As with 350 Adelaide Street West, the property at 352 Adelaide Street West was also initially occupied by a frame house with a rear wing until 1909 when John Alexander commissioned the architect George R. Harper to design a three storey "brick factory" for the property.⁸ The city directory indicates that the Alexander Engraving Co. had moved from its previous location at 16 Adelaide Street West to the new premises by January 1910. (Image 9)

By 1920, the occupants of the building included Zuckerman & Co. embroidery and novelties, Dominion Sport Garments, Ltd., Canada Cloak Co. and the Ideal Co. representing a shift in focus towards the garment and fashion industry.

The Zuckerman family would be the primary occupants and owners of the property. In 1910 Charles Zuckerman had established the company initially known as Zuckerman and Co. By 1927 it was re-named the Novelty Embroidery Co. and by 1951 Toronto Quilting and Embroidery Ltd. Records indicate that by the late 1950s Charles' sons George and Murray Zuckerman were managing the company. By 1981 the company name had been changed to Doubletex. Today the company is managed by the third generation of the Zuckerman family, Stuart Richard and Alan with branches in Montreal, Winnipeg, Vancouver and the United States (Algonquin, Illinois). The company's fabric manufacturing has developed from quilting to provide insulated clothing and bedding to innovations such as flame laminated fabrics, non-woven fabrics for both fashion and uniform markets. TruFlex, H²OUT, FRESH3 are recent innovations which provide stretch, wick away moisture while permitting ventilation and address health and safety issues.

In 1927, Charles Zuckerman commissioned Benjamin Swartz to design a one-storey extension.⁹ In 1945 Mr. Zuckerman submitted drawings for a single storey extension with a basement, which was augmented with a second storey in 1946. The designs for these extensions were done by M. M. Pulver. In 1959, a third storey was built over a portion of the building to accommodate a lunchroom and lockers for employees to the designs of the architect Kenner S. Avery with George Zuckerman named as the owner/applicant.¹⁰ Although the rear extensions were shown on the 1954 Fire Insurance Plan, none of the additions survive today and the building form looks as it did when completed in 1909. (Image 10) Although much of the company operations have been relocated, Doubletex is still a tenant at 352 Adelaide Street West.

Architects

350 Adelaide Street West – Benjamin Swartz

Benjamin Swartz (1899-1961) designed the 1927, one-storey extension at 352 Adelaide Street and the 1941 building at 350 Adelaide Street. Mr. Swartz's known commissions extend from as early as 1917 when he designed a warehouse on Wolseley Street for Brenzel and Weintraub to the Royal Chesterfield Ltd. store on Yonge Street at Elm

8 City of Toronto Building Records 6158608, Harper's drawings for the "Brick Factory" date to June 1909.

9 Ibid, an undated sketch by Swartz is in the building records. The Biographical Dictionary of Canada states that the addition was done in 1927. The one storey addition is indicated in the drawings for the proposed extension of 1945 which acquired a second storey in 1946, Building Record File 84377/84378.

10 Building Record File 550174.

completed in 1946. In the intervening years his commissions often focused on factory-type buildings but also included residential properties, apartments and theatres, including the Pylon Theatre (1938-39) on College Street near Clinton Street, now known as the Royal Theatre.

352 Adelaide Street West - George R. Harper

George Robinson Harper (1843-1910) was the son of the architect and builder John Harper (1806-1888) and apprenticed with William Irving from 1861-1864, then moved to New York City to work with various firms until his return to Toronto in 1868. He was in partnership with his father from 1868 until 1881. After travelling for a year, Harper opened up his own practice and continued as a sole practitioner for his career. His work varied including residential, institutional, commercial and industrial commissions. One of his surviving works, noted by Robert Hill in the Biographical Dictionary of Architects in Canada, is the remarkable curving row of houses on the west side of Niagara Street with curved bay windows which is "one of the largest contiguous rows of the 19th century."¹¹ His design for the Alexander Engraving Co. building was one of the last of his career.

ARCHITECTURAL DESCRIPTION

118 Peter Street – John Holdford House, 1885

Built in 1885 as a semi-detached house paired with 120 Peter Street, 118 Peter Street represents a typical urban Toronto mid-late nineteenth century house with its two-and-a-half storey height and L-shaped plan with a narrower rear wing in the Second Empire style. (Images 11-15) The house has a red brick-clad principal elevation and originally had stucco cladding on the side and rear elevations. The rear wing has been removed except for the basement.

The Second Empire style¹² is particularly evident in the mansard roof with and dormer windows with their pediments and elaborate pilasters with brackets. The massing on the principal elevation has the elaboration favoured in the second half of the nineteenth century and favoured by the Second Empire Style with its projecting bay which creates a stepping forward in the roof profile, includes a large window at the second storey and features a three sided bay window with a canted roof at the first floor level. The door, which is typical of those dating to the late 19th century features heavy panelling composed of 9 squares with a single pane window and a transom. All windows at the first and second floors still feature transoms which typically contained stained glass panels. Further decorative elements are present in the wood string courses and brackets below the roof eaves.

350 Adelaide Street West - Hollinger Building, 1941

The Hollinger Building at 350 Adelaide Street West is a fine example of the Style Moderne. Benjamin Swartz's drawings and the building itself reveal the Hollinger Building to be a two-storey, narrow rectangular block on a raised basement with a

¹¹ Hill, <http://www.dictionaryofarchitectsincanada.org/node/1507>

¹² The Second Empire Style emerged in France during the 'second empire' of Napoleon III whose reign extended from 1852-1870. It was widely adopted in Canada from the 1870s onwards combining an ornate Renaissance Classicism with mansard roofs whose steep angles had the practical appeal of including more head room.

raised portion at the rear to accommodate the elevator, the Hollinger building is clad in yellow brick, structural glass brick and stone. (Images 16-21) The Style Moderne was a later version of the Art Deco style which was less decorative and more streamlined with an emphasis on simple geometric forms and lines. It often featured minimal references to classicism and this is evident here in the stone base with its tooled surface and the stone coping as a reduced cornice element. Between the design drawings and construction, a traditional panel at the top of the building was replaced by a stone square set asymmetrically in the elevation, but centred on the stair well. The square featured a simple circle set in relief – a perfect sample of the Style Moderne. It achieved a richness through its mix of traditional materials, here yellow brick and stone and newer, shiny materials like glass brick and alumite, a metal alloy combining aluminum with iron and obsidian. Glass brick, a new and fashionable material from the 1930s to 1940s was a frequent element in buildings of this style and is employed here in the transom over the door and in the tall narrow recessed window of the staircase. The architects drawings indicate material, alumite was used in the canopy and decorative trim in a band applied between the basement and first floors. The alumite in both the band and canopy was fluted like a traditional ancient Greek Doric column.

