

Confidential Appendix F to CC10.9 - Heritage Property Research and Evaluation Report - 10-16 Wellesley Street West, 5-7 St. Nicholas Street, 586 Yonge Street - made public on November 4, 2019



10-16 WELLESLEY STREET WEST
Thomas Bryce Row Houses



7 ST. NICHOLAS STREET AND 5 ST. NICHOLAS STREET (Left)
William Wilson Livery Stables and Storage Building and Stables Building
586 YONGE STREET (Above Right)
Thomas McLean Carriage Maker

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2019

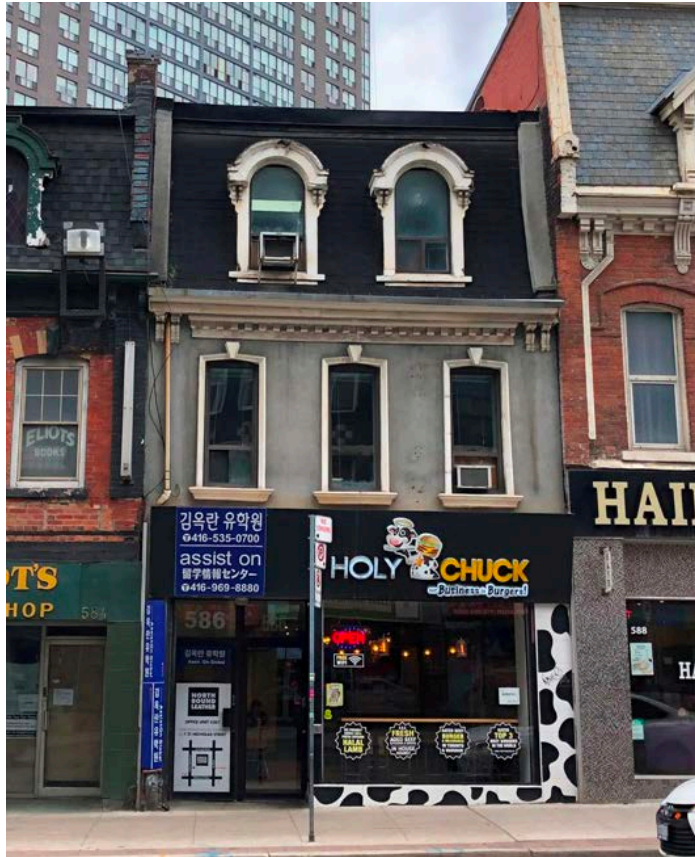
1. DESCRIPTION



Above: 10-16 Wellesley Street West - Thomas Bryce Row Houses (HPS, 2019)
Cover: (HPS, 2019)

10-16 WELLESLEY STREET WEST - THOMAS BRYCE ROW HOUSES	
ADDRESS	10-16 Wellesley St. W., Toronto, M4Y 1E7
WARD	13
LEGAL DESCRIPTION	PLAN 203E LOT 10-13
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge Street
HISTORICAL NAME	Thomas Bryce Row
CONSTRUCTION DATE	1876
ORIGINAL OWNER	Thomas Bryce
ORIGINAL USE	Residential
CURRENT USE*	Commercial and Residential
ARCHITECT/BUILDER/DESIGNER	Thomas Bryce
DESIGN/CONSTRUCTION/MATERIALS	Frame with brick and pressed metal cladding
ARCHITECTURAL STYLE	Bay and Gable
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design, associative, contextual
HERITAGE STATUS	Listed and Part of Historic Yonge HCD
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	August 2019

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 Wellesley Street West, 5-7 St. Nicholas Street, 586 Yonge Street



Above: 586 Yonge Street - Thomas McLean Carriage Works (HPS, 2019)

586-586A YONGE STREET - THOMAS MCLEAN CARRIAGE WORKS	
ADDRESS	586-586a Yonge St., Toronto, M4Y 1Z3
WARD	13
LEGAL DESCRIPTION	PLAN D3 Pt Lt22
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge Street
HISTORICAL NAME	Thomas McLean Carriage Works
CONSTRUCTION DATE	1875-6
ORIGINAL OWNER	Thomas McLean
ORIGINAL USE	Carriage Works and Residential
CURRENT USE*	Commercial
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	(see below)
CRITERIA	Design, Associative, Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Preservation Services: Marybeth McTeague
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Above: 7 St. Nicholas Street, William Wilson Livery Storage Building (HPS, 2019)

7 ST. NICHOLAS STREET - WILLIAM WILSON LIVERY STORAGE BUILDING	
ADDRESS	7 St. Nicholas Street (entry address for 586-586a Yonge Street)
WARD	13
LEGAL DESCRIPTION	PLAN D3 Pt Lt22 entrance for 586 Yonge St.
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge Street
HISTORICAL NAME	William Wilson Livery Storage Building
CONSTRUCTION DATE	1907
ORIGINAL OWNER	William Wilson
ORIGINAL USE	Storage for a Livery business
CURRENT USE*	Commercial and Residential
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Warehouse
ADDITIONS/ALTERATIONS	Windows
CRITERIA	Associative, Contextual
HERITAGE STATUS	Listed and Part of Historic Yonge HCD
RECORDER	Heritage Preservation Services: Marybeth McTeague
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Above: 5 St. Nicholas Street, Stables and Storage Building (HPS, 2019)

5 ST. NICHOLAS STREET	
ADDRESS	5 St. Nicholas Street
WARD	13
LEGAL DESCRIPTION	PLAN 203E LOT 14
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge Street
HISTORICAL NAME	n/a
CONSTRUCTION DATE	1895
ORIGINAL OWNER	Provident Investment and Mortgage Guarantee Co.
ORIGINAL USE	Stables and storage
CURRENT USE*	Commercial and Residential
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Warehouse
ADDITIONS/ALTERATIONS	Windows
CRITERIA	Associative, Contextual
HERITAGE STATUS	Listed and Part of Historic Yonge HCD
RECORDER	Heritage Preservation Services: Marybeth McTeague
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2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the subject properties located on the block between Yonge and St. Nicholas Streets, north of Wellesley Street. These include 10-16 Wellesley Street West, 5 and 7 St. Nicholas Street and 586 Yonge Street. The property at 7 St. Nicholas Street is the entry address and has traditionally been the rear portion for the property at 586 Yonge Street. The report applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Park Lot 9 on the west side of Yonge Street is granted to Dr. James Macaulay. Lot 10, to the west is granted to Chief Justice John Elmsley
1818	Macaulay and Elmsley sign a deed of exchange whereby Elmsley becomes the owner of the north 50 acres of both Lots 9 and 10. Macaulay retains the southern halves. The subject properties at 10-16 Wellesley Street West, 5-7 St. Nicholas Street and 586 Yonge Street are part of the Elmsley land holdings
1829	Elmsley's son, Captain John Elmsley builds his various homes, Barnstable Lodge and Elmsley Villa on the north portion of the Elmsley property with access roads from Yonge Street
1848	Captain Elmsley sub-divides his estate under plan D3 establishing the current street layout from Bloor to College Street
1875-6	Thomas McLean purchases the vacant lot at 548 (now 586) Yonge Street and the lot behind it facing St. Nicholas Street and constructs premises for his carriage making business and shop with residential accommodation above
1876	Thomas Bryce, the builder, purchases land owned by Charlotte Elmsley, Captain Elmsley's widow, at the north-west corner of Yonge and St. Albans street, completes a house on St. Albans Street (later known as 6-8 Wellesley Street West) and starts constructing a row of 4 houses at 10-16 St. Albans Street (now Wellesley St. W.) as well as 8 stores on Yonge Street at the north-west corner of Wellesley Street then known as 542-546 3/4 Yonge Street and now known as 570-584 Yonge Street
1896	A two-storey stable and storage building is constructed on St. Nicholas Street and is owned by the Provident Investment and Mortgage Guarantee Co. The property is now known as 5 St. Nicholas Street.

