

Inclusion on the City of Toronto's Heritage Register - 55-73 and 79-87 Niagara Street and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 61-69 Niagara Street

Date: November 4, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council include the properties at 55-73 and 79-87 Niagara Street on the City of Toronto Heritage Register and state its intention to designate the properties at 61-69 Niagara Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value. This row of fifteen properties, completed together in 1885-1886, contains two-storey, Victorian-era brick row houses located on the south side of Niagara Street between Tecumseth Street and Bathurst Street in the South Niagara District neighbourhood.

City staff previously identified the fifteen subject properties have already been identified as a collection of buildings having potential cultural heritage value in the South Niagara Planning Strategy adopted by City Council in August 2014.

Following further research and evaluation, it has been determined that each of the 15 identified properties at 55-73 and 79-87 Niagara Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

Around the time that the South Niagara Planning Strategy was underway, the owners of 61, 63, 65, 67 and 69 Niagara Street nominated their properties for Part IV Designation under Section 29 of the Ontario Heritage Act. Since then, the owners reiterated their interest in protecting their properties at 61, 63, 65, 67 and 69 Niagara Street and hired a heritage consultant to prepare a Cultural Heritage Evaluation Report recommending the properties have cultural heritage value. Recently, the owner sold his property at 67 Niagara Street, however, the purchaser acknowledged the likelihood of future designation of the property.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the following 15 properties on the south side of Niagara Street on the City of Toronto's Heritage Register, in accordance with the Statement of Significance (Reasons for Inclusion): 55-73 and 79-87 Niagara Street attached as Attachment 3 to the report (November 4, 2019) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

55 Niagara Street
57 Niagara Street
59 Niagara Street
61 Niagara Street
63 Niagara Street
65 Niagara Street
67 Niagara Street
69 Niagara Street
71 Niagara Street
73 Niagara Street
79 Niagara Street
81 Niagara Street
83 Niagara Street
85 Niagara Street
87 Niagara Street

2. City Council state its intention to designate the following 5 properties under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation): 61-69 Niagara Street attached as Attachment 4 to the report (November 4, 2019) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

61 Niagara Street
63 Niagara Street
65 Niagara Street
67 Niagara Street
69 Niagara Street

3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

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

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

FINANCIAL IMPACT

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

DECISION HISTORY

In August 2014, City Council adopted the South Niagara Planning Strategy Final Report, which identifies all fifteen of the subject properties as having potential cultural heritage value. <https://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-71922.pdf>

At its July 2018 meeting, Toronto and East York Community Council adopted a motion from Councillor Layton requesting that Heritage staff research and evaluate the properties 61-69 Niagara Street for inclusion on the City's Heritage Register and to report back to the Toronto and East York Community Council with the results of this evaluation by January 2019.

<https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-118180.pdf>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached.

Located on the south side of the street west of Bathurst Street and adjacent to the National Casket Company Factories heritage complex at 89-109 Niagara Street in the South Niagara District neighbourhood, the properties at 55-73 and 79-87 Niagara Street contain fifteen two-storey Late Victorian-era row houses completed together in 1885-1886 by the local manufacturers and builders, William H. and William L. Essery, and first occupied by working class families. In the 1960s, the buildings at 75 and 77 Niagara Street were demolished to provide for a public lane that accesses a laneway to the rear of the remaining properties.

Combined with the buildings at the National Casket Company Factories at 89-109 Niagara Street and commonly referred to as the Coffin Factory, the Essery Row located at 55-73 and 79-87 Niagara Street provide a consistent stretch of Late Victorian-era

building fabric valued for their importance in defining and maintaining the late-nineteenth century character of the area.

The South Niagara Planning Strategy, together with this pro-active listing of properties, gives greater clarity to property owners with regards to the City's interest and the application of Official Plan policies. The multiple-listing process is an efficient and effective practice that balances the need to respond to growth within Toronto with the need to account for the cultural heritage value that enriches the character of our neighbourhoods.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give the City a 60-day notice of his or her intention to demolish the listed property. Listing does not trigger maintenance requirements over and above existing property standards, it does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation or development.

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 55-73 and 79-87 Niagara Street have design, associative and contextual value.

The Reasons for Designation (Statement of Significance) found in Attachment 4 are the Public Notice of Intention to Designate the five properties at 61-69 Niagara Street and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the properties' owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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ATTACHMENTS