In his design Swartz took advantage of the laneway that exists between 350 and 352 Adelaide Street and designed the west elevation with a bank of large regularly spaced windows allowing natural daylight to flood the shallow interior space. The plans show that the building lot was so long and narrow that the building had no internal supports and apart from the staircase at the front and the stairs, washroom and elevator at the rear north end of the building, the interior space could be an unencumbered open plan.

352 Adelaide Street West – Alexander Engraving Company, 1909

The Alexander Engraving Company at 352 Adelaide Street West is a good example of early twentieth century commercial warehouse architecture with internal mill construction. (Images 22-29) Built on a long rectangular plan with three storeys and a flat roof, the building featured red brick cladding on its principal south elevation and lane-facing east elevation. The west elevation which abutted adjoining buildings and had less of a public face was clad in yellow brick. The rear (north) elevation brick has been painted.

George Harper's drawings indicate that principal elevation facing Adelaide Street was to be distinguished by having the main entrance with double-leafed doors and a transom light set to the west side of the elevation and a large window with solid plate glass and a transom of paired lights above. The second and third floors featured three equally spaced double-hung sash windows with paired lights in the upper sash over a single light below. All window and door openings featured a segmental-arched opening with brick lintels above. The cornice and parapet featured a raised central parapet with a cornice of corbelled bricks creating an alternating pattern.

Like its neighbour at 350 Adelaide Street West, the laneway provided an opportunity for extensive natural light to penetrate the narrow interior. The east elevation features a beautifully regulated grid of three floors of fourteen windows per floor all equally dimensioned and spaced. The windows are plainer than those on the principal elevation, being six-over-six double hung sash. On the first floor level the rhythm is interrupted by double doors (providing access to an elevator) with a transom and the

second floor features one window towards the rear whose width departs from the standard three feet to seven feet. The rear elevation features pairs of windows and the west elevation perhaps has a few windows at the ground and first floor levels at the rear.

The plan reveals a long narrow interior with square timber columns providing structural support along the centre line of the space. The drawings indicate stairs on the west side in line with the door, partitions for offices on the ground floor and an elevator near laneway access. The upper floor illustrates the flexibility of the gridded structural plan with walls being located as needed rather than as required by structure.

CONTEXT

The properties at 118 Peter Street, 350 and 352 Adelaide Street are situated on a block at the north-west corner of Adelaide Street West and Peter Street in the King-Spadina neighbourhood. The King-Spadina neighbourhood represents over 200 years of Toronto's history and has a built form and public realm that illustrates factors which shaped its development and character. The area has borne witness to the city's changing landscape, from its early use as the Garrison Reserve for nearby Fort York, through periods of institutional, residential and commercial development, postwar flight of industry from the downtown and subsequent rebirth and revitalization. The layering of this history within King-Spadina is evident in the area's existing context which retains features from the various periods of this story.

The historic evolution of King-Spadina is evident in the streets and their occasional irregularities such as where Richmond Street jogs to meet the former Catherine Street which dates from the late 1820s, or where street names, such as Peter, recall a late 18th century administrator who oversaw the city's earliest growth and whose Park Lot estate, Petersfield was built in the vicinity just north of Queen Street. The history is also evident in the extensive variety of types and scales of the built form that is woven through the city blocks: the mid-late Victorian, middle class houses (F+G Perkins house at 342 Adelaide Street, Image 30) and working class row houses (118 Peter Street), the 3-5 storey commercial warehouse buildings (352 Adelaide Street), the later 1920s early commercial high-rises as at the Commodore Building at the south-east corner of Adelaide and Peter Street (Image 31) and the later mid-century commercial low rise buildings in their early mid-century modern styles (350 Peter Street). The remaining surface parking lots speak to the post-war exodus of industry from the downtown core while the repurposing of the warehouses and residential buildings from the late 1960s onwards for creative businesses and entertainment uses reflects the reclamation and revitalization of this portion of the Toronto's downtown. This urban reclamation, an ongoing process of the last 50 years, has recent years attracted unprecedented growth and development with recent high-rise condominium towers hitting new heights often exceeding 80 storeys.

The diversity of type, age, scale, style and form contributes to the vitality of the neighbourhood which is a remarkable living record of this part of the City's history. The three properties featured in this report, 118 Peter Street, 350 Adelaide Street and 352 Adelaide Street, each represent a different period and type and or style and contribute to this neighbourhood's story.

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 Heritage Register. The evaluation table is marked “N/A” if the criterion is “not applicable” to the properties or X if it is applicable, with explanatory text below.

118 Peter Street – John Holdford House

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

Built in 1885, the John Holdford house has design value as a representative example of a working-class Victorian row house in the Second Empire style, featuring characteristic complex massing including a bay window, a stepped mansard roof and decorative wood brackets and string course details at the cornice.

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The John Holdford house has historic value as it is associated with the King-Spadina neighbourhood's period of development when in response to the advent of the railways and the growth of industry, houses were provided for area's growing middle and working class population. Its late 20th century repurposing as a commercial property with a residential unit is indicative of the social and economic changes in the neighbourhood.

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

Situated on the west side of Peter Street between Adelaide and Richmond Streets the house-form character and scale of the Holdford house has contextual value as it maintains a late 19th century residential character which is part of the diverse historic built form of the neighbourhood. It is physically functionally, visually and historically linked to its surroundings.

350 Adelaide Street West – Hollinger Building

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

The Hollinger building at 350 Adelaide Street West has design value as a fine representative of a mid-century commercial warehouse building in the Style Moderne style. The combination of traditional materials such as yellow brick and stone with modern materials such as structural glass brick and alumite along with the composition and detailing of the principal elevation on Adelaide Street displays a high degree of artistic merit.

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The Hollinger building has historic value as it is associated with the King-Spadina neighbourhood's history as a commercial and industrial district which supported a range of commercial interests including small family-run businesses. Originally associated with the fur and garment industry, it has been occupied by a variety of businesses including those of the Kirshenbaum family who as Kern Stationers occupied the building for over 50 years until the property was sold for redevelopment. The building also has value as it demonstrates the work of the architect Benjamin Swartz who was well-known for his factory and residential commissions but is especially remembered as the architect of the Royal Theatre (originally known as the Pylon) on College Street.

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

Situated on the north side of Adelaide Street between Peter Street and Spadina Avenue, the building has contextual value as it maintains a mid-century low-rise commercial warehouse building character which is part of the diverse historic built form of the neighbourhood. As part of the continuing evolving character of the King-Spadina neighbourhood it is physically, functionally, visually and historically linked to its surroundings.

