

Inclusion on the City of Toronto's Heritage Register – 231 Dundas Street East

Date: April 6, 2017

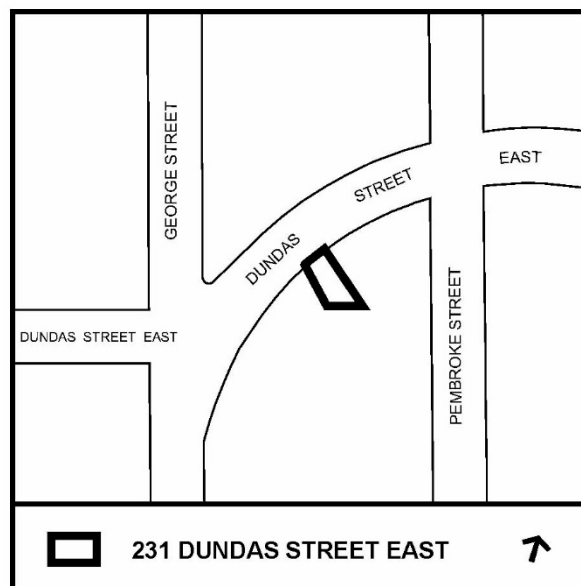
To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 27 - Trinity-Spadina

SUMMARY

This report recommends that City Council include the property at 231 Dundas Street East on the City of Toronto's Heritage Register. Located on the south side of Dundas Street East between George Street (west) and Pembroke Street (east), the site contains a late-19th century house form building that is identified for its contextual value as a contributing heritage property in the Garden District Heritage Conservation District (HCD) Plan (2016). The building dates to the period when the curved section of Dundas Street East (originally Wilton Crescent) between George and Sherbourne streets was laid out as a distinctive feature of the residential subdivisions that were developed north and south of the boulevard.



The property at 231 Dundas Street East meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for the City's Heritage Register. Contextually, the property is historically, visually and physically linked to its surroundings on Dundas Street East where it contributes to the heritage character of the neighbourhood now known as the Garden District as it developed and evolved in the late 19th century and afterward.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

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

1. City Council include the property at 231 Dundas Street East on the City of Toronto's Heritage Register in accordance with the Statement of Significance (Reasons for Listing): 231 Dundas Street East, attached as Attachment 3 to the report (April 6, 2017) from the Chief Planner and Executive Director, City Planning Division.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the Garden District Neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

The City of Toronto engaged the consulting firm of MHBC to prepare the Garden District HCD Plan [Draft], which was issued in November 2016 and forms the basis for ongoing consultation with property owners, residents and other stakeholders in the community:

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/HCDs/GD%20HCD%20PLAN%20November%202016.pdf>.

The property at 231 Dundas Street East is identified as a contributing heritage property in the Garden District HCD Plan [Draft].

COMMENTS

The subject property at 231 Dundas Street East is impacted by a development proposal for the southeast corner of Dundas Street East and George Street that includes a 29-storey residential tower above a base building accommodating parking and services access, residential and commercial lobbies, and street-related retail space. While the project is currently being designed to respond to the house form buildings to the east along Dundas Street East, as well as the designated property at 212 Dundas Street East, opposite, in its current form it involves the demolition of 231 Dundas Street East.

A location map and photograph are attached as Attachments 1 and 2. The property at 231 Dundas Street East has been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register. The results of the evaluation are contained in the Research and Evaluation Summary

(Attachment 4) and inform the Statement of Significance (Reasons for Inclusion) that is attached as Attachment 3.