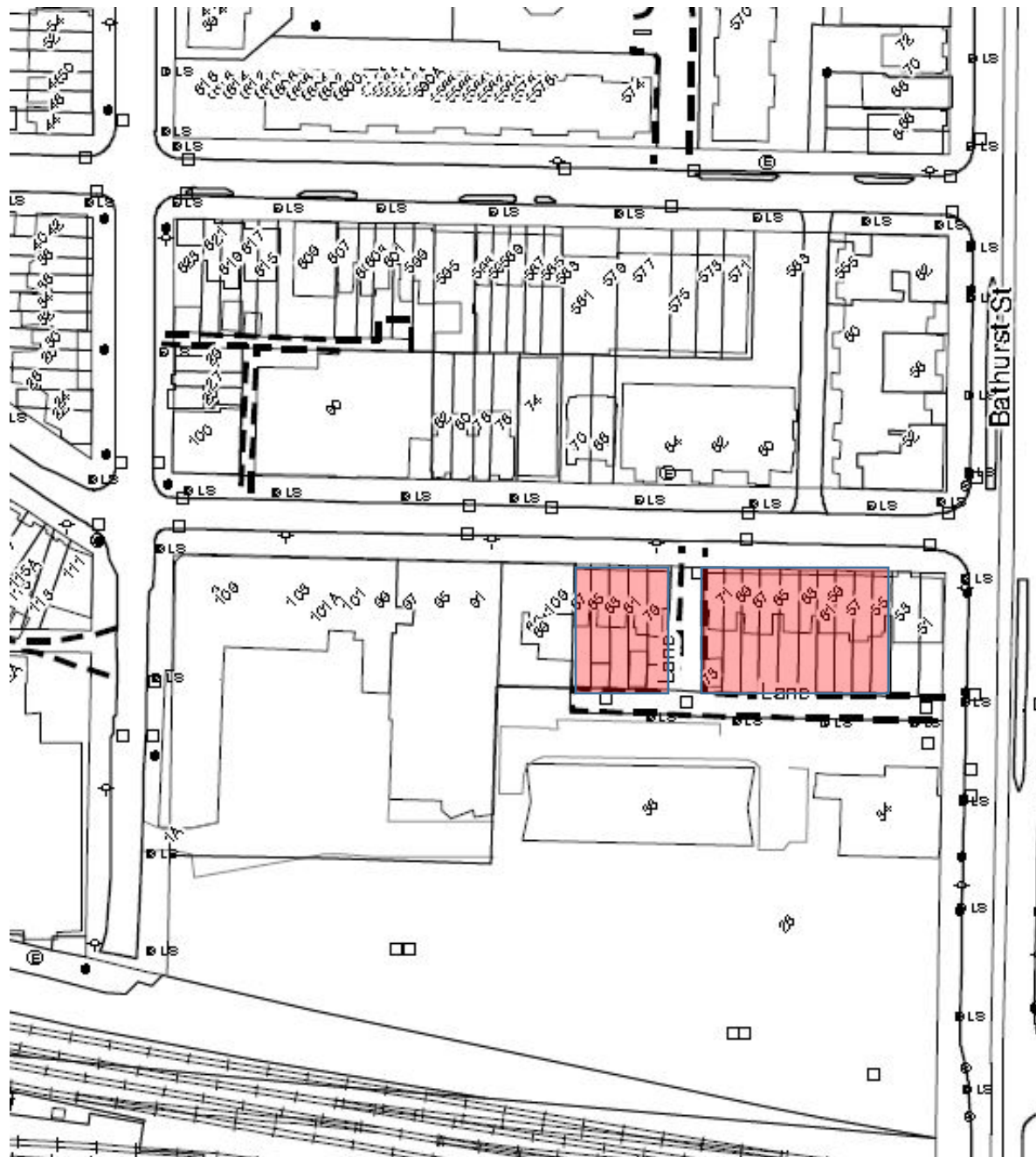
Attachment 1 - Location Map

Attachment 2 - Photographs

Attachment 3 - Statement of Significance (Reasons for Inclusion): 55-73 and 79-87
Niagara Street

Attachment 4 - Statement of Significance (Reasons for Designation): 61-69 Niagara
Street

Attachment 5 - Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown. The red boxes mark the location of the sites.



Photographs showing the properties at 55-73 & 79-87 Niagara Street from top to bottom, left to right (Heritage Planning, 2019)

55-73, 79-87 NIAGARA STREET
ESSERY ROW
(REASONS FOR INCLUSION)

The properties at 55-73 and 79-87 Niagara Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City of Toronto also applies when evaluating properties for its Heritage Register.

Description

Located on the south side of the street west of Bathurst Street and adjacent to the National Casket Company Factories heritage complex at 89-109 Niagara Street in the South Niagara District neighbourhood, the properties at 55-73 and 79-87 Niagara Street contain fifteen two-storey, Late Victorian-era row houses completed in 1885-1886 by William H. and William L. Essery, and first occupied by working class families. In August 2014, City Council adopted the South Niagara Planning Strategy, which includes a Heritage Study identifying the subject properties as having potential cultural heritage value for their contribution to defining, supporting and maintaining the late nineteenth-century character of the area. Two house-form buildings among the original row of seventeen (75 and 77 Niagara Street) were demolished in 1963 to accommodate a public laneway. While their loss interrupts the original contiguous row, the overall integrity of the historic row is not negatively impacted.

Statement of Cultural Heritage Value

The properties at 55-73 and 79-87 Niagara Street are valued for their design as an intact set of fifteen two-storey Victorian-era row houses constructed together in 1885-1886 and representative of the rise of speculative development in downtown Toronto in the late-nineteenth century to meet the housing demands of a burgeoning population. With their vernacular styling, shared scale, and organization of the principal (north) elevations, these paired and mirrored row houses are unified by the rhythm of the placement of their window and door openings.

The subject properties are also valued for their association with the Essery family, who owned and developed nearly the entire portion of the south side of Niagara Street between Bathurst and Tecumseth over the course of the 1880s. After establishing The Essery Manufacturing Company on the site of today's National Casket Company Factories heritage property at the west end of the block in the early 1880s, the local manufacturers and builders William H. and William L. Essery purchased the vacant lots at 55-87 Niagara Street on speculation and promptly sold them following their development. The Essery Row provides a consistent stretch of building fabric that is valued for its importance in defining, maintaining and supporting the historical character of the South Niagara District neighbourhood in the late-1800s as a largely working class residential community with larger scale industrial uses along its southern edge, including the adjacent National Casket Company Factories complex, which was also once the location of the Essery Manufacturing Company.

Comprising the fifteen remaining two-storey row houses of seventeen dwellings built together on the south side of the street, Essery Row is historically and visually linked to its setting along the northern edge of the CPR and GTR railway tracks, and within an area that has maintained a consistent built form, pattern of use and heritage character established more than 120 years ago.

Heritage Attributes

The heritage attributes of the properties known as Essery Row and located at 55-73 and 79-87 Niagara Street are:

- The location of the row houses on the south side of Niagara Street, including the set back and orientation
- The scale, form and massing of the row houses including their two-storey height and L-shaped plan on a raised basement, and gable roof with each mirrored pair containing a central cross-gable on the principal (north) elevation
- The mirrored organization of the principal (north) elevations with their side-by-side entrances (except at 87), single-storey bay windows and symmetrically-arranged windows at the second floor level
- On the principal (north) elevations, the flat-headed window and door openings (these are segmental-arched at 61-69)
- The materials with the red brick cladding and buff brick detailing (currently covered with stucco at 55, 57 and 71; painted over at 73), the pointed buff brick headers above all openings, and the existing wooden window frames, door frames and sills
- On the principal (north) elevations, the transom surmounting the main entrance

Note: the one-storey addition to the entrance at 85 Niagara Street and the current cladding (siding and stone veneer) on the principal (north) elevation of the property at 87 Niagara Street are not considered heritage attributes

STATEMENT OF SIGNIFICANCE:
 61-69 NIAGARA STREET
 ESSERY ROW (PART OF)
 (REASONS FOR DESIGNATION)

The properties at 61-69 Niagara Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the south side of the street west of Bathurst Street and adjacent to the mid-19th century heritage property at 89-109 Niagara Street in the South Niagara District neighbourhood, the properties at 61-69 Niagara Street contain five two-storey Late Victorian-era row houses completed in 1885 by original owner William H. Essery, and first occupied by working class families. The subject properties are part of a larger set of seventeen row houses built together by the Essery family at 55-87 Niagara Street. Two of these (75 and 77 Niagara Street) were demolished in 1963 to accommodate a public laneway. While their loss interrupts the original contiguous row, the overall integrity of the historic row is not negatively impacted. In August 2014, City Council adopted the South Niagara Planning Strategy, which includes a Heritage Study identifying the subject properties as having potential cultural heritage value for their contribution to defining, supporting and maintaining the late 19th-century character of the area.

Statement of Cultural Heritage Value

The properties at 61-69 Niagara Street are valued for their design as part of an intact set of fifteen remaining 2-storey Victorian-era row houses constructed together in 1885-1886 and representative of the rise of speculative development in downtown Toronto in the late-nineteenth century to meet the housing demands of a burgeoning population. With their polychromatic brickwork, shared scale, and organization of the principal (north) elevations, these paired and mirrored row houses are unified by the rhythm of the placement of their window and door openings.

The subject properties are also valued for their association with the Essery family, who owned and developed nearly the entire portion of the south side of Niagara Street between Bathurst and Tecumseth over the course of the 1880s. After establishing The Essery Manufacturing Company on the site of today's National Casket Company Factories heritage property at the west end of the block in the early 1880s, the local manufacturers and builders William H. and William L. Essery purchased the vacant lots at 55-87 Niagara Street on speculation and promptly sold them following development.