352 Adelaide Street West – Alexander Engraving Co.

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

The Alexander Engraving Co. building has design value as a representative of the commercial warehouse type with mill construction which is evident in the regular disposition of the windows reflective of the internal structural grid and the departure with the large ground floor window designed for display and advertising.

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The building has historic value as it is associated with the evolution of the King-Spadina neighbourhood's history as a commercial and industrial district which supported a range of commercial interests including small family-run businesses. Originally associated with the Alexander Engraving Company, from as early as 1920 the building was occupied by the Zuckerman family who operated the Novelty Embroidery Company, later known as Toronto Quilting and Embroidery Ltd. which by 1982 was known as Doubletex Inc. which now has branches in numerous Canadian and American cities. The building is also valued for its association with the Toronto architect George R. Harper.

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

Situated on the north side of Adelaide Street West, between Peter Street and Spadina Avenue and adjacent to the building at 350 Adelaide Street West, the Alexander Engraving Company building has contextual value as it maintains an early twentieth-century low-rise commercial warehouse building character which is part of the diverse historic built form of the neighbourhood. As part of the continuing evolving character of the King-Spadina neighbourhood it is physically, functionally, visually and historically linked to its surroundings

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 118 Peter Street, 350 and 352 Adelaide Street West have design, associative and contextual values.

The 1885 John Holdford house at 118 Peter Street has design value as a late 19th century Toronto urban house-form building in the Second Empire style. It is valued for its historical association with the evolution of the area from a military reserve to an industrial and working class neighbourhood and for the subsequent revitalization of that neighbourhood which saw the repurposing of buildings for new uses. The house was adapted as a commercial building retaining a residential unit. The building has contextual value for its contribution to the maintaining late 19th century residential character of the King-Spadina neighbourhood.

The 1941 Hollinger Building at 350 Adelaide Street West has design value as an example of a commercial warehouse building in the Style Moderne Style. It is valued for its historic association with the continued development of the commercial and industrial character of the area up to the end of World War Two. It is also valued for its association with the architect Benjamin Swartz. The building is valued for its contribution to maintaining the mid-twentieth century commercial and industrial character of the King-Spadina neighbourhood.

The 1909 Alexander Engraving Co. building at 352 Adelaide Street West has design value as a representative of an early 20th century commercial warehouse type building. It is valued for its historic association with the transformation of the neighbourhood as a thriving industrial district with the arrival of the railways in the 1850s. It is valued for its association with the Toronto architect, George R. Harper. The building has contextual value for its contribution to maintaining the early twentieth century commercial and industrial character of the King-Spadina neighbourhood.

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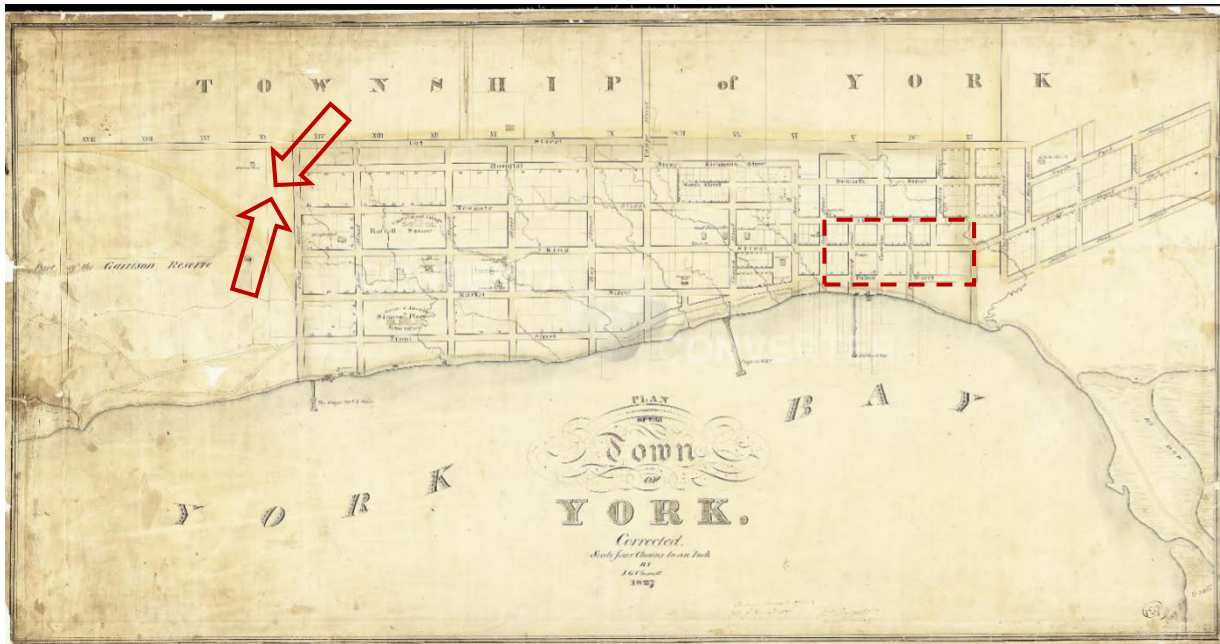
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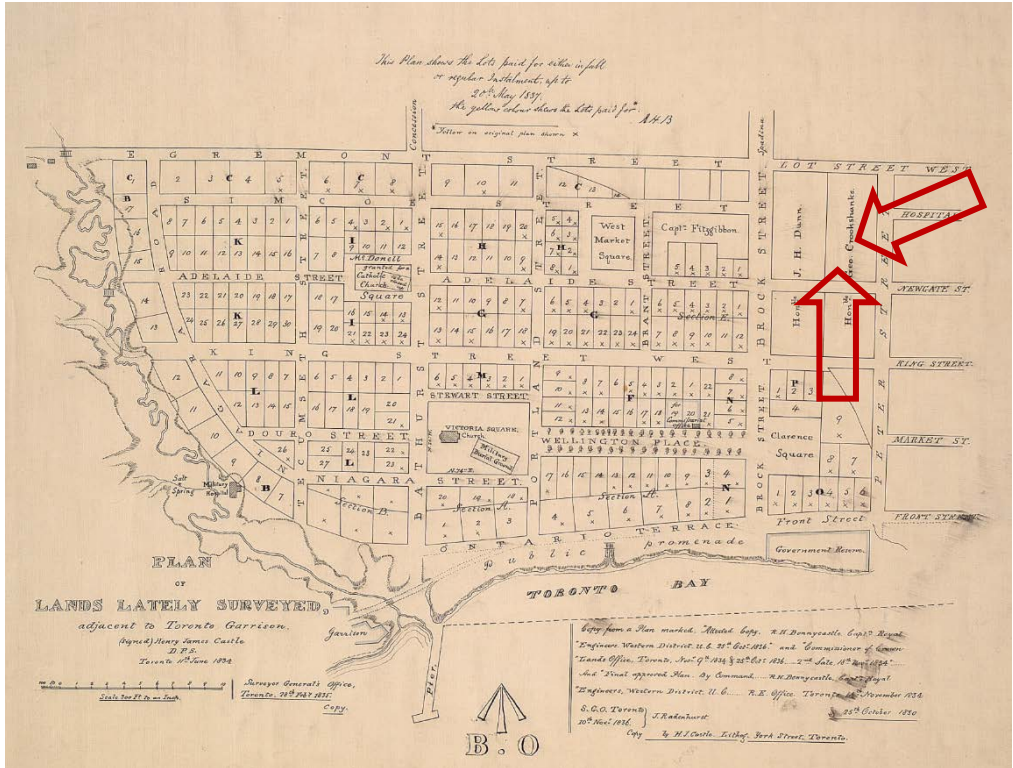
IMAGES: the arrows mark the location of the subject properties unless otherwise indicated. North is always at the top of all plans unless otherwise indicated.