The property at 231 Dundas Street East contains a detached house form building, which was first recorded in archival sources in 1871 and altered afterward. While the building may be described as a representative example of a late-19th century dwelling with Second Empire features, it is not distinguished in either design or craftsmanship and has no identified historical associations. However, the property does meet Ontario Regulation 9/06 under the category of contextual value for its contribution to the historical character of the neighbourhood now known as the Garden District as it developed and evolved as an upscale residential community in the 19th century and afterward. It is also historically, visually and physically linked to its surroundings with its setting on the curved section of Dundas Street East (formerly Wilton Crescent) that was designed as a distinctive component of the residential subdivisions that were developed to the north and south, and remains a significant urban design feature in the Garden District today.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photograph
Attachment 3: Statement of Significance (Reasons for Listing)
Attachment 4: Research and Evaluation Summary



Principal (north) elevation of the house form building on the property at 231 Dundas Street East (Heritage Preservation Services, 2017).

STATEMENT OF SIGNIFICANCE: 231 DUNDAS STREET EAST ATTACHMENT 3 (REASONS FOR LISTING)

The property at 231 Dundas Street East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register.

Description:

The property at 231 Dundas Street East is located on the south side, between George Street (west) and Pembroke Street (east) in the Toronto neighbourhood now known as the Garden District. According to archival sources, the current edifice was in place in 1871, identified in 1872 as an "unfinished" two-storey wood-clad structure, covered with stucco the next year (1873), and shown as a 2½-storey brick-veneer building on Goad's Atlas in 1880 when the mansard roof was evidently added. After the widening and renaming of Wilton Crescent as Dundas Street East in the 1920s when the latter thoroughfare was extended east of Yonge Street, followed by the decline of the neighbourhood during the World War II era, the property at 231 Dundas Street East was converted to a multi-unit dwelling.

Statement of Significance:

Contextually, the property at 231 Dundas Street East contributes to the historical character of the area now known as the Garden District, which developed in the late 1800s as an upscale residential enclave adjoining Allan Gardens. By the mid-20th century, with the neighbourhood in decline, many of the detached and semi-detached houses were converted to multi-unit dwellings, including 231 Dundas Street East.

The subject property is also historically, visually and physically linked to its surrounding on the south side of Dundas Street East, east of George Street. The house form building at 231 Dundas was positioned to address the curved section of Dundas Street East between George and Sherbourne streets after it was laid out as Wilton Crescent, a distinctive thoroughfare that separated the 19th-century subdivisions on either side, which remains a prominent urban design feature in the Garden District. Viewed from the west as Dundas curves east of George, the subject building anchors the west end of the group of late-19th century house form buildings that define the south side of the street.

Heritage Attributes:

The heritage attributes of the property at 231 Dundas Street East are:

- The setback, placement and orientation of the building on the south side of Dundas Street East between George Street (west) and Pembroke Street (east)
- The scale, form and massing of the 2½-storey house form building with the rectangular-shaped plan and the mansard roof with the dormers (north)
- The buff brick cladding and detailing, including the hood moulds on the window openings (north)

ATTACHMENT 4

RESEARCH AND EVALUATION SUMMARY: 231 DUNDAS STREET EAST



231 Dundas Street East (Heritage Preservation Services, 2017)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1798	Park Lot 5 is patented to David William Smith (Image 2a)
1818	William Allan purchases Park Lot 5 as the setting of his "Moss Park" estate, which is accessed from "Allan's Lane" or present-day Sherbourne Street (Allan's estate is illustrated on Cane's map of 1851, with an extract shown in Image 2b)
1853	George William Allan, the owner (as of 1845) of the north part of Park Lot 5, inherits the remainder of his father's estate, retaining the private gardens (the future City-owned park named Allan Gardens)
1854	Allan commissions a residential subdivision that includes a new curved street named Wilton Crescent (future Dundas Street East) (Image 2c)
1858	The subject property remains undeveloped according to Boulton's Atlas (Image 2d)
1868	Allan registers Plan D48 on the south side of Wilton Crescent between George and Sherbourne streets
1871	The city directory published in 1872, and containing information dating to the previous year, records contractor Henry Hibbard on Wilton Crescent between George and Pembroke streets
1872	The tax assessment roll describes Hibbard's "unfinished" frame building