The Essery Row, including 61-69 Niagara Street, provides a consistent stretch of building fabric that is valued for its importance in defining, maintaining and supporting the historical character of the South Niagara District neighbourhood in the late-1800s as a largely working class residential community with larger scale industrial uses along its

southern edge, including the adjacent National Casket Company Factories complex, which was also once the location of the Essery Manufacturing Company.

Comprising five two-storey row houses within the set of remaining fifteen dwellings built together, the properties at 61-69 Niagara Street are historically and visually linked to their setting along the northern edge of the CPR and GTR railway tracks, and within an area that has maintained a consistent built form, pattern of use and heritage character established more than 120 years ago.

Heritage Attributes

The heritage attributes of all five house-form buildings at 61-69 Niagara Street are:

- The location of the row houses on the south side of Niagara Street, including the set back and orientation
- The scale, form and massing of the row houses including their two-storey height and L-shaped plan on a raised basement, and gable roof with each mirrored pair containing a central cross-gable on the principal (north) elevation
- The mirrored organization of the principal (north) elevations with their side-by-side entrances, single-storey bay windows and symmetrically-arranged windows at the second floor level
- On the principal (north) elevations, the segmental-arched window and door openings
- The materials with the red brick cladding and buff brick detailing, the pointed buff brick headers above all openings, and the existing wooden window- and door-frames and sills
- On the principal (north) elevations, the transom surmounting the main entrance

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



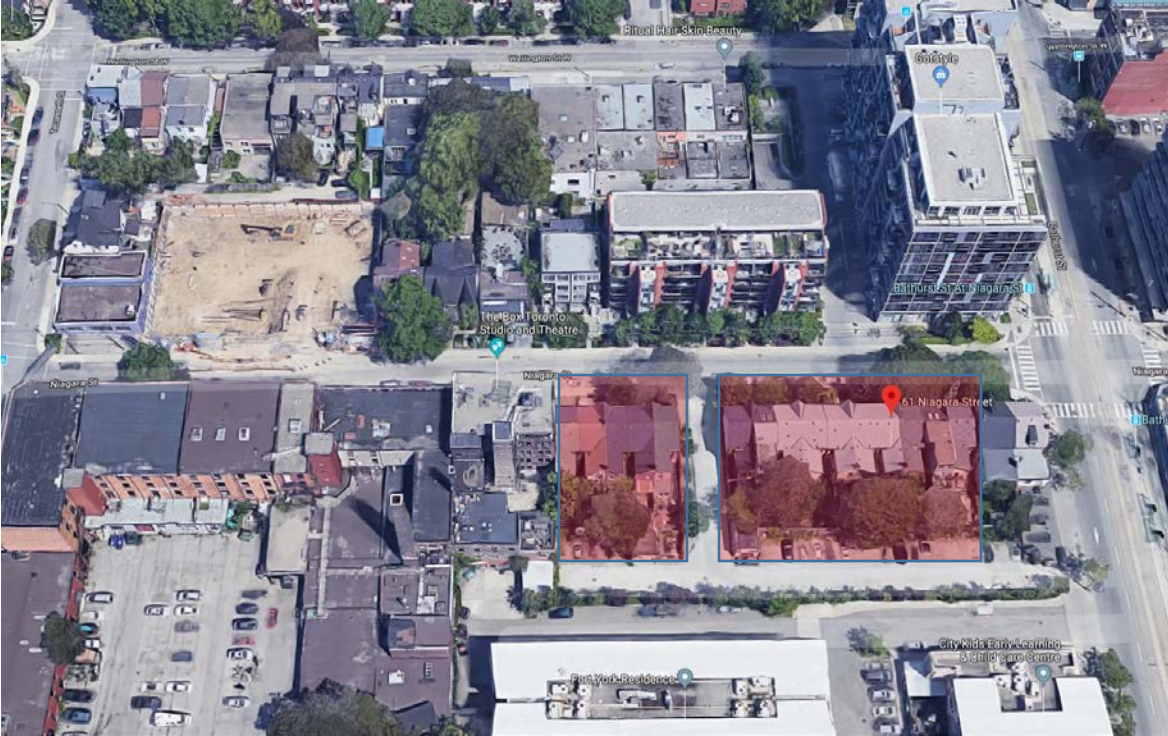
ESSERY ROW
55-73 & 79-87 Niagara Street

Prepared by:

Heritage Planning
City Planning Division
City of Toronto
October 2019

Inclusion on the Register - 55-73, 79-87 Niagara Street and Intention to Designate - 61-69 Niagara Street
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1. DESCRIPTION



Cover: contextual photographs looking west and showing 55-73 Niagara (top) and 79-87 Niagara (bottom); Above: aerial view looking north and showing the location of the properties at 55-73 and 79-87 Niagara Street, between Bathurst and Tecumseth Streets in red. (Google, 2019)

55-73 and 79-87 Niagara Street	
ADDRESS	55-73 and 79-87 Niagara Street
WARD	Ward 10 (Spadina-Fort York)
LEGAL DESCRIPTION	<p>55 Niagara: PLAN 507 LOT 3 AND PLAN 655 PT BLK A AND RP 64R14210 PART 3 RP 64R15954 PART 4</p> <p>57 Niagara: PLAN 507 LOT 4 PLAN 655 PT BLK A RP 64R14210 PART 4 RP 64R15954 PART 5</p> <p>59 Niagara: PLAN 507 LOT 5 PLAN 655 PT BLK A RP 64R14210 PART 5 RP 64R15954 PART 6</p> <p>61 Niagara: PLAN 507 LOT 6 PLAN 655 PT BLK A RP 64R14210 PART 6 RP 64R15954 PART 7</p> <p>63 Niagara: PLAN 507 LOT 7 PLAN 655 PT BLK A RP 64R14210 PART 7 RP 64R15954 PART 8</p> <p>65 Niagara: PLAN 507 LOT 8 PLAN 655 PT BLK A RP 64R14210 PART 8 RP 64R15954 PART 9</p>