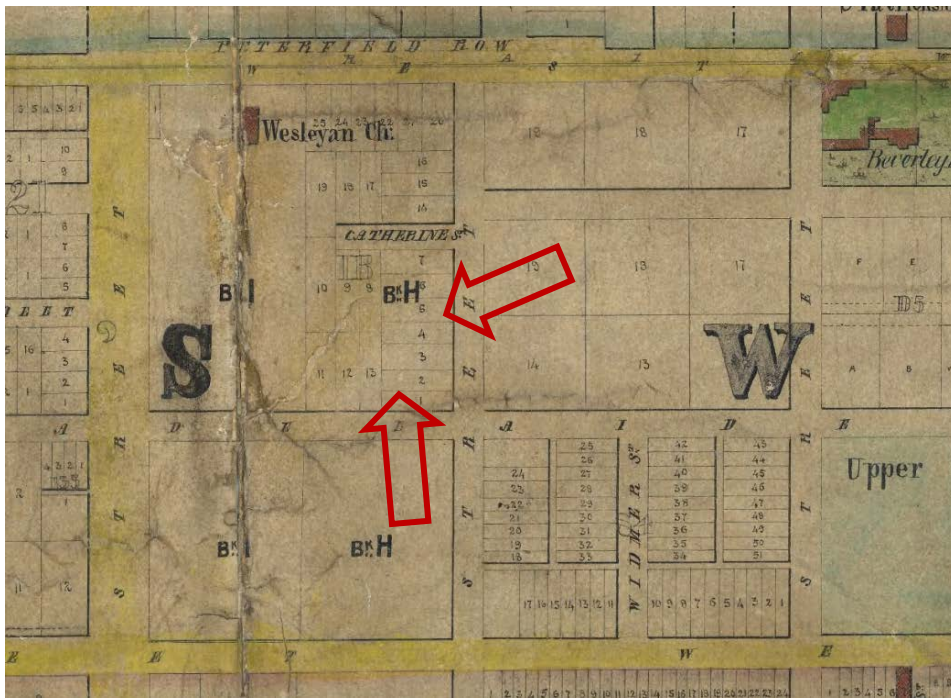
City of Toronto Property Data Map: showing the properties at 350, 352 Adelaide Street West and 118 Peter Street, on the block northwest of the intersection of Adelaide and Peter streets.



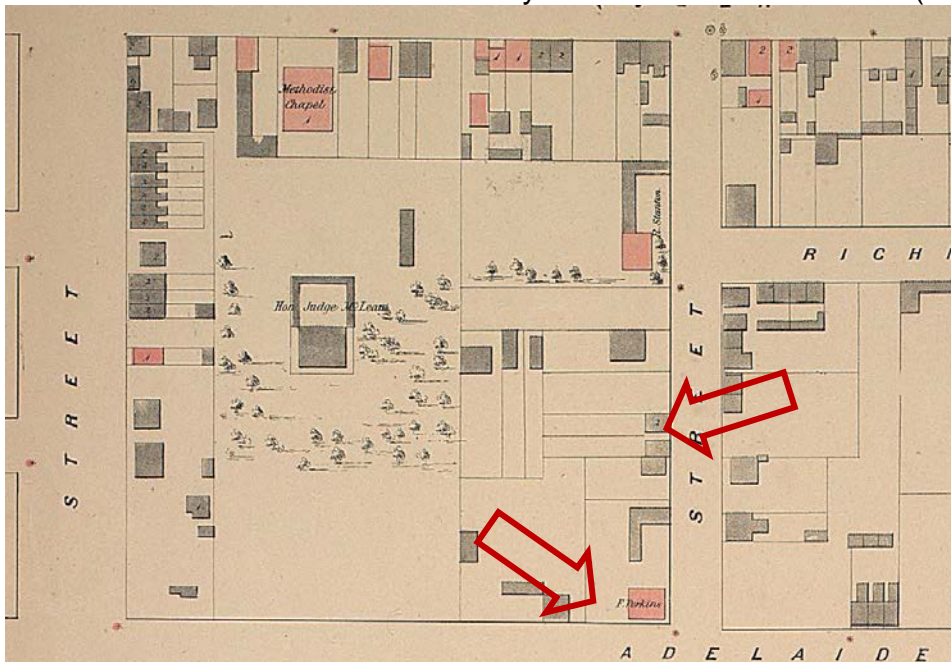
2. J. G. Chewett, Plan of the Town of York, 1827: showing the original Town of York (dashed rectangle), the subsequent expansion westwards to Peter Street with the Garrison Reserve beyond. Note that Newgate (Adelaide) Street terminates at Peter Street. (Ng)



3. Henry James Castle, Plans of Lands Lately Surveyed, adjacent to Toronto Garrison, 1834: showing the property owned by George Crookshank, on the east side of Peter Street between King and Lot (Queen) streets, the current location of the properties at 350, 352 Adelaide Street and 118 Peter Street marked by the arrows. (Toronto Public Library)