Apr	with a rear (south) wing
1873 Sept	William James Mitchell, a druggist (who is listed at 15 Wilton Crescent in the city directory dated May 1873), is Hibbard's tenant in a two-storey "roughcast" (stucco) building according to the tax assessment rolls
1876	The house form building is illustrated on Gross's Bird's Eye View of Toronto (Image 3a)
1877 Feb	James Mooney acquires and further subdivides the land adjoining the southwest corner of Wilton Crescent and Pembroke Street under Plan D251, placing the subject building on Lot 1 (as shown in Image 3b) and selling the allotment to Catherine Knox
1877 Sept	Despite the sale, Mooney is recorded in the tax assessment rolls as the owner of the "vacant house" on the subject property, as well as the pair of "unfinished" semi-detached dwellings on the adjoining site to the east ¹
1880 Sept	Catherine Knox, a widow, is identified in the tax assessment rolls as the owner of a two-storey "brick-and-frame house" at 15 Wilton Crescent (however, the assessed value of the building is the same as when it was described as roughcast)
1880	15 Wilton Crescent is illustrated on the first Goad's Atlas for Toronto as "2½ stories," suggesting that the mansard roof is in place (Image 2e) ²
1905	Knox's heirs sell the subject property, which is shown afterward in an archival photograph dated 1911 (Image 3c)
1923	Following the extension of Dundas Street, east of Yonge Street, the subject property is identified as 231 Dundas Street East and illustrated on the update to Goad's Atlas (Image 2f) and in an archival photograph (Image 3d)
1945	Following the sale of the property, an application is made to alter the building for a rooming house
1964	The Underwriters' Survey Bureau atlas illustrates the property, showing the wood building with the brick veneer, as well as the current south addition (Image 2g)
1973	Photographs of Dundas Street East include the subject property (Images 3e and 3f)
2012	City Council authorizes the study of the Garden District as a potential Heritage Conservation District (HCD), with the property at 231 Dundas Street East included within the study area boundaries
2016 Nov	The Garden District HCD Plan [Draft] is issued, identifying 231 Dundas as a "contributing heritage property"

The property at 231 Dundas Street East is located in the Toronto neighbourhood now known as the Garden District. The land was originally subdivided as part of the series of 100-acre Park Lots north of York (Toronto) and awarded to associates of the provincial government as the setting of country estates. George Allan acquired Park Lot 5 and opened Allan's Lane (Sherbourne Street) to access his Moss Park estate where he developed horticultural grounds that form the nucleus of today's Allan Gardens. His

¹ Mooney developed the semi-detached houses beside (east of) the subject property, where he resided in one of the units for over a decade

² During this period prior to 1893 when building sizes and materials were described in the tax assessment rolls, those with mansard roofs were usually identified with the letter "m"

son and heir, George William Allan, first subdivided the estate in the mid 1850s, extending George Street north through the lands and opening Pembroke Street and a distinctive curved east-west boulevard named Wilton Crescent. During the following decade, the land south of Wilton Crescent was laid out for residential development.³

The subject property was first recorded in the city directory in 1871, with contractor Henry Hibbard identified as the occupant. Hibbard's two-storey frame building was described as "unfinished" in the tax assessment rolls dated April 1872 but, by the next year, his two-storey "rough cast" (stucco) structure was occupied by William Mitchell, a druggist. No increase in the assessed value of the structure occurred before 1877 when James Mooney acquired the site, as well as the adjacent properties on the south side of Wilton Crescent, registering them under Plan D251. At this time, the subject building stood vacant as its sale to long-time owner, Catherine Knox, proceeded. In 1880, when the tax rolls identified Knox's dwelling as a two-storey "brick-and-frame" building at 15 Wilton Crescent, its assessed value did not increase. At the same time, it was depicted on the first Goad's Atlas (1880) as a 2½-storey brick structure, suggesting that the mansard roof was in place. Knox retained the property until 1905.