	<p>67 Niagara: PLAN 507 LOT 9 PLAN 655 PT BLK A RP 64R14210 PART 9 RP 64R15954 PART 10</p> <p>69 Niagara: PLAN 507 LOT 10 PLAN 655 PT BLK A RP 64R14210 PART 10 RP 64R15954 PART 11</p> <p>71 Niagara: PLAN 507 LOT 11 RP 64R 14210 PART 11 RP 64R15954 PART 12</p> <p>73 Niagara: PLAN 507 LOT 12 PT LOT 13 PLAN 655 PT BLK A AND RP 64R14210 PARTS 12 TO 14 RP 64R15954 PART 13</p> <p>79 Niagara: PLAN 507 LOT 15 AND PT LOT 14 AND RP 64R14210 PART 15 RP 64R15954 PART 15</p> <p>81 Niagara: PLAN 507 LOT 16 PLAN 655 PT BLK A RP 64R15954 PART 16</p> <p>83 Niagara: PLAN 507 LOT 17 PLAN 655 PT BLK A RP 64R15954 PART 17</p> <p>85 Niagara: PLAN 507 LOT 18</p> <p>87 Niagara: PLAN 507 LOT 19 PLAN 655 PT BLK A RP 64R15954 PART 19</p>
NEIGHBOURHOOD/COMMUNITY	South Niagara District
HISTORICAL NAME	Essery Row
CONSTRUCTION DATE	55-65 and 79-87 Niagara Street: 1885 67-73 Niagara Street (also 75 and 77, demolished in 1963): 1886
ORIGINAL OWNER	55-73 Niagara Street: William H. Essery 79-87 Niagara Street: William L. Essery
ORIGINAL USE	Residential (row house)
CURRENT USE	Residential (row house)
ARCHITECT/BUILDER/DESIGNER	55-73 Niagara: William H. Essery, Builder and Manufacturer (attributed) 79-87 Niagara: William L. Essery, Builder (attributed)
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick and wood detailing; siding on the north elevation
ARCHITECTURAL STYLE	Late Victorian Era Vernacular with Gothic Revival detailing
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Associative/Contextual
HERITAGE STATUS	N/A
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	October 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 55-73 and 79-87 Niagara Street, and 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
1787	Treaty Number 13, known as the Toronto Purchase, land comprising the former York Township is acquired by the British from the Mississaugas. The purchase was re-confirmed with a second treaty in 1805
1793	The Town of York and Fort York with its surrounding Military Reserve (also known as the Garrison Common) is established by Lieutenant Governor John Graves Simcoe
1797	The Town of York, originally contained in ten blocks bound by Front, Berkeley, Duke (now Adelaide) and George Streets expands west of George as far as Peter Street and north to Lot (now Queen Street)
1834	Incorporation of the City of Toronto. The City boundaries are extended west to Dufferin Street. Garrison Common land from Peter Street to Garrison Creek is surveyed and released for sale
1837-1842	Garrison Hospital is built on the western end of the plot of land surveyed and bordered by Bathurst Street, Niagara Street, and Tecumseth Street with the Garrison Creek escarpment providing the fourth southern boundary
1853	Lots 2-6, Block B of the Military Reserve is patented by John Henry Dunn
1872	Lot 2-6, Block B, Military Reserve Plan is sold by Dunn's heirs to James Isaac Dickey, Nathaniel Dickey and John Neil of Toronto, of Dickey, Neil & Co.
1876	Dickey, Neil & Co. subdivide the land and register it as Plan D246
1883	The 1884 Goad's Atlas Map (containing information collected in the previous year) identifies the subject block as The Essery Manufacturing Company (Image 6)
1883-1884	Frances C. Essery and F A Stonehouse purchase the northern half of Plan D246; T Nichols & Co. Felt Hat Manufacturers construct a brick factory building and outbuildings designed by the architect William Wallace Blair (current address 89-91 Niagara Street)
1884	Essery Manufacturing Company builds a single-storey frame building at the corner of Niagara and Tecumseth Streets. The company changes their name to the Toronto Planing Mills Company of Ontario. (Current address is 109 Niagara Street)
1885	Plan 507 is registered on the portion of land owned by William H. Essery stretching from Bathurst Street to the Nichols property. The land is

	subdivided into lots for housing. The row houses at 55-65 and 79-87 Niagara Street are completed.
1886	William H. Essery and Frances C. Essery build a three-storey brick factory (current address 95-97 Niagara Street)
1886 Sept	By this date, the row houses at 67-77 Niagara Street are completed and occupied ¹ and William H. Essery sells all ten of his recently-built dwellings to the London & Canadian Loan Company ²
1887	Brick factories are built on two separate properties owned by S C Kanady and A R Riches (current addresses 101-107 Niagara Street and 109 Niagara Street)
1889	First time the street addresses on the south side of Niagara Street between Bathurst and Tecumseth Streets reflect the current numbering, as indicated on the 1890 Goad's Atlas Map (Image 8)
1973	Archival photo indicates that all of the brick principal (north) elevations at 65-73 Niagara Street were painted at that time and included double-hung sash windows, likely original (Image 11). The original, polychromatic red and buff brickwork on the principal (north) elevations at 61-69 Niagara Street has since been restored.
2012	Nomination request by the owner to designate 61-69 Niagara Street under Part IV, Section 29 of the Ontario Heritage Act.
2018	Councillor Mike Layton moved a motion at Toronto and East York Community Council directing Heritage Planning staff to research and evaluate the properties 61-69 Niagara Street for inclusion on the City's Heritage Register and to report back to the Toronto and East York

ii. HISTORICAL BACKGROUND

Fort York, the Town of York and Garrison Common

The properties at 55-73 and 79-87 Niagara Street are located within the historically important neighbourhood of South Niagara. This neighbourhood was initially part of land owned by the Mississaugas and acquired from them through the Toronto Purchase 1787, Treaty No.13.³ By 1793 it was part of the military reserve known as Garrison Common surrounding Fort York established with the Town of York. The Fort was located on the shore of Lake Ontario at the opening of York Harbour to the west of Garrison Creek. The town was situated 3-4 kilometres to the east and initially defined by a 10 block grid bound by Front and Duke Streets (now Adelaide Street) and George and Berkeley Streets. (Image 2) By 1797 the town expanded northward to Lot Street

1 Aerial photography indicates that the dwellings at 75 and 77 Niagara Street were demolished in 1962-1963; both lots have remained vacant since and serve as a shared laneway between 73 and 79 that accesses the rear of the remaining Essery row houses along the south side of Niagara Street.

2 William H. Essery also owned the slightly larger properties containing detached house-form buildings at 51 and 53 Niagara Street, which he sold at the same time as the adjacent row.

3 The purchase was re-confirmed with a second treaty in 1805.

(now Queen) and westwards from George to Peter Street eating into the military reserve.

In 1834, with the incorporation of the town as the City of Toronto, a portion of Garrison Common was surveyed and sub-divided into lots for sale. The street names assigned at this time continue to associate the area with its military history and the proximity of the fort: 'Bathurst' for Henry, 3rd Earl of Bathurst and Secretary for War and the Colonies (1812-1827), 'Wellington' for Arthur Wellesley, the Duke of Wellington who defeated Napoleon, and 'Tecumseth' (or Tecumseh) for the Shawnee Native American chief who was an ally of Brock. Niagara Street followed the curving topography along the eastern edge of Garrison Creek (submerged in the 1880s) tracing the route of the soldiers' trail that lead to the Niagara escarpment garrisons. The area had a primarily residential character and to the east of Bathurst Street, the gracious design and layout of Wellington Place terminated by Clarence and Victoria Squares was intended for grand estates and government institutions with lakefront promenades. Larger blocks were laid out facing the lake and the creek.