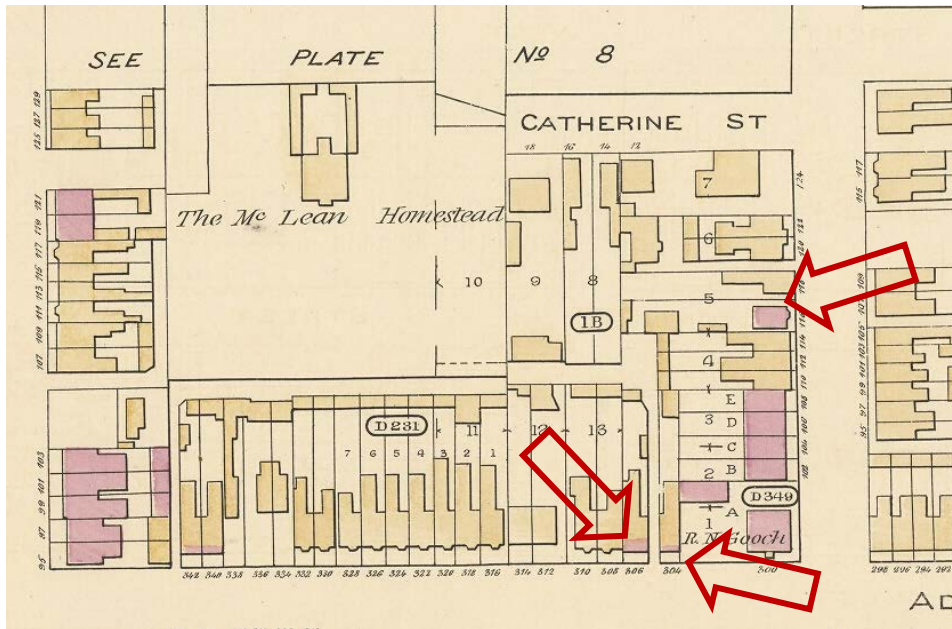
4. H. J. Browne, Plan of the City of Toronto, 1862: showing the subdivision of the part of Block H, George Crookshank's property on the east side of Peter Street between Adelaide Street and Queen Street as Plan 1B with 25 properties facing Adelaide, Queen and Peter streets as well as the newly created Catherine Street. (CTA)



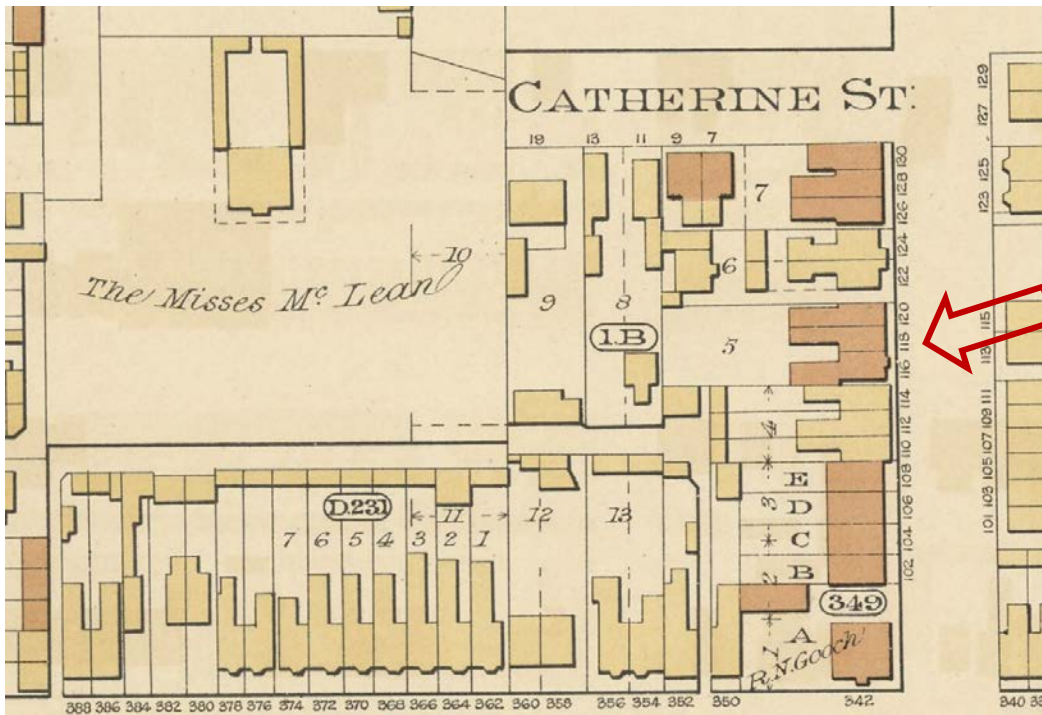
W. S. Boulton, Atlas of the City of Toronto and Vicinity, 1858, (detail): showing the estate of Judge McLean and on the corner of Adelaide and Peter streets, F Perkins house. (Ng)



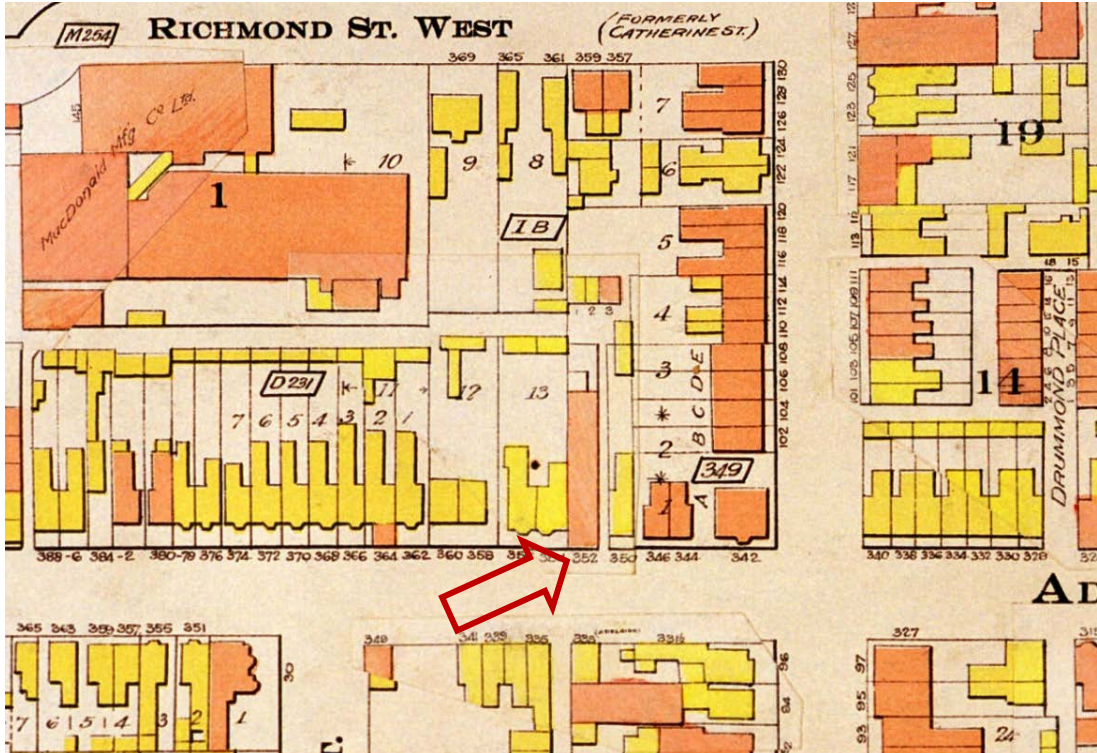
6. Photograph of the Frederick and George Perkins house, (known as the Colley Foster house at this date), 1914. (Toronto Public Library)