Following the extension of Dundas Street, east of Yonge Street, in 1921, the subject property was renumbered as 231 Dundas Street East and outlined on the 1923 update to Volume 1 of Goad's Atlas. By the mid-20th century, the dwelling was divided into multiple units. It was illustrated on the Underwriters' Survey Bureau in 1964 as a brick-veneer structure with a large south wing.

The 2½-storey house form building at 231 Dundas Street East displays features of the Second Empire style identified by the prototypical mansard (double gable) roof with the dormers. Buff brick is applied for the cladding and the window detailing with the hood moulds and sills on the segmental-arched openings, including the two-storey bay window on the principal (north) elevation. On the visible west side elevation, the building has been altered, along with the rear (south) wing.

The property at 231 Dundas Street East is located on the south side of the street as it curves between George Street (west) and Sherbourne Street (east). It anchors the west end of the group comprising late-19th century house form buildings and single-storey commercial infill structures. On the opposite (north) side of the thoroughfare, the property at 212 Dundas Street East, containing the Wilton Court Hotel (1913) and part of the Henry Tasker House (1874), is included on the City of Toronto's Heritage Register, as well as the Duke of York Public School (1929, and now known as École élémentaire Gabrielle Roy) at 14 Pembroke Street.

The property at 231 Dundas Street East was identified for its contextual value as a "contributing heritage property" in the Garden District Heritage Conservation District (HCD) Plan (2016).

³ With most streets in Toronto following the grid pattern established in the original Town of York plan, late-19th century maps and atlases illustrate the rare deviations from this layout, including Spadina Crescent, Queen's Park Crescent and Wilton Crescent that were part of designed plans rather than responses to the natural topography

EVALUATION: Ontario Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Street, which the City of Toronto uses when assessing properties for inclusion on its Heritage Register (the evaluation table is marked "X" if the criterion is applicable to the property, or "N/A" if it is not applicable)

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	N/A
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

While the current appearance of the house form building at 231 Dundas Street East reflects the Second Empire styling of the late 19th century, its design was modified from a two-storey frame structure to a similarly-scaled stuccoed building before it was either rebuilt or modified as a 2½-storey brick veneer-over- wood edifice with a mansard roof. While, with its Second Empire features, it is a representative example of its type, it is not distinctive in either design or craftsmanship.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

No historical associations have been identified. An architect or builder is unknown as building permits do not survive for the period when the property was developed, and the site is not referenced in *The Globe's* tender calls.

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

Contextually, the property at 231 Dundas Street East contributes to the historical character of the area now known as the Garden District, which developed in the late 1800s as an upscale residential enclave adjoining Allan Gardens. By the mid-20th century, with the neighbourhood in decline, many of the detached and semi-detached houses were converted to multi-unit dwellings, including 231 Dundas Street East.

The subject property is also historically, visually and physically linked to its surrounding on the south side of Dundas Street East, east of George Street. The house form building at 231 Dundas was positioned to address the curved section of Dundas Street East between George and Sherbourne streets after it was laid out as Wilton Crescent, a distinctive thoroughfare that separated the 19th-century subdivisions on either side, which remains a prominent urban design feature in the Garden District. Viewed from the west as Dundas curves east of George, the subject building anchors the west end of

the group of late-19th century house form buildings that define the south side of the street.

PHYSICAL CHARACTERISTICS

The physical characteristics of the property at 231 Dundas Street East are:

- The setback, placement and orientation of the building on the south side of Dundas Street East between George Street (west) and Pembroke Street (east)
- The scale, form and massing of the 2½-storey house form building with the rectangular-shaped plan and the mansard roof with the dormers (north)
- The buff brick cladding and detailing, including the hood moulds on the window openings (north)

The east elevation adjoins the neighbouring house form building. On the visible west side elevation, the building has been altered, along with the rear (south) wing.