The subject properties are located on one of these larger blocks, defined by Bathurst, Niagara and Tecumseth Streets and along its southern edge by the creek's escarpment. By 1842, a u-shaped military hospital had been built towards the western side of the block while towards the east, a house owned by John Henry Dunn (1792-1854), who had been appointed Receiver General in 1820. (Image 3)

With the arrival of the railways in the 1850s the local character was dramatically transformed as commercial and industrial uses overtook the residential and recreational with tracks, sidings, engine houses, repair shops and freight storage. The 1830s pier at the foot of Bathurst Street furthered the expediency in transporting goods. Cut off from the fort by the railways, the military hospital was converted for commercial uses and by 1858 is shown as occupied as a tobacco factory. (Image 4)

In 1853 the heirs of John Henry Dunn patented Lots 2-6 of Block B in the military reserve. In 1872 they sold these lots to Dickey, Neil and Co. who subdivided the land and registered it as Plan D246 in 1876. The Birds Eye View of Toronto, 1876, by P A Gross shows that the site where the military hospital/tobacco factory existed is now empty. Houses have been constructed on the north side of Niagara Street. John Doty's premises are indicated on the southern half of the block adjacent to the railway lines. (Image 5)

Between September 1883 and February 1884 Charles F Essery and F A Stonehouse purchased part of Plan D 246, the three northern lots of the block on the south side of Niagara Street shown on Goads Atlas of 1884 except for a portion with a cluster of brick buildings identified as T Nichols & Co. (Image 6) The Assessment Rolls for 1885, recorded in September 1884 confirm the Essery Manufacturing Co. as owners of the land on the southern side of Niagara Street, apart from the plot of land measuring 60 x 100' with its narrow end fronting on Niagara Street. This was owned by Thomas, John and Sam Nichols of T Nichols & Co. and is today identified as 89-91 Niagara Street.

Between 1883 and 1887 the building complex now known as 89-109 Niagara Street, the National Casket Company Factories, was initially developed as four separate properties (currently with entry addresses 89-91, 95-97, 101-107 and 109 Niagara Street) as identified on assessment rolls, city directories and Goad's Atlases. In 1885, Plan 507 was registered on the eastern end of the block which proposed the subdivision of the long stretch of the property on the south side of Niagara Street from Bathurst Street including 51 to 87 Niagara Street (Image 7). All seventeen of these properties were originally owned by the Essery family, namely William H. and William L. While there is no historical evidence proving that the Esserys built the houses themselves, it is likely they did on account of their occupation as builders and manufacturers of building materials such as wooden sash windows, doors and surrounds. The results of the completed row houses created a homogeneous residential streetscape. (Image 9) By September 1886, the Esserys had completed the residential development on the south side of Niagara Street and William H. had sold all twelve of his properties.⁴ On the north side of the street and across Tecumseth Street residential development continued on Niagara Street.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 55-73 and 79-87 Niagara Street are found in Attachments 2 and Section 6 of this report. The properties contain a collection of fifteen row houses, a type that first appeared in Europe and Britain during the 17th century and ranged from elaborate terraces in cities for the upper classes, to workers' housing in industrial settings. In 19th-century Toronto, row houses were more commonly found in urban areas where greater densities were accommodated on modest-sized plots. As a familiar building type, Toronto row houses designed for workers' accommodation "are not ambitious dwellings, but they charm with their modest demeanour and harmonious scale."⁵

The subject properties represent a vernacular speculative form that emerged in Late Victorian-era Toronto from several local Gothic Revival precedents, including the Ontario Cottage and Bay-and-Gable styles. The Gothic Revival was introduced to North America in the mid-19th century. While identified with ecclesiastical buildings, Gothic Revival features were adapted for residential buildings as the result of widely-circulated architectural pattern books and periodicals (Image 10). The form enjoyed widespread use in the late-19th century and continues to contribute to the Victorian character of many of the city's oldest neighbourhoods.

The properties at 55-73 and 79-87 Niagara Street contain a collection of fifteen two-storey brick house-form buildings with L-shaped plans and covered by gable roofs. They are comprised of two or more dwellings paired in a mirrored configuration and rising to a central cross-gable set above the side-by-side main entrances which are, in turn,

4 1887 City of Toronto Tax Assessment Roll for St. George's Ward (containing information recorded on September 14, 1886).

5 Cruickshank, 85.

flanked by single-storey bay windows at the first-floor level.⁶ Only the dwelling at 87 Niagara Street lacks a mirrored and paired dwelling since the adjacent property at 89-91 Niagara already existed in its current location. The second storeys have two window openings, each aligned directly above the first floor entrance and bay window. Overall, the symmetrically-organized placement of the door and window openings creates a rhythm that unifies the group. All fifteen dwellings are constructed with red brick cladding on the principal (north) elevations and cheaper, buff-coloured brick on the rear (south) elevations. The principal elevations at 61-69 Niagara Street have been restored (paint removed) to display the group's original decorative, polychromatic brickwork typical of Late Gothic Revival styling, including the unusual buff headers above all openings that resemble a segmental arch terminating in a point at the keystone. The dwellings at 57, 71, 73 and 79-87 are currently over-clad with stucco or paint on their principal (north) elevations. Despite this, with the scale of the buildings and the repetition of the fenestration on the south elevations, the row houses retain their overall integrity and continue to communicate their cultural heritage value. (Images 12-14 and Attachment 2)

iv. CONTEXT

The properties at 55-73 and 79-87 Niagara Street are located on the south side of Niagara between Bathurst and Tecumseth Streets. (Image 7 and Section 1, Description.) Along with the adjacent and associated heritage-designated National Casket Company Factories, this significant stretch of house-form buildings built together contributes to and maintains the primarily 1880-90 character of the neighbourhood and particularly the south side of Niagara Street which has been preserved and continues to span from Bathurst Street to Tecumseth Street and on to Wellington Street. They remain a tangible link to the neighbourhood which evolved over 180 years since the 1837 subdivision and represent the impact of the arrival of the railways on the economic and physical expansion of the city, physically acknowledging its route through the growing city. The subject properties are important elements within the context of the immediate neighbourhood streetscape which maintains its 125 year-old character. Within proximity to the downtown core, the consistent 1880-1890 character of this neighbourhood merits appreciation, special consideration and preservation.

3. EVALUATION

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's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

⁶ The bay windows of the ten existing dwellings owned by William H. Essery are shaped like half of a hexagon with a window in each of its three sides, while William L. Essery's five houses display box-like bays, originally containing two narrow window openings on the principal (north) elevation but none on the return elevations of the bay. Inclusion on the Register - 55-73, 79-87 Niagara Street and Intention to Designate - 61-69 Niagara Street

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 properties at 55-73 and 79-87 Niagara Street are valued for their design as an intact set of fifteen two-storey Victorian-era row houses constructed together in 1885-1886 and representative of the rise of speculative development in downtown Toronto in the late-nineteenth century to meet the housing demands of a burgeoning population. With their vernacular styling, shared scale, and organization of the principal (north) elevations, these paired and mirrored row houses are unified by the rhythm of the placement of their window and door openings.