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1907	The 3 storey brick stable and storage building is constructed at 7 St. Nicholas Street which is the rear part of the property at 586 Yonge Street owned by William and Rachel Wilson
1960	The Bohemian Embassy coffee house is opened at 7 St. Nicholas Street by Don Cullen
1974	The properties at 586 Yonge Street, 10-16 Wellesley Street and 7 St. Nicholas Street are listed on the City's Heritage Register
2016	The properties at 586 Yonge Street, 10-16 Wellesley Street and 5-7 St. Nicholas Street are identified as contributing in the Historic Yonge Heritage Conservation District Plan which is designated by City Council under Part V of the Ontario Heritage Act and now under appeal

ii. HISTORICAL BACKGROUND

Historic Yonge Street Heritage Conservation District Neighbourhood:

The properties at 10-16 Wellesley Street, 586 Yonge Street (with 7 St. Nicholas Street) and 5 St. Nicholas Street are located on a block at the north-west corner of Yonge Street and Wellesley Street West. 5 and 7 St. Nicholas Street are on the lane to the west of Yonge, north of Wellesley Street West. These properties are identified in the Historic Yonge Heritage Conservation District. (*Image 1*)

Following the establishment of the Town of York as the Capital of Upper Canada in 1793, John Graves Simcoe, Lieutenant Governor of Upper Canada, commissioned the surveying of three roads to connect the capital with the rest of the province - Highway 2 to Kingston in the east, Highway 5 to London in the west and with Yonge Street, to Lake Simcoe and the upper Great Lakes in the north. While these roads were initially necessary for military and communication purposes, as peacetime lengthened following the cessation of the War of 1812, Yonge Street was increasingly lined with commercial businesses aimed at a local population, replacing the earlier traveller's taverns and inns and evolving to be one of the City's longest 'main streets.' Named by Simcoe for Sir George Yonge, Secretary of State for War (1784-1792),¹ Yonge Street's name retains these early military connections and the historic origins of the city and its construction has been designated an event of National Historic Significance.²

To attract and encourage settlement around the town, Simcoe granted 100-acre park lots (and 200-acre farm lots) to loyalists, members of the military, clergy and the aristocracy. The long narrow park lots stretched from Queen Street (the first concession road, then named Lot Street) north to Bloor Street-Danforth Avenue (the second concession road). Park Lot 9, located on the west side of Yonge Street, was granted to Dr. James Macaulay (1759-1822) who had served as a military surgeon with the British in the American Revolutionary War of 1775-1783. To the west, Park Lot 10 was

1 Arthur, p. 268.

2 https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=1634

granted to John Elmsley (1762-1805), who served as Chief Justice for Upper and later Lower Canada. (*Image 2*)

After 1818, the Macaulay and Elmsley families re-apportioned the two lots between themselves so that each had frontage on Yonge Street. The Macaulay family took the land south of College to Queen Street and the Elmsley family took that north of College extending to Bloor. (*Image 2*) In 1829, Elmsley's son, Captain John Elmsley (1801-1863), built his first homes known as Barnstable Villa, a log house which he lived in while his Clover Hill Villa was under construction. The name Clover Hill is commemorated in the name of the Clover Hill neighbourhood. In 1831, Captain Elmsley married Charlotte Sherwood and converted to Catholicism which resulted in his donation of part of his land for St Michael's College and St Basil's church and his personal assumption of a portion of the debt of the construction of St. Michael's Cathedral in 1848. Cane's map indicates that the northern edge of the Elmsley Estate at the south-west corner of today's intersection of Yonge and Bloor streets was already subdivided by 1842, but in 1848, Elmsley subdivided the area to the south, naming the streets after his favourite saints: St. Mary, St. Nicholas, St. Albans (now Wellesley Street West) and St. Thomas as well as the diagonal Clover Hill Road, now known as St. Joseph Street. (*Images 3-4*)

By the 1870s, Yonge Street had been macadamized and the first bus line travelling from St. Lawrence Market to Bloor Street had been established in 1849. The large residential estates lining Yonge had been subdivided into smaller lots and the somewhat piecemeal development of the mid-century was by the 1870s being replaced by a denser more architecturally consistent commercial development. This new development was based on a tighter subdivision of property, into long narrow rectangular lots with the short ends, typically no wider than 20', facing onto Yonge Street. The buildings were characteristically two-three storeys in height, built to the edge of the property line on Yonge Street, stretching across their entire narrow lots creating an urban street wall with commercial facilities at the ground level and accommodation, usually for the business proprietor and their family on the upper levels. The buildings tapered in plan at the rear, frequently having one and two-storey wings narrowing in plan to allow light and air and access to outbuildings or rear laneways such as St. Nicholas Street.

586 Yonge Street - 7 St. Nicholas Street:

Between 1875 and 1876, Thomas McLean purchased the vacant property at 548 Yonge Street (now known as 586-586a Yonge) and the rear property which faced on to the lane known as St. Nicholas Street. The combined properties measured 19.5' x 200'.¹³ McLean established a carriage making business, and his buildings included a two-and-a-half storey building measuring 19.5 x 40' with a rear wings including a two storey wing of 19.5 x 20 feet and single storey wing of 15.9 x 60.4. The latter was likely used as storage for his carriages and would have been accessed from St. Nicholas Street. By

¹³ City of Toronto Archives (CTA) Assessment Rolls for St. John's Ward, indicate the property was vacant in 1875 and purchased and built on by McLean in 1876.

1890, Goads maps indicate that a timber structure has been constructed covering the entire lot on St. Nicholas Street. (*Images 5-7*)

By 1885, the property was owned by Isaac Statten and the company was known as Statten Brothers Livery. In 1899, Isaac Statten, then 78 years of age, rented the property to William Wilson. Wilson and his wife Rachel later purchased the property from Statten continuing the livery business. Between 1906 and 1907, they had constructed the three-storey brick building known as 7 St. Nicholas Lane.⁴ (*Image 8*) William Wilson continued to operate the livery stable at this site until the 1930s.⁵ It has been said that the stables were used by the city's mounted police force.⁶ By 1940, with the advent of the car, the business became the William Wilson "auto parking station". By 1950, Wilson's business was gone. The completion of the subway in 1954 and the proximity of the Wellesley subway station brought increased pedestrian traffic to the neighbourhood. A series of new businesses would occupy the property at 586 Yonge Street including Needle to an Anchor (1950), French's Art Gallery (1960), Nordicraft Imports Ltd. which would occupy the property until the 1990s.

Once the Wilson business folded, according to city directories, the rear portion of the property at 7 St. Nicholas Street was used primarily as "warehouse storage", until June, 1960 when the Bohemian Embassy, a private club, was opened by Don Cullen on the third floor of the building. Cullen described the location: "We were told that the building had been the stable for the city's mounted police force years before. To be sure there was a pair of barn-like doors at the street end of the room and a large wooden beam extend out from above them, where a pulley had been attached to bring up hay for storage... We painted the walls with old-fashioned whitewash and the floor dark red, leaving the ceiling alone - its joists darkened with age."⁷ The venue also included a small raised stage located at the "barn door end."⁸

The Bohemian Embassy was part of the 1960s counter-cultural revitalization of the city's downtown and was one of the first "coffee houses" in Toronto,⁹ a venue for emerging artists including musicians, Sylvia and Ian Tyson, Gordon Lightfoot, Joni Mitchell, and The Travellers, star comedian Lorne Michaels, actor Jackie Burroughs, poets, playwrights and novelists, Milton Acorn, David French, Gwendolyn MacEwen, Michael Ondaatje, Al Purdy, Dennis Lee, and Margaret Atwood. Don Cullen explained the impetus, "When we started out, there were very few opportunities for our talent. We wanted to create a nurturing environment where they could stay in Canada if they chose

4 Assessment Rolls for Ward III, Division 3 indicate a substantial increase in building value on the property at 586 Yonge from \$2,000 in 1906 to \$5,000 in 1907 indicating that this was likely the year when the brick building replaced the former timber stables. Goad's also confirms that the timber structure was replaced by a brick structure between 1903 and 1913.