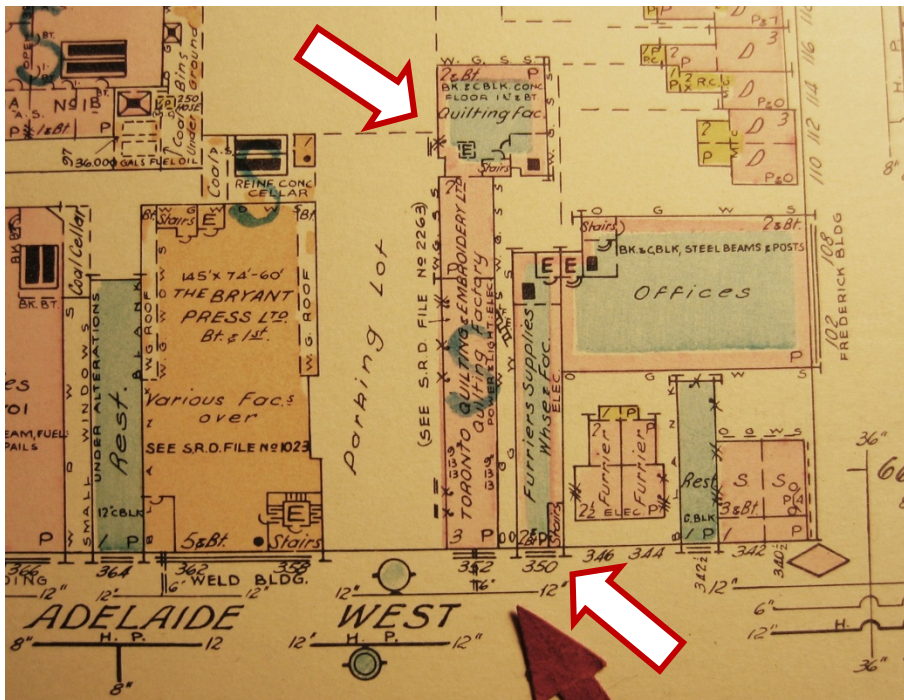
7. Goads Atlas, 1884, (Detail): showing the subject properties – 304 and 306 (now 350 and 352) Adelaide Street and 118 Peter Street prior to their redevelopment with the current buildings. Note the former Perkins property has been subdivided into 5 smaller lots (A-E) and the properties at 304 and 306 have been severed from the original Lots 1-3. Note also the laneway between 304 and 306 Adelaide St. and the substantial residential development of the area. (CTA)



8. Goads Atlas, 1890, (Detail): showing the two new semi-detached houses at 118 and 120 Peter Street on Lot 5 (CTA)



9. Goad's Atlas, 1913, detail: showing the Alexander Engraving Co. building at 352 Adelaide Street West. (CTA)



10. Toronto Fire Insurance Atlas, 1954, pl. 27 showing the completion of the Hollinger building at 350 Adelaide Street West and the extensions of 352 Adelaide Street undertaken in 1927 and 1945 and 1946. (Robert Hill)



11. 118 and 120 Peter Street, the two semi-detached houses constructed by John Holdford in 1885 (HPS, 2017)



12. 118 Peter Street: showing the details of the mansard roof, the dormer windows and the brackets and string courses (HPS 2017)



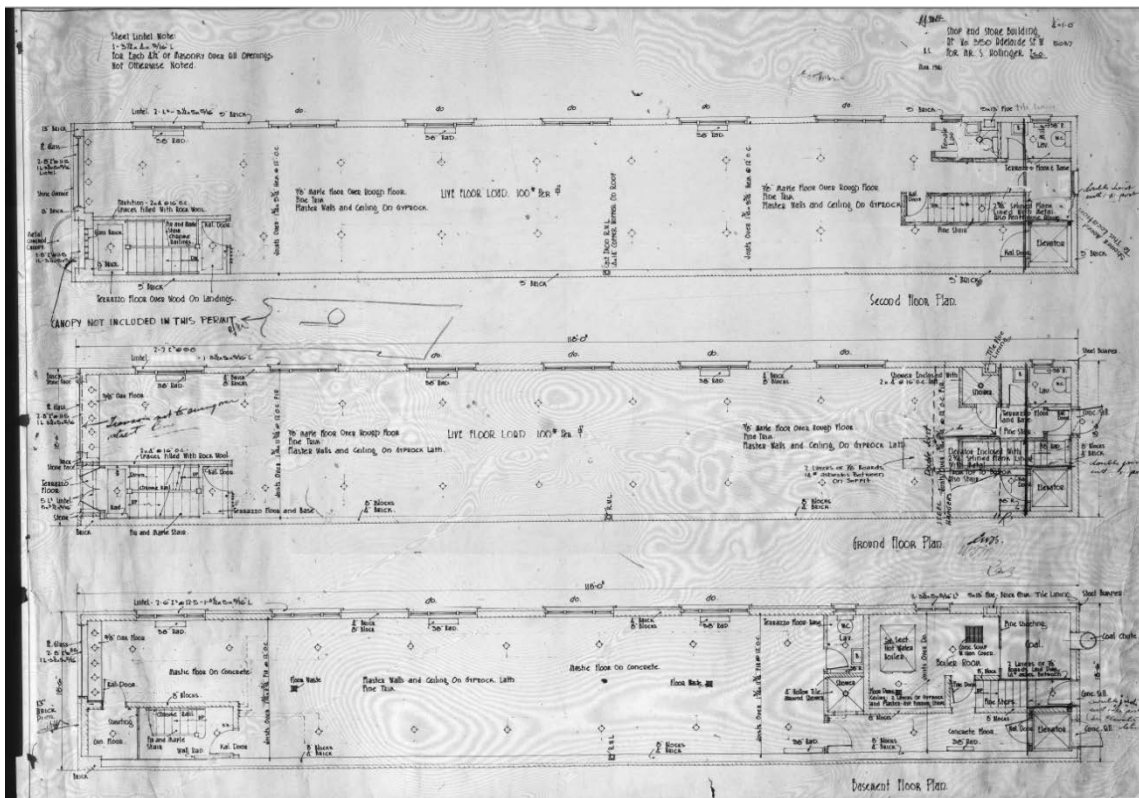
13. 118 Peter Street: showing the front door (HPS, 2017)



