

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 38 Camden Street

Date: November 7, 2019

To: Toronto Preservation Board
Toronto 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 state its intention to designate the heritage property at 38 Camden Street (with the entrance address of 40 Camden Street) under Part IV, Section 29 of the Ontario Heritage Act. City Council listed the property on the City of Toronto's Heritage Register in 2017. It contains a two-storey commercial building dating to 1952, which is part of a collection of extant heritage properties developed in the post-World War II era on Camden Street in the King-Spadina neighbourhood.

The property at 38 Camden Street is identified as a contributing heritage property in the King-Spadina Heritage Conservation District (HCD), which was adopted by City Council in October 2017 and is currently under appeal.

Following research and evaluation, it has been determined that the property at 38 Camden Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The property at 38 Camden Street is the subject of a development application that is under appeal to the Local Planning Appeal Tribunal (LPAT). The proposed redevelopment of the site proposes the demolition of the listed heritage building.

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

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 38 Camden Street (with the entrance address of 40 Camden Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 38 Camden Street (Reasons for Designation) attached as Attachment 3 to the report (November 7, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. 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.
4. 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

The property at 38 Camden Street was listed on the City of Toronto's Heritage Register by City Council in 2017 for its design, associative and contextual value.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.12>

At its meeting of October 2, 2017, Toronto City Council adopted TE26.14 thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act as the district plan for the King-Spadina Heritage Conservation District. This plan is not currently in force and effect as it is the subject of appeal(s) to LPAT

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) of the property at 38 Camden Street are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 38 Camden Street and determined that it meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories. The Edward Green Building (1952) has design, associative and contextual value for its Mid-Century Modern design by Toronto architect E. I. Richmond that contributes historically and contextually to the evolution of the King-Spadina neighbourhood where it is part of a collection of extant commercial buildings on Camden Street that are recognized on the City of Toronto's Heritage Register.

The Statement of Significance (Attachment 3) for 38 Camden Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web-site in accordance with the City of Toronto Act provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

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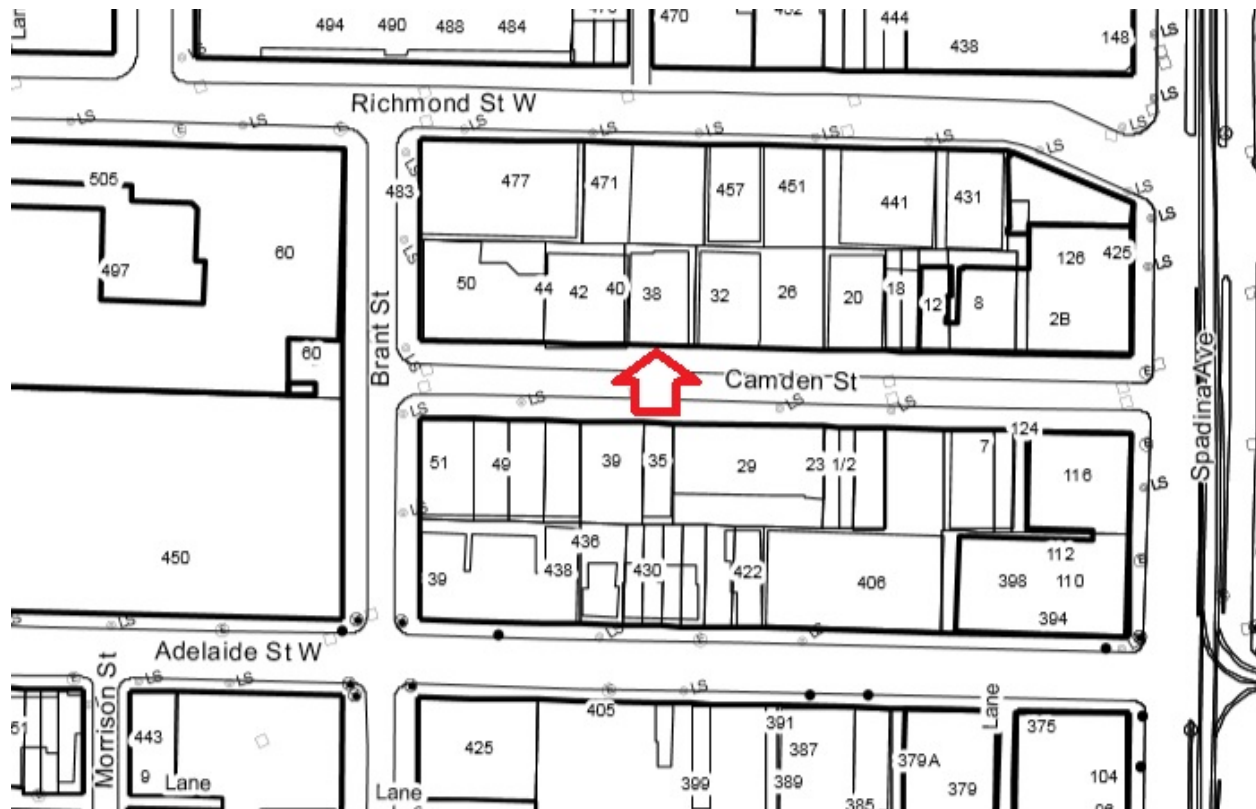
ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Photographs