5 This and the following information on the property's use is gleaned from the City Directories in the years cited.

6 Cullen, p. 15.

7 Ibid.

8 Cullen, p. 23.

9 The Toronto Dreams Project Historical Ephemeral Blog, 17 February, 2011.

to."¹⁰ The embassy premiered 36 "small-production theatrical shows" and a series of shows called *The Village Review*.¹¹ A young Bob Dylan, ("he looked like he had stuck his finger in a light socket and his hair hadn't yet settled down"¹²) was among the many foreign visitors and had volunteered to sing a set.

In 1963, the Embassy was featured on the CBC when it created an event called "Canada's First Beatnik Happening."¹³ Ms. Atwood remembered the club in her short story, "Isis in Darkness" writing "The coffee-house was on a little cobbled side-street up on the second floor of a dis-used warehouse. It was reached by a treacherous flight of wooden stairs with no banister; inside, it was dimly lit, smoke-filled and closed down at intervals by the fire department. The walls had been painted black and there were small tables with checked cloths and dripping candles."¹⁴

Following the 1966 closure of the Bohemian Embassy, Cullen opened a new iteration on Harbourfront from 1974-1976 and a third edition appeared in radio form on CBC.¹⁵ The final version was located at 318 Queen Street West and operated from 1991-1992. During this last period, Margaret Atwood released her book *Wilderness Tips* with a reading to an audience of four hundred at the Queen West Embassy.

The Embassy's lead creator, Don Cullen (b. 1933), a graduate of Ryerson's Radio and Television Arts program, had been working at the CBC as an editor for the national news since the late-1950s when he and a group of colleagues including Ted Morris Peter Oomen, Davide Harriman and Steven Thomas Quance, began collaborating on opening the venue. Mitch Podlak, later assisted with booking acts, including Joni Mitchell, when Cullen was away performing. Apart from being its impresario from 1960-1966, Cullen was a writer for the comedic duo, Wayne and Shuster, performed in various theatre revues in Canada, the United States and the United Kingdom, served as a Co-Director of the Leacock Humour Festival and as a member of the Board of Advisors for the Mariposa Folk Festival. In 2007, he published *The Bohemian Embassy, Memories and Poems*. A feature-length documentary, *Behind the Bohemian Embassy* has been made "tracing the phenomenal rise, fall and lasting influence of this sometimes infamous, now legendary, 1960s avant-garde Toronto coffee house."¹⁶

After the Embassy closed in June 1966¹⁷, Nordicraft had extended their occupation of the property at 586 Yonge Street through to the rear portion of the property at 7 St. Nicholas Street. The property had several other tenants until it was taken over by Northbound Leather, which continues to occupy the property at 7 St. Nicholas Street. Since 2016, the Yonge Street side of the property has been occupied by Holy Chuck at

10 *Behind the Bohemian Embassy*. Notes on the documentary film.

11 Cullen, p. 23.

12 Cullen, p. 26

13 The Toronto Dreams Project Historical Ephemeral Blog, 17 February, 2011

14 Ibid.

15 Cullen, p. 100 does not provide a specific date for the radio version of the Embassy.

16 *Behind the Bohemian Embassy* - summary <http://behindthebohemianembassy.com/about.html>

17 Cullen, p. 43 and 1967 City Directories record Nordicraft, which was occupying the front of the property at 586 Yonge, at 7 St. Nicholas Street.

the ground floor with the upper floors occupied by Assist On, an agency that assists with the needs of international students.

10-16 Wellesley Street West:

In the summer of 1876, Thomas Bryce purchased property at the north-west corner of Yonge Street and St. Albans Street (known as Wellesley Street West since 1948) from Charlotte Elmsley, the widow of Captain John Elmsley.¹⁸ Thomas Bryce (1843-1905) was born in Lanarkshire Scotland and settled in Toronto. He is known to have been a lumber merchant and prolific builder; "responsible for hundreds of Toronto dwellings."¹⁹ A call for tender published in the *Globe* in 1879 indicates that by this date, his firm was known as "Thomas Bryce and Brothers" including his brothers John and Alexander Bryce.²⁰

In September 1876, the assessment rolls for St. John's Ward recorded that Bryce owned 8 unfinished stores at 542-546 3/4 Yonge Street, at the north-west corner with St. Albans Street. To the west on Alban Street he owned a building occupied by Thomas F Roome, an organ builder, and beyond that four unfinished row houses now known as 10-16 Wellesley Street. The assessment rolls and Goads map of 1880 indicate the lots for each house were long narrow rectangles and the houses were two-and-half-storeys with narrower two and one-storey wings with rear yards and along the rear property line, wooden sheds. (*Image 5, as above*)

City directories indicate that up until c.1960, the houses were primarily used as single family residences, but by this year 12 Wellesley Street West was occupied as a rooming house. By 1966, 14 Wellesley Street had been adapted at ground floor as the Wellesley Gift Shop and by 1969, Johnny's Art + Antiques was located at the rear. By 1975, all four properties from 10-16 Wellesley were under commercial occupation: Pure Sound Stereo Equipment (10), The First Asylum (12), Goldberry Natural Foods (14), and Canadian Indian Art (16 - by 1980). 16 Wellesley Street West is still an art gallery, Armen Art Gallery specializing in Canadian indigenous art. No. 10 is occupied by Hair District, No.12 by the Toronto Wellness Centre and No. 14 is a dentist's office.

5 St. Nicholas Street:

The last of the three groups of properties to be developed was 5 St. Nicholas Street. In the late 1870s the assessment rolls indicate that there were two houses at 3 and 5 St. Nicholas with other houses to the north at 9-19 St. Nicholas. These latter properties would be replaced by Marmaduke Rawlinson's storage warehouses, which first appear in 1905 at 21-29 St. Nicholas and then extend as far south as 9 St. Nicholas by 1914. By 1895, there is nothing south of 9 St. Nicholas Street as 7 St. Nicholas is recorded as part of 486 Yonge Street. But in 1896 the assessment rolls indicate that a stables and storage have been built on a lot, identified as 'North part of Lot 23' and measuring 19.6

18 CTA, Assessment rolls for St. Johns Ward, taken in May 1876 and September of 1876 for 1877.

19 Historic Yonge HCD research, Heritage Planning, City of Toronto.

20 City of Toronto Directory, 1879, "Bryce", p 235.

x 117' and are owned by the Provident Investment and Mortgage Co. The value of the building is \$1500. The value remains constant indicating no change to the building fabric until the 1913 assessment rolls and the year in which Goad's identifies the building in plan and as of brick construction for the first time. By 1905, the property was owned by Joseph and Emma Limon (also known as 'Lymon'), cabinet makers who also owned the shop and residence at 584 Yonge Street. In 1909, the legal description of the property changed to Lot 14 of Plan E203. Plan E203 also included the properties to the south at 2-16 Wellesley Street. (*Images 5-8, as above*)

For the first 10 years, from 1896, the two storey brick building at 5 St. Nicholas appears to have been used as stables, and in 1905 it was rented by William Wilson. In 1907, it was occupied by a tenant, the Alfred L. Torgis Machine Co. By 1908, it is occupied by its owner, Joseph Limon, cabinet maker. By 1913, George E. Limon, cabinetmaker is the occupant and it is owned by Joseph and Elizabeth Limon who now live at 10 St. Alban Street (now Wellesley Street West). The address "5 St. Nicholas Street" does not appear in the assessment rolls until 1910 and as it does not appear in the City Directories until 1950, its early history is difficult to trace. By 1950, it is occupied by Munro Toys and Games. From c1960 through to c1970 the building was occupied by McLay Brothers, silkscreen printers. From 1971 to 1979, it was occupied by The Stable tavern and in 1979 by the Viking restaurant until it was taken over by the Segovia restaurant which continues to occupy the property.