SUMMARY

The property at 231 Dundas Street East contains a detached house form building, which was first recorded in archival sources in 1871 and altered afterward. While the building may be described as a representative example of a late-19th century dwelling with Second Empire features, it is not distinguished in either design or craftsmanship and has no identified historical associations. However, the property does meet Ontario Regulation 9/06 under the category of contextual value for its contribution to the historical character of the neighbourhood now known as the Garden District as it developed and evolved as an upscale residential community in the 19th century and afterward. It is also historically, visually and physically linked to its surroundings with its setting on the curved section of Dundas Street East (formerly Wilton Crescent) that was designed as a distinctive component of the residential subdivisions that were developed to the north and south, and remains a significant urban design feature in the Garden District today.

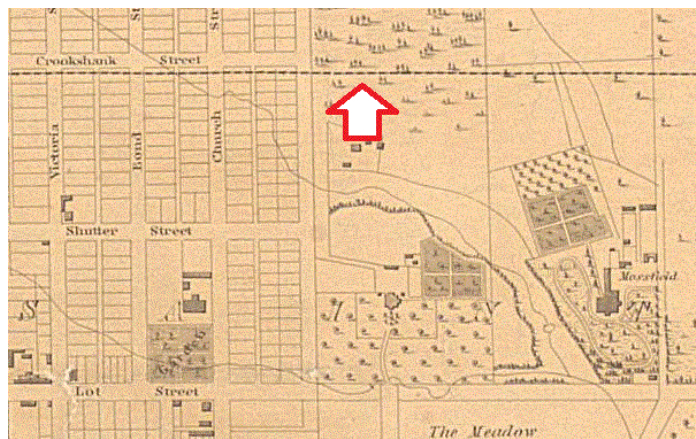
SOURCES

- Abstract Indices of Deeds, Plan D48, Part Lots 4A and 5, and Plan D251, Part Lot 1
- Aerial Photographs of Metropolitan Toronto Area, City of Toronto Archives, Series 12, 1947, Sheet 18G
- Archival Photographs, City of Toronto Archives (citations with images below)⁴
- Assessment Rolls, St. David's Ward, 1871-1873, St. Thomas's Ward, 1874-1892, and Ward 2, Division 2, 1893 ff.
- Blumenson, John, *Ontario Architecture*, 1990
- Boulton, Atlas of the City of Toronto, 1858
- Cane, Topographical Map of the City of Toronto, 1862
- City of Toronto Directories, 1850 ff.

⁴ Apart from the archival images appended as Image 3, additional photographs of the subject property are found in the City of Toronto Archives, including Fonds 16, Images 2538 and 2539, and Fonds 2032, Items 21-23

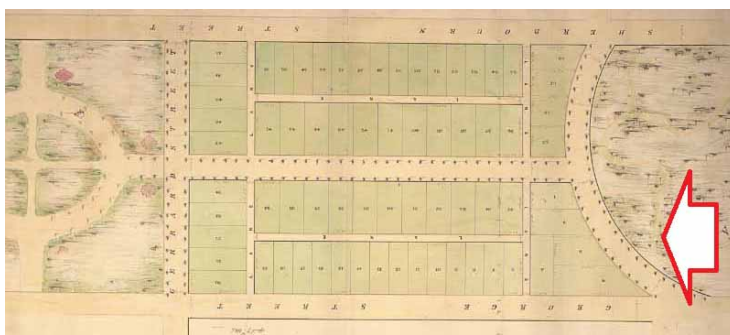
- Goad's Atlases, 1880-1923
- Gross, Bird's Eye View of the City of Toronto, 1876
- Lundell, Liz, *The Estates of Old Toronto*, 1998
- MacNamara, Jane, "Why is Dundas Street So Crooked," *Toronto Tree*, May-June 1997
- Marshall, Sean, "The Many Streets of Dundas," October 15, 2011
www.spacing.ca/toronto/2011/10/15/the-many-streets-of-dundas
- McHugh, Patricia, *Toronto Architecture: a city guide*, 2nd ed., 1989
- Plan, Moss Park Estate, 1854, Toronto Public Library, Item r-2
- Underwriters' Insurance Bureau Atlas, Vol. 1, 1921 revised to 1943, and 1954 revised to 1964