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 properties at 55-73 and 79-87 Niagara Street are valued for their association with the Essery family, who owned and developed nearly the entire portion of the south side of Niagara Street between Bathurst and Tecumseth over the course of the 1880s. After establishing The Essery Manufacturing Company on the site of today's National Casket Company Factories heritage property at the west end of the block in the early 1880s, the local manufacturers and builders William H. and William L. Essery purchased the vacant lots at 55-87 Niagara Street on speculation and promptly sold them following development.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

The Essery Row provides a consistent stretch of building fabric that is valued for its importance in defining, maintaining and supporting the historical character of the South Niagara District neighbourhood in the late-1800s as a largely working class residential community with larger scale industrial uses along its southern edge, including the adjacent National Casket Company Factories complex, which was also once the location of the Essery Manufacturing Company. Comprising the fifteen remaining two-storey row houses of seventeen dwellings built together on the south side of the street, Essery Row is historically and visually linked to its setting along the northern edge of the CPR and GTR railway tracks, and within an area that has maintained a consistent built form, pattern of use and heritage character established more than 120 years ago.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 55-73 and 79-87 Niagara Street have design, associative and contextual value. Located on the south side of Niagara Street between Bathurst and Tecumseth Streets, the subject properties contain a collection of fifteen row houses built together in 1885-1886 that represent a significant stretch of built fabric that contributes to the historical development of this area in the latter half of the 1800s as a mixed industrial and residential neighbourhood where families occupied modest housing close to local industries and services.

Contextually, the row houses at 55-73 and 79-87 Niagara Street are valued for their role in defining, maintaining and supporting the historical character of the South Niagara District neighbourhood where buildings designed for workers' housing, including the subject row houses, adjoin industry and institutional landmarks, particularly the railway and the adjacent National Casket Company Factories complex, which has direct associative value with the subject row houses and is designated on the City's Heritage Register. The properties at 55-73 and 79-87 Niagara Street are historically and visually linked to their setting along the northern edge of the former GTR and CPR railways, and within an area that has maintained a consistent built form, pattern of use and heritage character established more than 120 years ago.

5. SOURCES

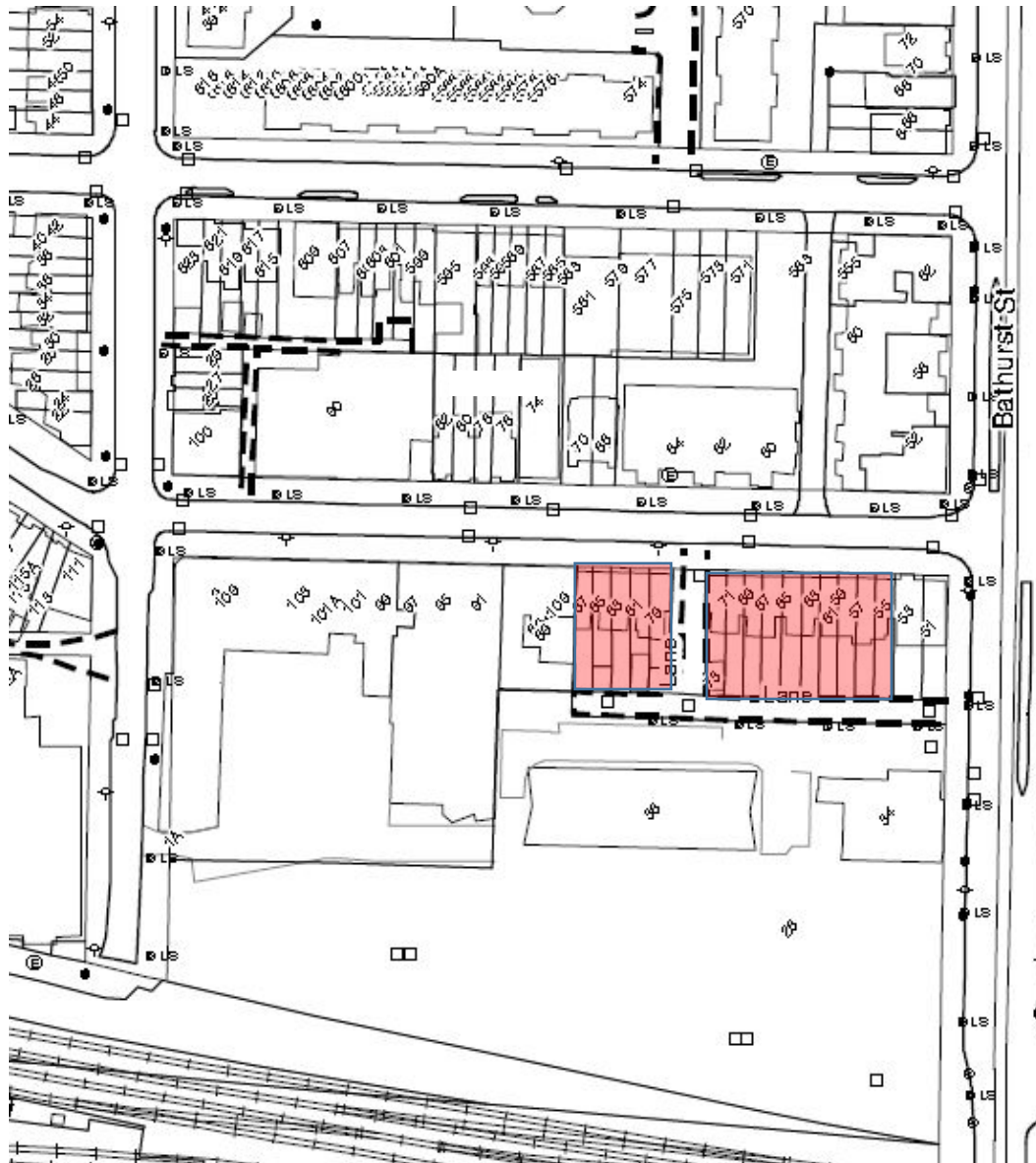
Archival Sources

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6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