Attachment 3 - Statement of Significance (Reasons for Designation)

Attachment 4 - Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site.



Current photograph of 38 Camden Street (Heritage Preservation Services, 2019).

Edward Green Building

The property at 38 Camden Street (including the entrance address at 40 Camden Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 38 Camden Street is located on the north side of the street between Spadina Avenue (east) and Brant Street (west) in the King-Spadina neighbourhood. It contains a commercial building that was completed in 1952 for Edward Green according to the plans of Toronto architect E. I. Richmond.

The property at 38 Camden Street was listed on the City of Toronto's Heritage Register in December 2017. The King-Spadina HCD Plan (2016) identifies 38 Camden Street as a contributing heritage property. Council designated the King-Spadina Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in October 2017 by By-law 1111-2017, which was amended by By-law 1241-2017. In 2019, the HCD was under appeal.

Statement of Significance

The Edward Green Building has cultural heritage value for its design as a Mid-Century Modern factory and warehouse that is part of a surviving collection of post-World War II commercial buildings on Camden Street. The subject building is distinguished by the treatment of its principal (south) elevation facing Camden Street with vertical and horizontal elements, including the frontispiece with the narrow vertical window opening and the recessed window openings in the flanking bays.

The property at 38 Camden Street is valued historically for its contribution to the development, evolution and regeneration of the King-Spadina neighbourhood during the 20th century. After the Great Fire of 1904, the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district. Following World War II when many manufacturers left King-Spadina for the city's suburbs, portions of the community were redeveloped with low-rise commercial buildings, including the Edward Green Building and its surviving neighbours on Camden Street.

The Edward Green Building was designed by architect E. I. (Edward Isaac) Richmond (1908-1982) who, after opening a solo practice in the late 1930s, "employed a progressive modernist style in his early commissions" while designing, extending and altering residential and commercial buildings in Toronto. During the post-World War II era when he became "one of the most prolific designers of apartment towers in Toronto," Richmond also designed low-rise factories and warehouses in King-Spadina,

including the subject building (quotations from *Biographical Dictionary of Architects in Canada, 1800-1950*).

Contextually, the property at 38 Camden Street has value through its support for the historical character of the King-Spadina neighbourhood. The Edward Green Building is part of an important collection of buildings that represent the evolution of King-Spadina from its origins as an institutional and residential enclave in the 19th century, to its redevelopment as the City's new manufacturing centre in the early 20th century, and its transformation after World War II with low-rise commercial edifices. The Edward Green Building is also historically and visually linked to its setting on the north side of Camden Street between Spadina Avenue and Brant Street where it is part of an enclave of surviving mid-20th century commercial buildings that are recognized on the City of Toronto's Heritage Register.