The post-1960 change of use for the properties on Wellesley Street West from residential to commercial and those on St. Nicholas Street from warehouse/stable to an arts and literary club "coffee-house" and bar-restaurant are part of the adaptive re-use of historic structures that characterized this period and a re-invigoration of the city's downtown core. The former Rawlinson Storage properties at 9-29 St. Nicholas were occupied by discotheques, props and scenery companies, musical instrument stores, and a natural foods premises. By 1985, Rawlinson had been converted for office use by a wide variety of tenants. Today the Rawlinson buildings have been partly retained as part of the 5 St. Nicholas Street condominium development and their brick elevations on St. Joseph and St. Nicholas are significant factors in the maintaining the historic warehouse character of the block.

iii. ARCHITECTURAL DESCRIPTIONS

10, 12, 14, 16 Wellesley Street West - Thomas Bryce Row Houses:

The four row houses at 10-16 Wellesley Street West are located on the north side of Wellesley between St. Nicholas and Yonge Streets. Completed in 1876, they are two-and-a-half storey houses with bay windows and mansard roofs. The houses represent a hybrid of the Second Empire style and an emerging Toronto residential typology which would be known as Bay-n-Gable. (*Images 9-11*)

The Toronto Bay-n-Gable²¹ type emerged for urban houses in Toronto in the third quarter of the nineteenth century. It responded to the city's residential subdivisions which typically included long, narrow building lots with minimal street frontage. These parameters resulted in narrow, interior layouts, only wide enough to accommodate a room with adjacent entry and circulation space. The characteristic elements of the Bay-n-Gable type are a two-and-a-half-storey residence with, at the first floor level, a door at one side, rather than the centre of the façade, and a bay window as the other primary element. The bay window added a formal complexity to the composition while also increasing daylight and view. Further elaboration could be added through other details including the gable roof, a verandah and a variety of windows and materials. While often associated with a High Victorian eclecticism, the Bay-n-Gable type could be adapted to a variety of styles. Here it is given a more unusual treatment by being associated with the Second Empire style through having a mansard roof with a dormer window, rather than a gable, roof.

The Second Empire style evolved during the "second empire" of Napoleon III (1808-1873) whose reign in France extended from 1852-1870. It was showcased in the extensions to the Louvre Palace undertaken by L. T. J. Visconti and H. M. Lefuel in 1852-7. (Image 11) The style was widely adopted in Canada from the 1870s onwards:

"Second Empire was... one of Canada's major architectural manifestations for almost two decades. In its most ornate phase it affected all building types, but especially those of an official character – public buildings, institutions, banks – and the residences of the influential; in all cases, the desired effect was one of conservatism, stability, respectability and opulence."²²

While the style was essentially a variation of Renaissance Classicism, its distinguishing feature, and that most frequently adopted in Canada, was the mansard roof, named for the 17th century French architect Francois Mansart (1598-1666) who popularized its use. An important example of its use in Canadian government buildings was the Ottawa Parliament Building complex, 1859-65, by Thomas Fuller and Chilion Jones. In Toronto, it was popular for a wide range of housing from grand mansions to row housing. Apart from style and aesthetic associations, the mansard roof, with its nearly vertical angle, had the additional attraction of creating greater head-room in attic spaces and, therefore, had a functional appeal. Usually they were clad with slate shingles.

The Bay-n-Gable typology is evident in the houses at 10-16 Wellesley Street West as they are constructed on long narrow lots measuring 20 x 104' and the plans of the row houses adopted to the long narrow lots by having a two-and-a-half storey main building with rear two-storey and one-storey wings which tapered in width to allow side yards and access to daylight. The houses were mirrored as pairs so that they shared the long party wall and had their principal entrances side by side, flanked by bay windows. The second floor featured a pair of windows with a single dormer window in the bell-cast mansard roof.

21 McHugh, 1989 is credited with first employing the term.

22 Cameron and Wright, p 22.

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The row houses are currently clad with a stucco-type material, except for the west elevation of 16 Wellesley Street West which has pressed metal sheets nailed to its surface. Goads map of 1880 indicates that the houses were originally clad with brick on their principle, south elevations and with rough-cast on their side and rear elevations. An archival photograph from 1975 shows the house at 12 Wellesley Street with the paint removed and reveals red brick walls with plain yellow brick headers.

A photograph from 1980 taken before the dormer windows were modified, shows the rich embellishment of the dormers with the flared gable roofs, decorative mouldings in the gable face, wood piers with moulded capitals supporting the semi-circular window opening. The row house at 16 Wellesley Street has been altered by having the windows in the bay lengthened almost to the floor.

Originally, the houses were set back from the street with the typical shallow front yards that characterized urban housing of the late 19th century. Remnants of these remain in the different grade levels that distinguish between the public sidewalk from the private paved areas.

586 Yonge Street - Thomas McLean Carriage Makers, 1875-6:

The building constructed at 586 Yonge Street (originally known as 548 Yonge Street) by Thomas McLean for his carriage making business and residence represents a typical 1870s urban commercial building type in the Second Empire style. (*Images 12-14*) The building was composed of a two-and-a-half storey block with a mansard roof facing Yonge Street that occupied the full street width of 19.5' and extended 40 feet, then had a two-storey wing of the same width, 20' long, with a rear one storey wing that was narrower with a width of 15' 9" by 60' 4" long. The principle (and only) elevation facing Yonge Street was of a two-storey brick building with the third storey concealed within the mansard roof. The building retains the characteristic bell-cast curve mansard roof, dormer windows the semi-circular roofs, elaborate moulding and decorative brackets that are characteristic of the Second Empire style. Pairs of brackets supporting the eaves between the second and third floors continue characteristic elements of Toronto's version of the style. Archival photographs indicate that prior to the brick being reclad, two additional pairs of brackets centred between the second floor windows and a dentil course in brick or wood provided additional ornamentation at the eaves. The current dentil course is a later addition done after the resurfacing. The window openings with their curved heads are also period elements but their trim, sills and keystones are recent. At grade a new store front has replaced the original.

7 St. Nicholas Street (entry address for 586 Yonge Street) -
William Wilson Livery building, 1907:

The livery building is a three-storey, brick stable and storage building constructed as a continuous addition to the rear of the building at 586 Yonge Street with an entrance and access to storage facing St. Nicholas Street. (*Images 15-16*) The building is typical of the late-19th-early-20th century warehouse type as it completely occupies its lot which

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is 19.5" wide x 100' and is contiguous with 9 St. Nicholas Street to the north and 5 St. Nicholas Street to the south. Its principle, west, elevation and the third storey of its side, south, elevation are visible. At the top of the west elevation a projecting element, likely part of a hoist (for hoisting hay for the horses) remains above the original wide central openings at the second and third floors which are each flanked by two smaller windows. These flanking windows are longer on the third floor than the second. At grade, there is a large opening, now occupied by a shop window and entrance. To the south is a tall narrow recess which contains a doorway providing access to the upper floors. The window heads feature brick headers and the sills were constructed of projecting brick parged over. The building's design and elements are consistent with and reflective of its original early 20th century function as a livery building.