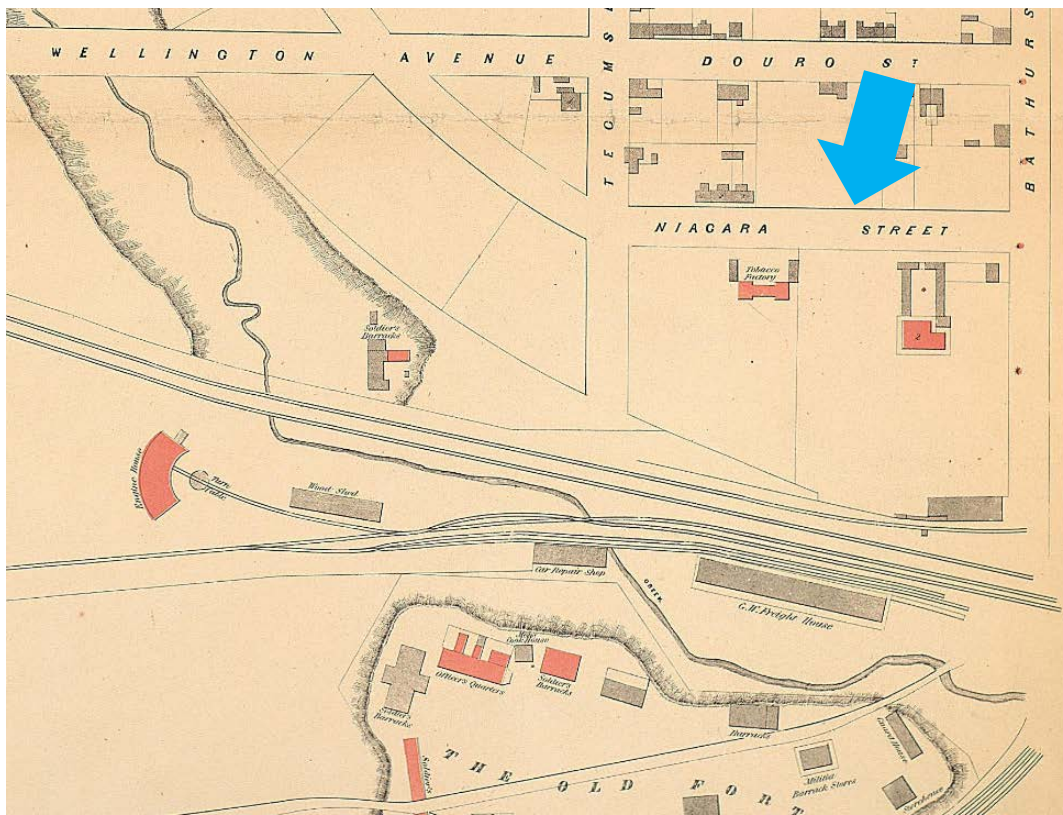
1. Location Map, 55-73 and 79-87 Niagara Street: showing the properties on the south side of the street between Bathurst Street and Tecumseth Street (City of Toronto Property Data Map).



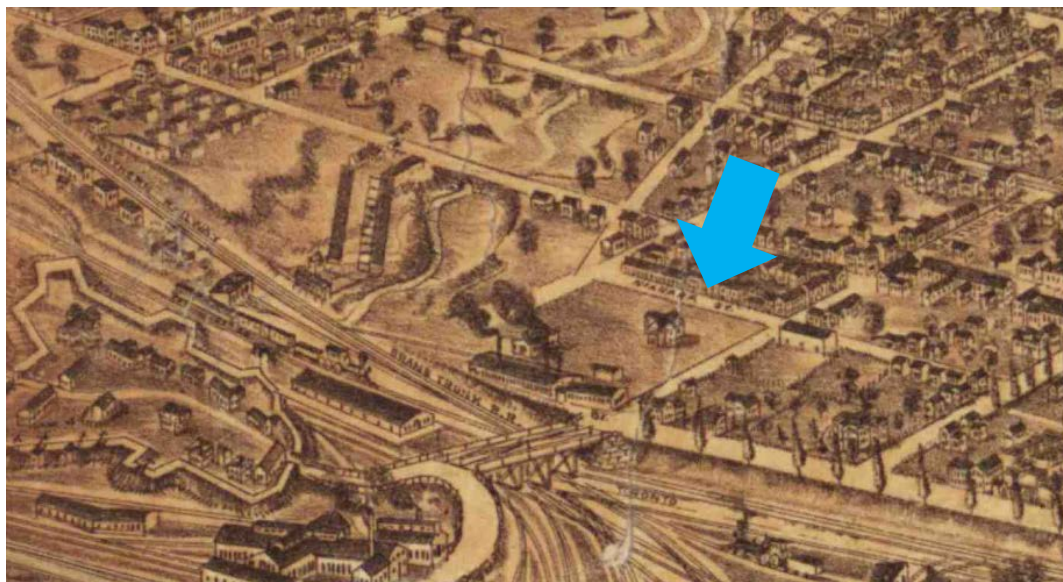
2. Detail of 'Plan of York', Lieut. Phillpotts, 1818: showing Fort York's location at the entry to York Harbour and the mouth of Garrison Creek with the soldiers' route that would become Niagara Street, and the original ten blocks of the Town of York to the east. The arrow indicates the approximate location of 89-109 Niagara Street (City of Toronto Archives)



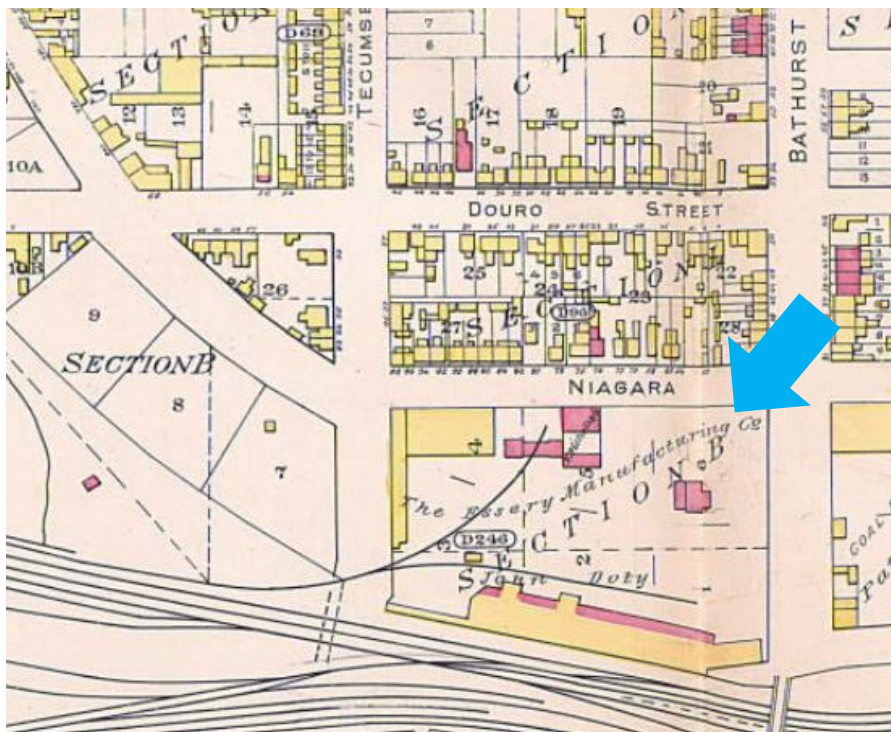
3. Detail of 'Topographical Plan of City and Liberties Toronto', James Cane, 1842: showing 'The Garrison Common' after the 1837 survey. The arrow indicates the subject block bordered by Niagara, Tecumseth, and Bathurst streets and the Garrison Creek escarpment prior to the arrival of the railways. The block contains the u-shaped Garrison Hospital on the west and John Henry Dunn's house to the east on the south side of Niagara Street (City of Toronto Archives)