Heritage Attributes

The heritage attributes of the Edward Green Building on the property at 38 Camden Street are:

- The placement, setback and orientation of the building on the north side of the street
- The scale, form and massing of the two-storey building with the rectangular-shaped plan and the raised base with the flat-headed window openings
- The materials, with the red brick cladding and the brick and stone detailing on the principal (south) elevation
- The flat roofline with the minimal cornice on the south end, which wraps around the ends of the east and west side elevations
- The principal (south) elevation, which is organized into five bays by brick piers
- On the south elevation, the frontispiece in the central bay with the main entrance in the first (ground) floor and the vertical flat-headed window opening above
- Adjoining the frontispiece, the flat-headed window openings in the first and second stories with the stone sills, the panelled wood aprons, and the brickwork above the second-storey openings
- The east and west side elevations where, in the southernmost bays, the brickwork and coping is extended from the south elevation

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



EDWARD GREEN BUILDING
38 CAMDEN STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2019

1. DESCRIPTION



Above: contextual view west on Camden Street to Brant Street and showing 38 Camden outlined in red (Heritage Preservation Services, 2019); cover: aerial photograph with north on the top (www.google.ca/maps)

38 Camden Street: Edward Green Building	
ADDRESS	38 Camden Street (north side between Spadina Avenue and Brant Street) ¹
WARD	Ward 10 – Spadina-Fort York
LEGAL DESCRIPTION	Plan 46D, Part Lots 6 and 7
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Edward Green Building
CONSTRUCTION DATE	1952
ORIGINAL OWNER	Edward Green
ORIGINAL USE	Commercial/Industrial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	E. I. Richmond, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick and stone detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2019

¹ The property includes the entrance address at 40 Camden Street

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 38 Camden Street (including the entrance address at 40 Camden Street), and applies evaluation criteria to determine whether it merits 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	After the founding of York (Toronto), the area west of the townsite is reserved for military purposes (Image 2a)
1797	York is extended westward as “New Town” where Peter Street separates the community from the Military Reserve
1811	William Halton receives the patent for an allotment in the Military Reserve, west of present-day Spadina Avenue; in 1817, he transfers 18 acres to James Fitzgibbon (also spelled FitzGibbon)
1837	A plan of the Military Reserve by Hawkins illustrates the street layout and individual properties, including Fitzgibbon’s allotment (Image 2b)
1845	In transactions initiated in 1845, part of Fitzgibbon’s property is transferred to the “Trustees of the Hospital Endowment,” who register a plan of subdivision in 1850 and issue leases beginning in 1855
1858	Boulton’s Atlas is the first to illustrate the initial development of Camden Street, where residential buildings are in place on land leased from the Hospital Trustees (Image 2c)
1868	The Hospital Trustees register Plan D46 on lands that include Camden Street
1880	According to the first Goad’s Atlas depicting the area, Camden Street contains a variety of wood buildings (Image 2d)
1923	The last update to Goad’s Atlas (Volume 1) includes Camden Street with its mixture of wood and brick buildings (Image 2e)
1943	Revisions to the 1921 Underwriters’ Survey Bureau Atlas indicate that the subject property is vacant (Image 2f)
1947	Prior to purchasing the subject property, Edward Green commissions architect E. I. Richmond to design the building ² (Image 3a)
1948 Feb	The Hospital Trustees sell parts of Lots 6 and 7 on the north side of Camden Street to Edward Green for \$3000
1948 Apr	Architect E. I. Richmond prepares specifications for the project
1950	The subject property remains vacant according to an aerial photograph (Image 3b)
1951 Jan	Edward Green submits an application to erect the building
1951 June	When the tax assessment rolls are recorded, Green’s property remains vacant
1951 Oct	Green submits alterations to the plans to include a restaurant, before mortgaging the property for \$30,000 in December

² The plans for 1947-1951 are recorded under "32 Camden" in the City of Toronto's Buildings Department