5 St. Nicholas Street - Stables building, 1896:

The former stables at 5 St. Nicholas Street is a long narrow, two-storey building occupying its 19.6 x 117' lot and is contiguous on the north side with 7 St. Nicholas Street and with the rear end of the building at 6 Wellesley Street. (*Images 17-18*) It is constructed of brick but was over clad with stucco and some half timbering on its west and south elevations. The primary elevation faces west on to St. Nicholas Street and features a large recessed entry at grade and two more recent small stained glass windows at the second floor. In between these two openings the original brick has been replaced by concrete blocks. Small windows with shutters have also been introduced on the side elevation. The building has been over clad with a smooth stucco-like surface with some half-timbering details. These alterations were likely made c1979 when it was renovated for a new restaurant known as the Vikings.

iv. CONTEXT

The three groups of properties on Wellesley Street West, St. Nicholas Street and Yonge Street, are located within the Historic Yonge Heritage Conservation District.²³ Together they represent a snapshot of an urban neighbourhood as it evolved through the 1870s to the early 1900s in a symbiotic relationship of mutual support. The commercial properties on Yonge Street provided the goods and services needed by the inhabitants of the residential properties on the side streets, like Wellesley Street West, which in turn sustained commerce. The laneways built behind and parallel to main streets like Yonge, were often initially occupied by housing and later replaced by buildings, associated with the businesses on Yonge as at 7 St. Nicholas or providing local services, such as the stables at 5 St. Nicholas Street and the later storage facilities constructed by Marmaduke Rawlinson which extended from 9-29 St. Nicholas Street to the intersection with St. Joseph Street. Perpendicular to Yonge Street, St. Joseph Street would be developed with both residential properties on the north side and commercial properties on the south. (*Images 19-21*)

Today the heritage character prevails on this block bound by Yonge, Wellesley,

²³ The Historic Yonge HCD was designated by City Council in 2016 and is currently under appeal to the Local Planning Appeal Tribunal (LAPT).

St. Nicholas and St. Joseph streets. The north-west corner of Yonge Street and Wellesley is occupied by five of the original eight shops constructed by Thomas Bryce in 1876. On the opposite south-west corner, a row of commercial buildings with a house-form building characteristic of an earlier commercial building typology and clad in yellow brick survives at 564-568 Yonge Street. There are later insertions from the early 20th century which maintain the scale and form three to four-storey form of the 1870s. In contrast to this low-rise scale and late 19th-early 20th century character, on the former laneways, St. Luke's Lane and St. Nicholas, late 20th century and early 21st century residential towers of 20-60 storeys provide a dramatic change of scale and materials. On the east side of Yonge Street opposite this block, there is a greater mix of late 19th-century and mid-late-20th century buildings with a new tower under construction at the corner with Gloucester.

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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below. The properties in this evaluation have been evaluated separately.

10-16 Wellesley Street West:

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 Thomas Bryce row houses constructed at 10-16 Wellesley Street West have design and physical value as representative examples of 1870s row houses integrating the Second Empire Style with the emerging Toronto Bay-n-Gable urban housing typology. The defining elements are present in the two-and-a-half storey height and massing which includes bay windows and mansard roofs with dormer windows. The narrow lots and interior plans are indicated by the principal entry located to one side of the main elevation adjacent to the bay window. Archival photographs indicate that beneath the current over-cladding, the original red and yellow patterned brick, characteristic of Toronto's mid-nineteenth century architecture remains.

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

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iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A
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The property is valued for its historical association with the late 19th-century development of Yonge Street as it emerged as an urban commercial and residential neighbourhood which has been identified within the Historic Yonge Historic Conservation District. The properties contribute to an understanding of the social history of Yonge Street with the integration of residential and commercial building types within a block. It is also valued as it reflects the work of the prolific Toronto builder, Thomas Bryce (1843-1905).

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

Located on the north side of Wellesley Street West between St. Nicholas Street and Yonge Street, the contextual value of these properties at 10-16 Wellesley Street West is evident as they define and maintain the late 19th century character of the historic Yonge neighbourhood and particularly the residential character of the streets perpendicular to Yonge which were developed with urban house form properties. These properties are historically and visually linked to their surroundings especially the block north of Wellesley, and bound by St. Joseph, Yonge and St. Nicholas streets.

586 Yonge Street - Thomas McLean Carriage Makers, 1875-6:

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 Thomas McLean Carriage Maker building is valued as a representative of an 1870s main street commercial row, building type comprising a shop at the ground floor with residential accommodation above in the Second Empire Style that was popular in Toronto during this decade. The defining elements of the type remain in the glazed shop-front at grade with a separate entry to the upper levels whose elevations featuring a row of three identical rectangular windows with a mansard roof above with two dormer windows. The Second Empire style elements are present in the bell-cast curve of the mansard roof and in the details of the dormers with their semi-circular curved roofs with richly carved mouldings, and scroll brackets around semi-circular headed window openings.

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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	N/A

The property is valued for its association with Thomas McLean and his carriage making business as it represents the mid-late 19th century period in the history of Toronto when goods were still being manufactured in shops on a main street. The property also yields an understanding of the evolution of historic Yonge Street as it represents the period when the street consolidated as a commercial street with a row of shops with residential accommodation above, becoming a "main street" with a continuous street wall.

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

Located on the west side of Yonge Street between Wellesley Street West and St. Joseph Street, the property at 586 Yonge Street has contextual value as it presents the two-and-a-half story scale, massing and Second Empire details of an 1870s building maintaining and supporting the historic late 19th century character of Yonge Street as it evolved into a commercial main street. Adjacent to other 1870s commercial buildings on both Yonge Street and Wellesley Street West, along with later 19th and early 20th-century buildings, including the stable buildings at 5 and 7 St. Nicholas Street, the property is historically, functionally and visually linked to its surroundings.

7 St. Nicholas Street - William Wilson Livery Stable building, 1907:

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

The William Wilson Livery Stable building has physical value as a representative of an early 20th century storage-stable facility building with its characteristic features evident in the brick construction and large second and third floor openings with the remnant of a hoist fixture for the delivery and storage of goods.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X

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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 property is valued for its historical association with the late 19th century development of the Yonge Street as it emerged as a urban commercial and residential neighbourhood which has been identified within the Historic Yonge Historic Conservation District. The building contributes to an understanding of the history of the development of Yonge Street as businesses as they evolved and expanded over time. It is also associated with the 1960s urban revitalization of the downtown and adaptive re-use of historic structures by the innovative counter-culture. The property is also valued for its association with Don Cullen and the establishment in 1960 of the Bohemian Embassy, reputed to be the Toronto's first coffee-house which was culturally significant as it provided a venue for emerging literary, comedic and musical artists, including Margaret Atwood, Don Cullen, Gordon Lightfoot, Lorne Michaels, Mordecai Richler and Ian and Sylvia, now legendary Canadian icons.

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

Located on the east side of St. Nicholas Street, the former 1907 stables and storage building has value as it defines and maintains the historic character of the former laneway which ran behind and parallel to the main street, Yonge Street. Along with the former Rawlinson storage buildings to the north at 9-29 St. Nicholas Street and the two-story stables building to the south at 5 St. Nicholas Street, these buildings, maintain the historic character of the laneway as it was lined with late 19th and early 20th century warehouses. Along with the 1870s residential row houses at 10-16 Wellesley Street and the 1870s-early 1900s commercial buildings on Yonge Street including 586 Yonge, the former 1907 stables and storage building has value as it supports the historic mix of properties that characterized the block bound by Wellesley Street West, Yonge, St. Nicholas and St. Joseph streets and it is historically, functionally, physically and visually linked to its surroundings.

5 St. Nicholas Street - Joseph and Emma Limon Stables, 1896:

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

The Stable building has physical value as a representative of an early 20th century stables-storage facility building with its characteristic features evident in the scale and massing.