W	24	23	22	21	Geo Playter					20						
Q. Baby	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Wm. Willcocks	Hon Peter Russell		Robert I.D. Gray	W.D. Powell	Thomas Raddish	Hon J Elmsley	James McCaulley	George Playter	John McGill	Wm. Jarvis	D. Wm. Smith	John White	John Small	Government Lease		
Town of York																

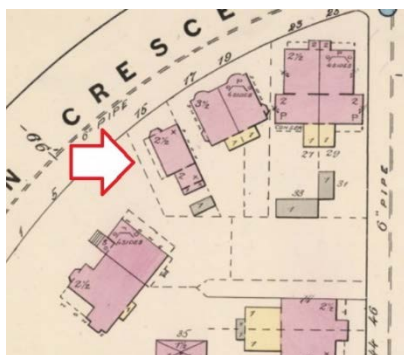


2a. Park Lots, 1793

2b. Cane's Topographical Map, 1842



2c. Moss Park Subdivision, 1854 (with north on the left) 2d. Boulton's Atlas, 1858



2e, 2f & 2g. Goad's Atlases, 1880 (left) and Volume 1, 1923 (centre), and Underwriters' Survey Bureau Atlas, 1964 (right)

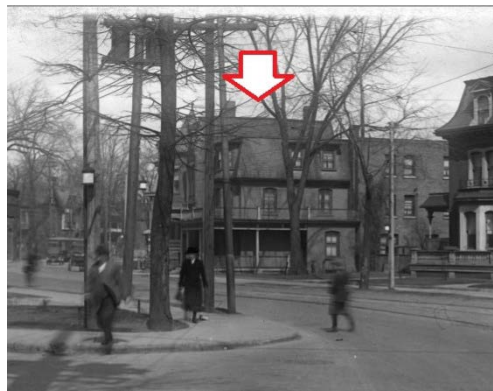
2. Archival Maps, Atlases and Plans: Park Lots, Lundell, 10; Moss Park Subdivision, Toronto Public Library, Item r-2; Atlas, 1964, Toronto Public Library; and, Boulton's and Goad's Atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>



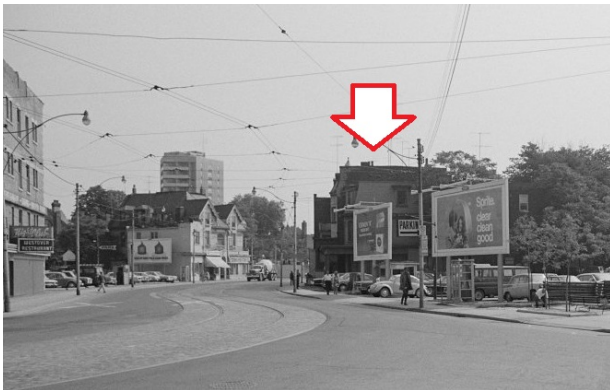
3a. Gross's Bird's Eye, 1876



3b. Plan D251, Lot 1, 1877



3c & 3d. Wilton Crescent, looking west from Pembroke Street, 1911 (left) and east from George Street, 1923 (right).



3e & 3f. 231 Dundas Street East, context, 1972 (left), and principal (north) elevation, 1973 (right).

3. Archival Images, 231 Dundas Street East: Bird's Eye View, 1876, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Plan D231, Land Registry Office, Toronto; and, Archival Photographs, City of Toronto Archives, Series 371, Item 51 (1911), Fonds 16, Item 2021 (1923), Fonds 2032, Item 22 (1972), and Fonds 2043, Item 81 (1973).



4a & 4b. 231 Dundas Street East, at west end of group (left), and view of west elevation (right)



4c. Aerial Photograph, 231 Dundas Street East (north is on the left in the image)

4. Current Photographs, 231 Dundas Street East: Heritage Preservation Services, 2017 and www.bing.com/maps.