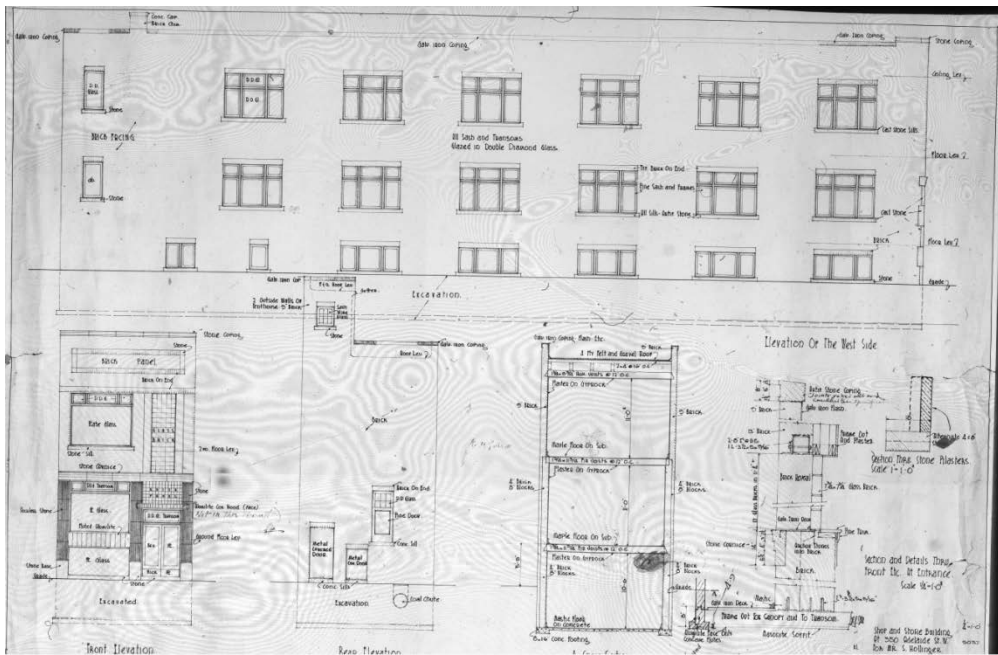
14. 118 Peter Street: showing the principal (east) and side (south) elevations. (HPS, 2017)



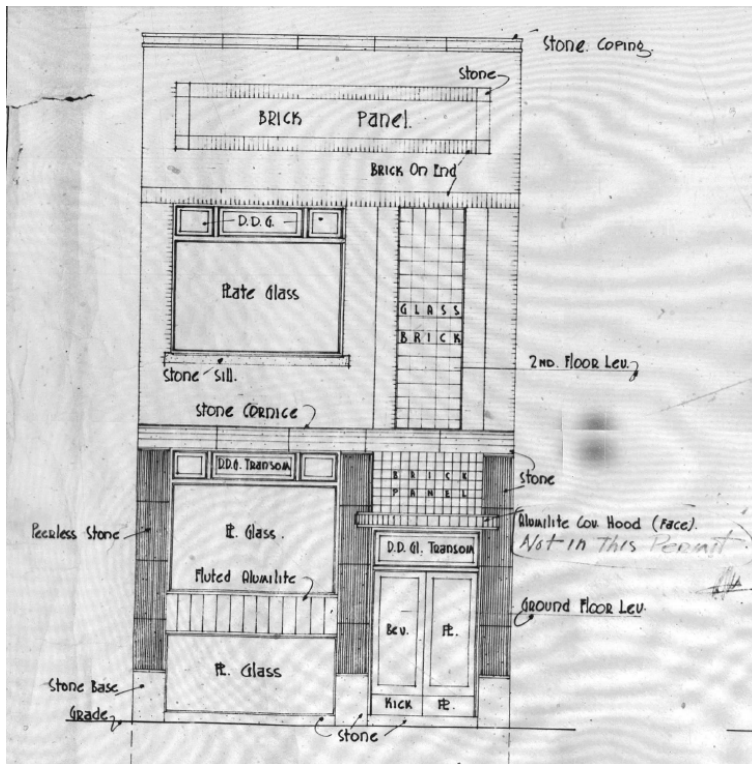
15. 118 Peter Street: showing the rear (west) side of the house with the ground and upper floors of the wing removed. (HPS, 2017)



16. Benjamin Swartz, Plans for Shop & Store building for S. Hollinger at 352 Adelaide Street West, 1941: showing the basement, first and second floor plans. Please note the plans are oriented with north to the right (Building Records)



17. Benjamin Swartz, "Sections and Elevations for Shop and Store building" showing the south and west elevations and sections (Building Records).



18. Benjamin Swartz, "Front Elevation, Shop and Store Building for Mr. S. Hollinger," 1941 (Building Records)



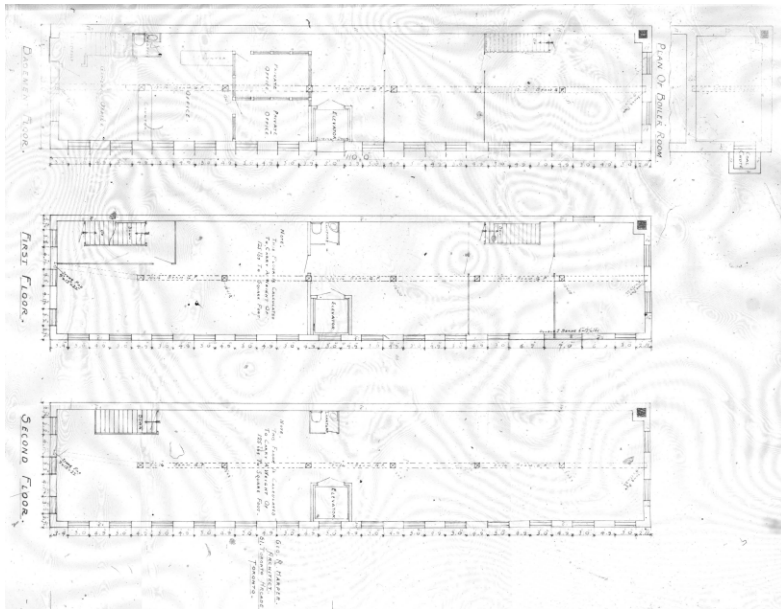
19. Hollinger building, 350 Adelaide Street West: showing the principal (south) elevation and the side (west) elevation (HPS, 2017)