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	N/A

The property is valued for its historical association with the late 19th century development of the Yonge Street as it emerged as a urban commercial and residential neighbourhood which has been identified within the Historic Yonge Historic Conservation District. The building contributes to an understanding of the history of the development of Yonge Street as businesses as they evolved and expanded over time. It is also associated with the 1960s urban revitalization of the downtown and adaptive re-use of historic structures as it transitioned in use from being a toy-making facility and silk-screening shop in the 1960s to its c. 1970 conversion to a bar and restaurant first known as The Stable, then The Vikings and finally Segovia.

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

Located on the east side of St. Nicholas Street, the former 1896 stables and storage building has value as it defines and maintains the historic character of the former laneway which ran behind and parallel to the main street, Yonge Street. Along with the former stables and storage buildings at 7 St. Nicholas Street and the former Rawlinson storage buildings to the north at 9-29 St. Nicholas Street, the two-story stables building at 5 St. Nicholas Street, maintains the historic character of the laneway as it was lined with late 19th and early 20th century warehouses. Along with the 1870s residential row houses at 10-16 Wellesley Street and the 1870s-early 1900s commercial buildings on Yonge Street including 586 Yonge, the former stables and storage building has value as it supports the historic mix of properties that characterized the block bound by Wellesley Street West, Yonge, St. Nicholas and St. Joseph streets and it is historically, functionally, physically and visually linked to its surroundings.

4. SUMMARY

The properties at 10-16 Wellesley Street West contain 4 two-and-half storey row houses constructed in 1876 by the builder Thomas Bryce and representative of the Bay-n-Gable house type with a Second Empire mansard roof. The property at 5 St. Nicholas Street contains a two-storey stable and storage building constructed in 1896 and owned and

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occupied for many years by Joseph and Emma Limon for cabinet-making. The property at 7 St. Nicholas Street is part of the property at 586 Yonge Street and contains a three storey stable building constructed by William Wilson as part of his livery business. In the 1960s its third floor was occupied by the famous coffee house, the Bohemian Embassy, which featured many emerging and now legendary Canadian literary, musical and comedic artists including Margaret Atwood, Gordon Lightfoot, Lorne Michaels, Joni Mitchell, Michael Ondaatje, Mordecai Richler, and Ian and Sylvia Tyson. 586 Yonge Street contains a two-and-half-storey commercial block in the Second Empire Style constructed in 1875-6 by Thomas McLean for his carriage making business and residence.

Individually and collectively these properties have historic value as they represent the evolving commercial and residential life of Yonge Street in the late 19th century and its subsequent renaissance beginning in the 1960s of Toronto's Main Street, its laneways and perpendicular residential streets. Situated on a block contained by Yonge, St. Joseph and St. Nicholas streets and Wellesley Street West, the properties have contextual value as they define and maintain the late 19th-early 20th century historic and social culture, scale and character of the Historic Yonge Heritage Conservation District.

5. SOURCES

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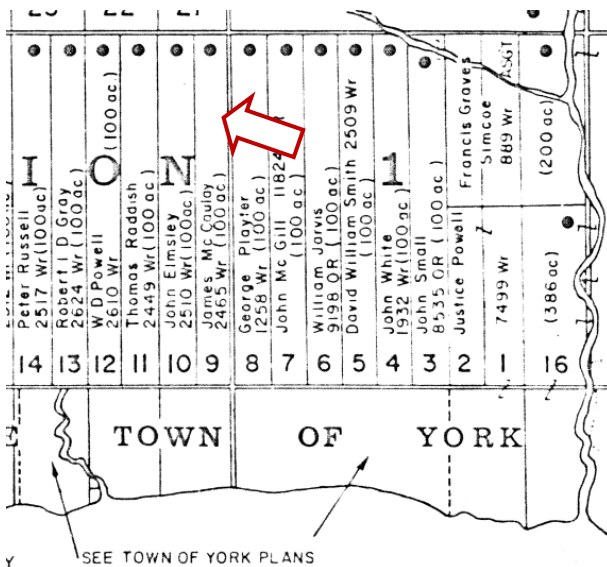
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6. IMAGES:



1. These location maps are for information purposes only; the exact boundaries of the properties are not shown. The arrows mark the properties at 5 and 7 St. Nicholas Street and 10-16 Wellesley Street West (City of Toronto, InView Map)

Please note: all maps are oriented with north at the top, unless otherwise indicated



2. Map showing the location of Park Lot 9 located at the north-west corner of Queen (Lot Street) and Yonge Street and granted to James McCaulay in 1793. The arrow marks the approximate location of the subject properties at 5-7 St. Nicholas Street and

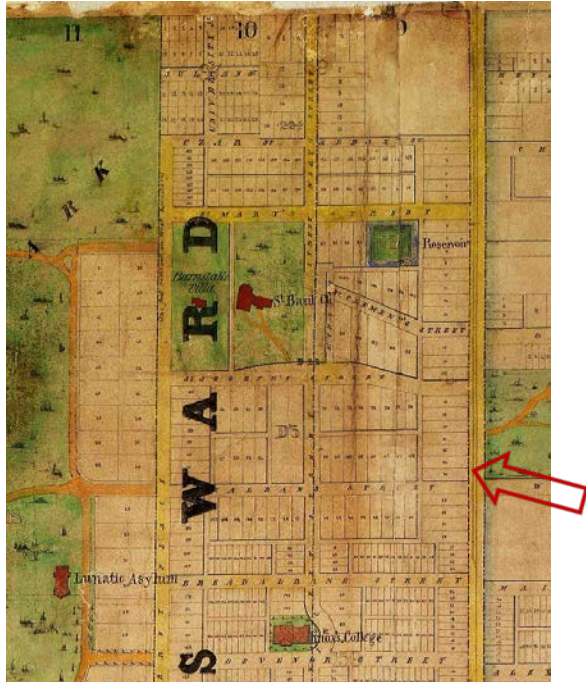
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10-16 Wellesley Street West. (Disposition of Crown Lands, Township of York, 1793,
Ministry of Natural Resources, 1976 (Ng)