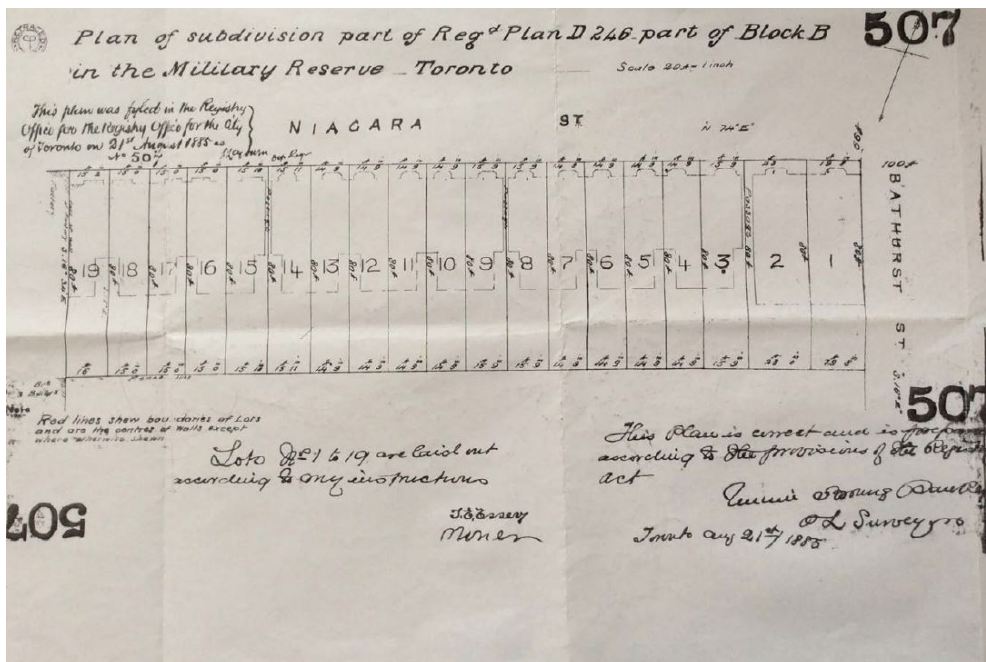
4. Detail of 'Atlas of the City of Toronto and Vicinity' W.S. Boulton and H.C. Boulton, 1858: showing two railway lines converging between the Fort and the subject block. The Garrison Hospital has been converted to a Tobacco Factory. (Nathan Ng, Historical Maps of Toronto)



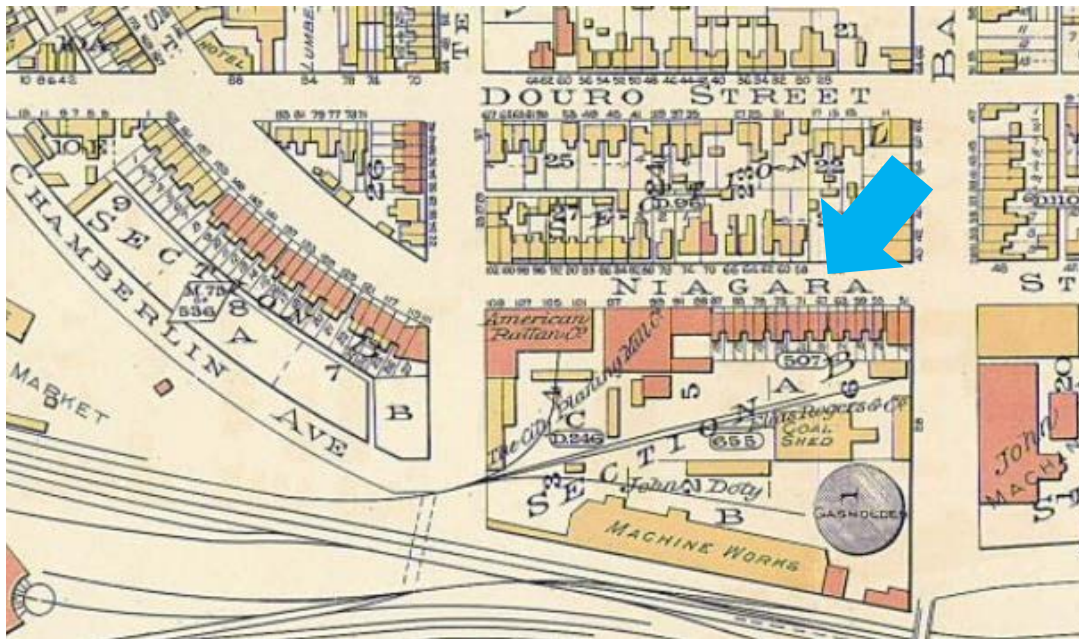
5. Detail of 'Bird's Eye View of Toronto, P. A. Gross, 1876: showing that the military hospital has been demolished and the site is vacant. John Doty's premises can be seen built along the railway on the southern edge of the block. (Ng)



6. Goad's Atlas, 1884: showing the block identified with Plan D246 and the northern half occupied by the Essery Manufacturing Company (with their frame building at the corner of Niagara and Tecumseth) except for the red brick building identified as T Nichols & Co. whose current address is 89-91 Niagara Street. The redbrick buildings to the west were subsequently demolished. Note the railway sidings on the site. (City of Toronto Archives)



7. Plan of subdivision of part of registered plan D246, 21 August 1885, showing all nineteen lots owned and developed within the next year by William H. and William L. Essery (Metro Toronto Land Registry Office).



8. 1890 Goad's Atlas Map: showing the entire portion of the south side of Niagara Street completely developed between Bathurst and Tecumseth Streets. Essery Row is indicated by the arrow. 75 and 77 Niagara Street, which were demolished in 1963 to make way for a public laneway at the rear of the row, are indicated as part of the original collection in this map. (City of Toronto Archives)



9. Niagara Street, 1885-1890: showing the consistent streetscape of housing built between 1885 and 1890 with the heritage-designated National Casket Company Factories at the far right. (Heritage Preservation Services, 2014)



10. Illustration, "Canada Farmer," 1865: showing an extract from a publication that influenced the development of the Gothic Revival style in Canada (Blumenson, 41).



11. Archival photo from 1973 showing 65-73 Niagara Street with, likely original, double-hung sash windows on the main and upper storeys, as well as 65-69 being covered with paint, which has since been removed to reveal and display the original, decorative red and buff brickwork typical of Late Gothic Revival styling (City of Toronto Archives)



12a and b. (Left) 63-65 Niagara Street, showing the original polychromatic brickwork on the principal (north) elevation and the hexagonal single-storey bay windows flanking the side-by-side entrances under the central cross gable. This paired and mirrored organization and massing is evident in all ten of William H. Essery's properties at 55-73 Niagara Street. (Right) William L. Essery's five properties display the same organization and massing, the only difference being the shape of the single-storey bay, which is rectangular in shape and only contains window openings in the north side of the bay. (Heritage Planning, 2019)



13. Current photograph showing the polychromatic brickwork with its buff brick detailing and unusual headers comprised of a segmental arch that terminates in a point at the keystone. (Common Bond Collective, 2018)



14. Current photograph showing the buff brick rear (south) elevation at 65 Niagara Street. (Common Bond Collective, 2018)