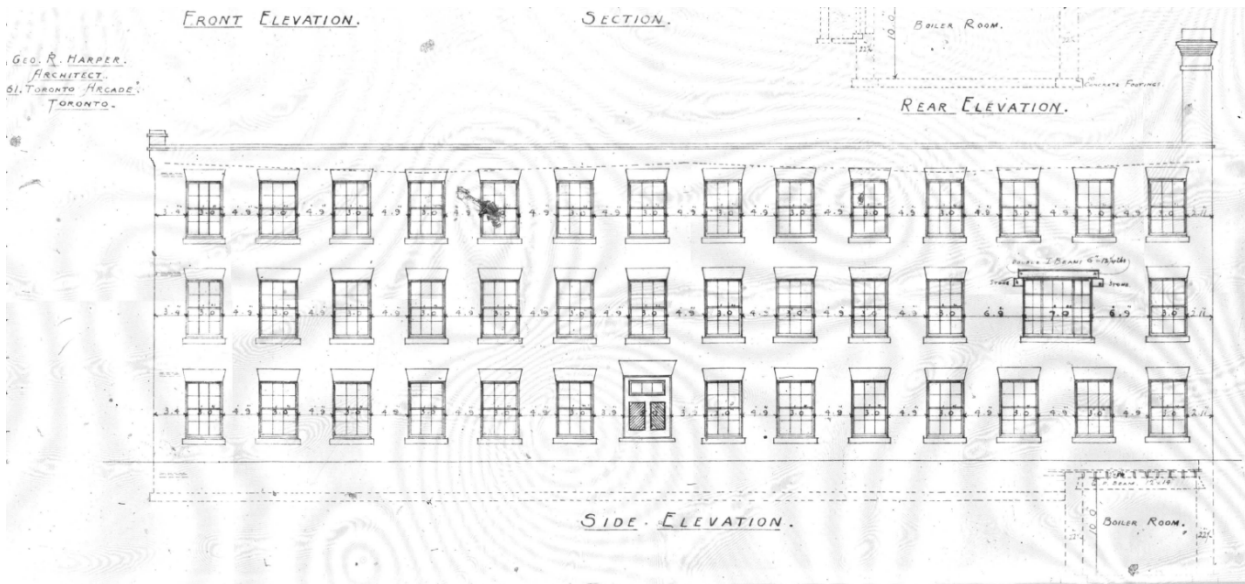
20. 350 Adelaide Street West, showing the entrance (HPS, 2017)



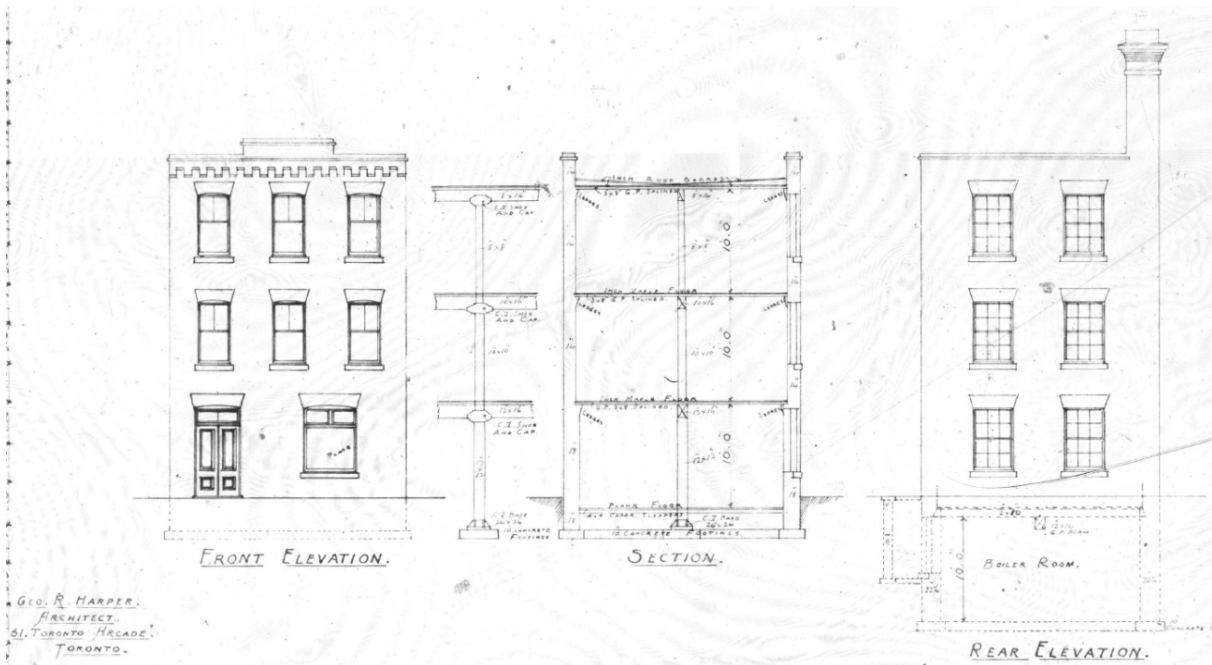
21. Rear (north) elevations of 350 Adelaide Street West (left of laneway) and 352 Adelaide Street West (right of laneway) showing its original 1909 elevation (HPS, 2017)



22. George R. Harper, Plans for Alexander Engraving Co., 350 Adelaide Street West, 1909:showing the ground, first and second floors. Please note the plans are oriented with north to the right (Building Records)



23. George R. Harper, Plans for Alexander Engraving Co., 350 Adelaide Street West, 1909:showing the side (east) elevation facing the lane. (Building Records)



24. George R. Harper, Plans for Alexander Engraving Co., 350 Adelaide Street West, 1909: showing the front (south) elevation, the section with structural details for the timber columns and the rear (north) elevation. (Building Records)



25. George R. Harper, Plans for Alexander Engraving Co., 350 Adelaide Street West, 1909: showing the side (east) elevation facing the lane. (Building Records)



26. 352 Adelaide Street West, third floor window details and cornice (HPS, 2017)



27. 352 Adelaide Street West, east (side) elevation facing former laneway (HPS,2017)



28. 352 Adelaide Street West: west (side) elevation showing the yellow brick and the 'ghost' of the previous adjacent house-form building (HPS 2017)



29. 352 Adelaide Street West, showing the windows on the west elevation. (HPS, 2017)



30. F + G. Perkins House, 1858, with 1876 mansard roof and 1912 storefront addition at 342 Adelaide Street West, north-west corner of Adelaide and Peter streets (HPS, 2017)



31. The Commodore Building, 317-325 Adelaide Street, south-east corner of Adelaide and Peter streets (HPS, 2017)