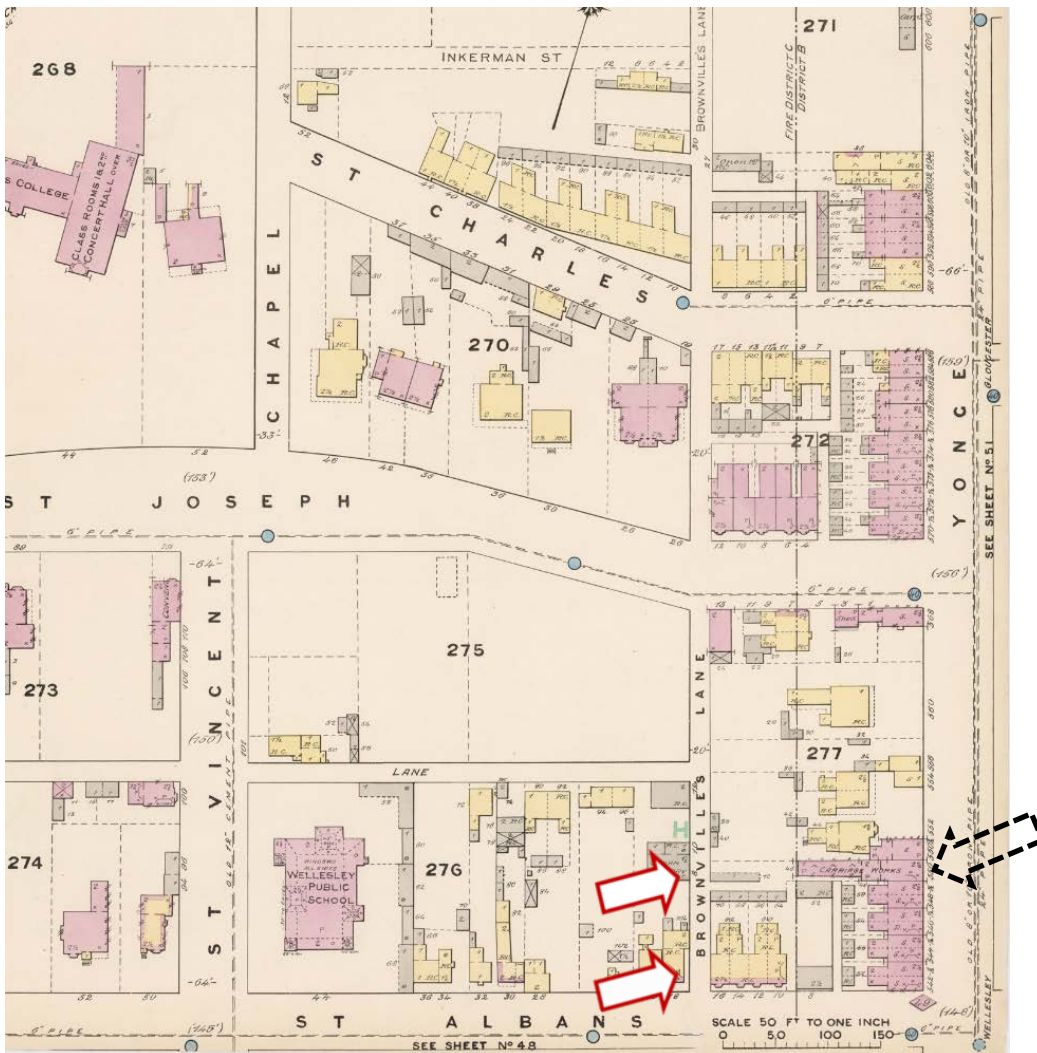
3. James Cane, Topographical Plan of the City and Liberties of Toronto, 1842: showing the Emsley estate bound by College, Yonge and Bloor Streets (on the south, north and east edges) with Clover Hill and Barnstable houses of 1829 and the Elmsley Villa of 1837. (Ng)

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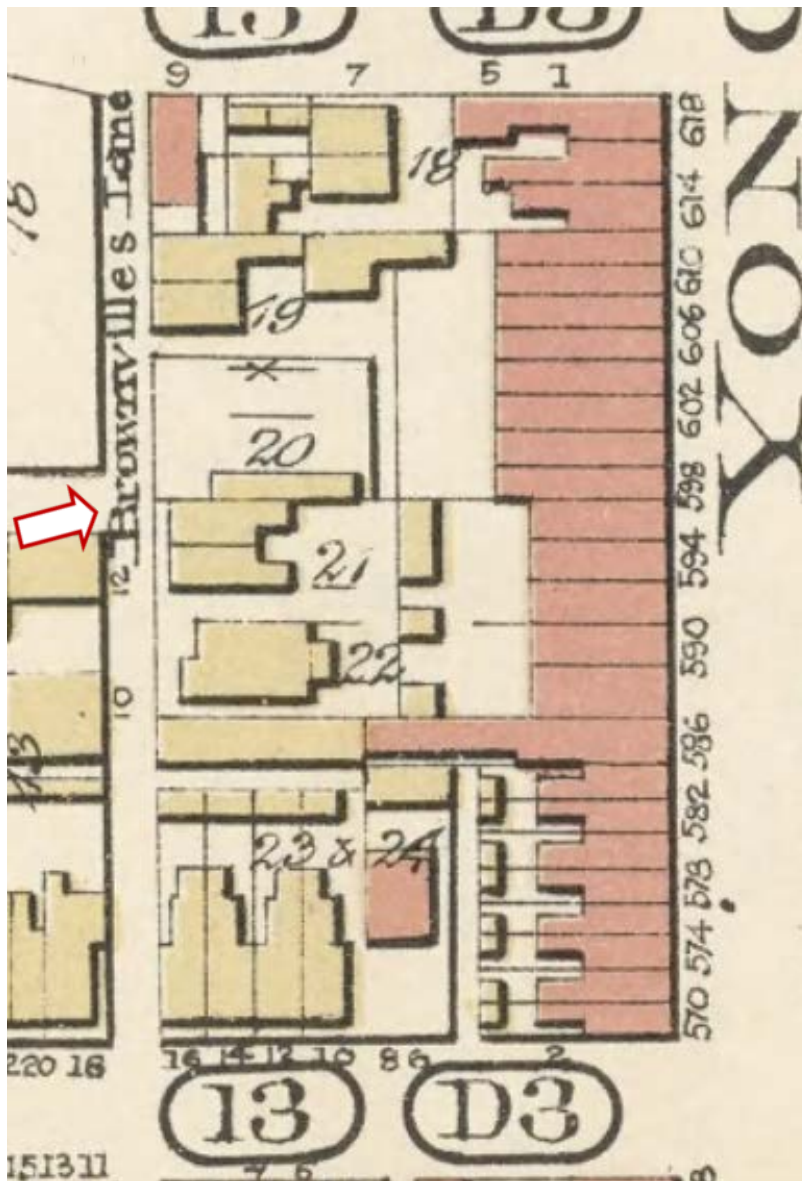


4. H. J. Browne, Plan of the City of Toronto, 1862 (detail) showing the north portion of the Elmsley Estate (labelled Lots 10 and 9 at the top) with the layout of streets and subdivision of lots. The arrow indicates St. Albans Street (now Wellesley Street West) at the intersection with Yonge Street and the narrow lane is St. Nicholas Street as it would be known by 1876. (Ng)

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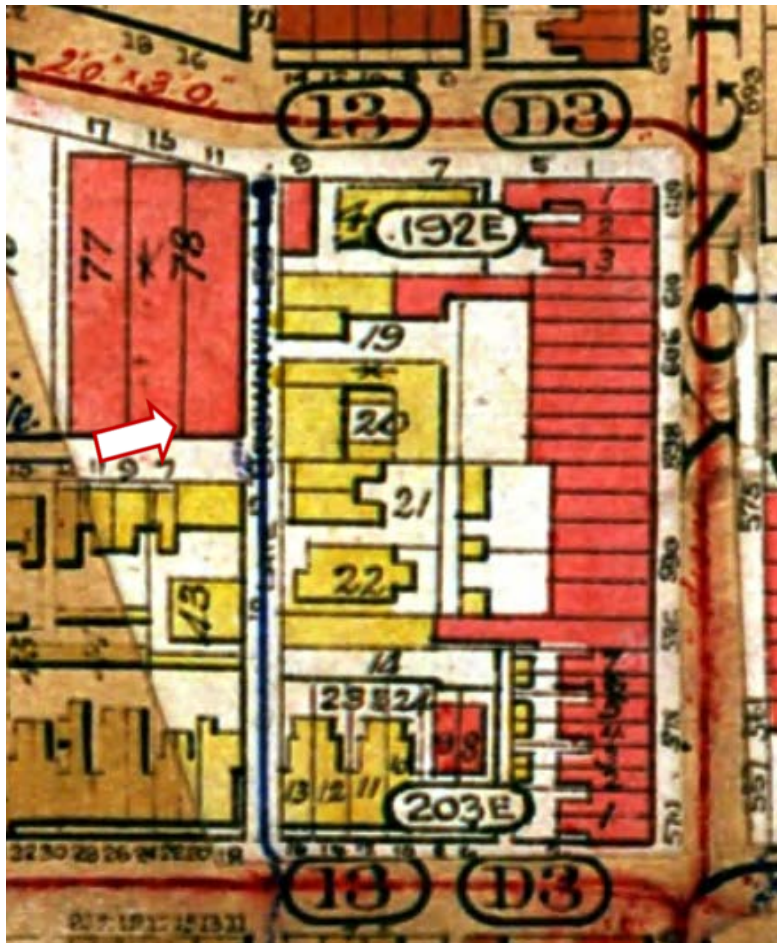


5. Goads Map of 1880 showing the development of the Elmsley Estate with the retention of the non-rectilinear street layout that is a remnant from the estate's routes from Yonge Street. The pattern of commercial buildings lining Yonge Street with no setback is beginning to be established while on the east-west side streets, residential and institutional buildings proliferate with setbacks from the street. The typical pattern of development of buildings facing Yonge with yards and service lanes behind facing the side streets and then rows of residential buildings seen on St Albans, St Joseph and St Charles Street is becoming a characteristic of the neighbourhood. St. Nicholas Street is here labelled as Brownville's Lane, but it was known as St, Nicholas in the assessment rolls and city directories. The red arrows indicate the locations of the subject properties at 5-7 St. Nicholas Street (here labelled as Brownville's Lane) and 10-16 Wellesley Street West. The dashed arrow indicates the location of McLean's "Carriage Works" as it has been labelled on the plan. Red buildings indicate brick, yellow, "wooden dwellings" and grey "wooden sheds and barns." Those edged with red have a brick veneer and those labelled "R.C." are rough cast or plastered. The houses at 10-16 St. Albans have a brick veneer on their front facades and are rough-cast on the sides and rear with wooden sheds behind. (CTA)

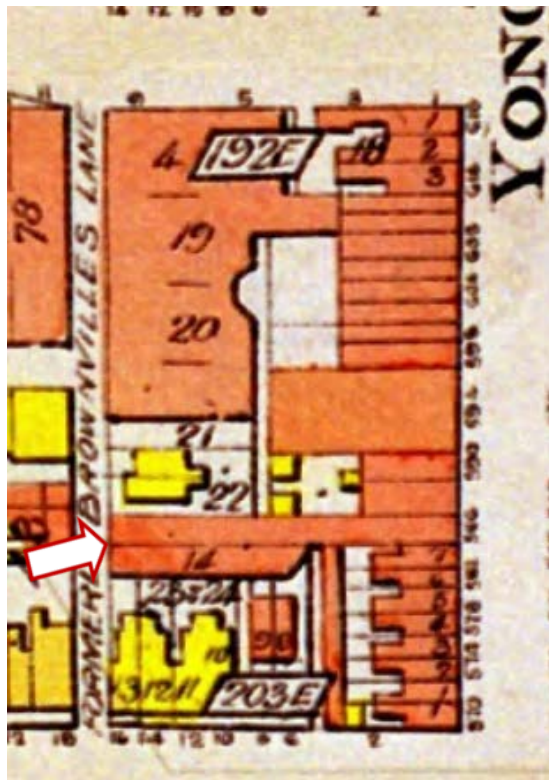


6. Goads Map, 1890 and 1899 showing the wood stables covering the lot at 7 St. Nicholas Street. (CTA)

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7. Goads Map updated in 1903 shows the subdivision of the properties at the south end of the block bordered by St. Albans, Yonge and St. Nicholas Streets under Plan 203 E. Lot 14 is the location of the former rear sheds of the properties at 10-16 Wellesley Street West and the new stable building constructed in their place at 5 St. Nicholas Street in 1896 but not indicated on this plan (CTA)



8. Goads Map 1913 showing the build-out with the stable on Lot 14 at 5 St. Nicholas Street and the construction of the new brick stables and storage building to the north at 7 St. Nicholas Street.

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City of Toronto Archives, Fonds 1526, File 2, Item 56

9. 1975 Archival photo of 10-16 Wellesley Street West showing the restored brick at No. 12 with the yellow brick headers over the window and door openings. (CTA, Harvey R. Naylor, fonds 1526, File 2, Item 56, 1975)

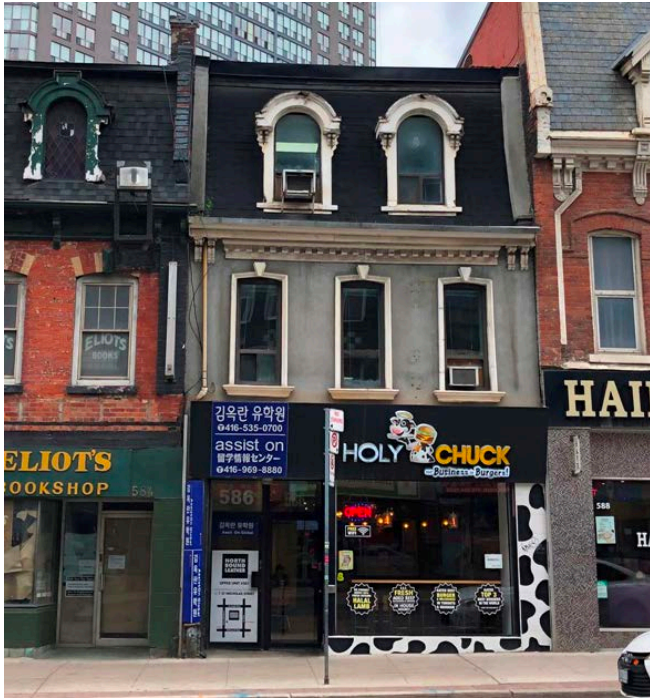


10. 1974 Archival photo of the row at 10-16 Wellesley Street West showing the original window sashes with the double hung two-over-two double hung sashes and the attic dormers (CTA, Toronto Historical Board Fonds 2043, series 2523)



11. Enlarged detail of the above photo to show the details of the dormer roof, gable and the wood piers (CTA, Toronto Historical Board Fonds 2043, series 2523)

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12. 586 Yonge Street showing the post-1974 alterations including the stucco-type coating over the brick, the new window surrounds with sills and keystones at the second floor and the band of dentils at the eaves level (HPS, 2019)



13. 586 Yonge Street, 1974 showing the original brick elevation at the upper level and the double hung sash in the dormers (CTA, Toronto Historical Board Fonds 2043, series 2523)



14. 586 Yonge Street, 1974, enhanced detail to show the original four pairs of brackets at the eaves and the corbels course in between with two-over-two double hung sash windows with curved heads and no keystones.
(CTA, Toronto Historical Board Fonds 2043, series 2523)



15. 7 ST. Nicholas Street, west elevation (HPS, 2019)



16. View of 5-7 St. Nicholas Street showing No. 7 during its occupation by the Bohemian Embassy (1960-1966) and the condition of the central openings before they were renovated and the original window opening at 5 St. Nicholas Street before it was renovated and stained glass windows replaced the originals and the brick cladding was covered with stucco and half-timbering (*Behind the Bohemian Embassy*)



17. 5 ST. Nicholas Street, west elevation (HPS, 2019)

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18. St. Nicholas looking north from Wellesley 1990-1994 (CTA, Series 1465, File 461, Item 10 Fonds 200)

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City of Toronto Archives, Fonds 1488, Series 1230, Item 937

19. Yonge St North of Wellesley c 1914, showing the establishment of the commercial urban street wall and the characteristic materials and scale. The Thomas Bryce commercial buildings at 570-584 Yonge Street are on the left with the mansard roof and corner window detail (CTA, Fonds 1488, Series 1230 Item 937)

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20. 1988 Photograph of the north-west corner of Yonge Street and Wellesley Street West showing the 1870s Thomas Bryce row houses and the Thomas Bryce commercial block with later insertions of similar material and scale and late 20th century high rises beyond. (CTA, Toronto Historical Board Fonds 2043, series 2523)



21. 2019 view of the same north-west corner of Yonge Street and Wellesley Street West with 10-16 Wellesley Street West on the far left and 586 Yonge Street at the far right (HPS, 2019)