1952 May	The tax assessment rolls record a building at 38-40 Camden Street that is owned by Green, valued at \$37,400 and occupied by a restaurant, warehouse and factory; the same year, Manuel Kimel purchases the property
1954	The Underwriters' Survey Bureau's Atlas shows the subject building in place (Image 3c)
1972	Kimel sells his property to Bernard Cowan, who was among the first occupants of the subject building in 1952 and whose company retains it for over 30 years
1970s-80s	The Green Building is depicted in archival photographs (Images 4a-4b)
2012	City Council authorizes the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act
2016	The King-Spadina HCD Plan [Draft] is released, identifying 38 Camden Street as a contributing heritage property
2017 Dec	City Council lists the property at 38 Camden Street on the City of Toronto's Heritage Register
2017 June	Toronto City Council adopts the King-Spadina Heritage Conservation District (HCD) Plan
2017 Oct	The King-Spadina HCD is designated under Part V of the Ontario Heritage Act ³

ii. HISTORICAL BACKGROUND

King Spadina Neighbourhood:

The property at 38 Camden Street is located in the King-Spadina neighbourhood, which is named for the main cross-roads of King Street West and Spadina Avenue. When York (Toronto) was founded in 1793, the Military Reserve was established between the townsite and the Humber River, with (Old) Fort York guarding the entrance to the harbour. The rapid growth of the community led to its westward expansion as “New Town” In 1797. King Street was extended as the community’s “Main Street” where the inaugural Upper Canada College and the first general hospital were located near Graves (Simcoe) and John streets, respectively. With the west boundary of the town marked by Peter Street, there was continued pressure to release land in the adjacent Military Reserve for development. Coinciding with the incorporation of the City of Toronto in 1834, parts of the Military Reserve were sold and the area subdivided according to the existing grid pattern of streets and allotments. The growth of the area with primarily residential building stock was interrupted in the mid-19th century with the arrival of the inaugural steam railways, which extended their tracks across King-Spadina and attracted the first small-scale industries.

The Great Fire of 1904, which destroyed the city’s manufacturing district adjoining Front and Bay streets, resulted in the transformation of the King-Spadina neighbourhood from a predominantly residential and institutional enclave to an industrial area. The relocation (at the end of the 19th century) of the provincial legislature and Upper

³ The proposed HCD is under appeal at the time of the writing of this report:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE236.14>

Canada College provided significant tracts of land for the large-scale factories and warehouses that characterized King-Spadina prior to World War II. After the latter conflict, many manufacturers relocated to Toronto's suburbs, leaving buildings vacant or underutilized. Vacant or underutilized sites were infilled with low-rise commercial structures, many of which housed businesses related to the clothing industry that retained its presence in King-Spadina.

The revitalization of the King-Spadina neighbourhood is largely credited to famed businessman Edwin "Honest Ed" Mirvish who restored the landmark Royal Alexandra Theatre in the 1960s and converted many of the neighbouring warehouses to restaurants as the nucleus of the "Entertainment District." This led to the transformation during the 1970s and 1980s of industrial buildings for commercial uses. The adoption of the King-Spadina Secondary Plan in 1996 lifted the restrictive industrial zoning, encouraging the adaptive reuse of factories and warehouses. Today, King-Spadina contains an important collection of surviving heritage properties, ranging from the late-18th century Victoria (Memorial) Square to 1950s commercial buildings. The King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act in 2017.⁴

The historical development of the King-Spadina can be traced on archival maps and atlases, including those attached in Section 6 of this report.

38 Camden Street:

The subject property is located on Camden Street, which extends one block between Spadina Avenue (east) and Brant Street (west), midway between Adelaide (south) and Richmond (north) streets. The origins of the site are traced back to 1811 when William Halton received the patent for an allotment located in the Military Reserve directly west of Brock Street (today's Spadina Avenue).⁵ While Halton transferred the tract to James Fitzgibbon (or FitzGibbon) in 1817, a new patent was issued in the 1830s, followed by the inclusion of the site on a plan prepared by Hawkins for the sale of additional land within the Military Reserve (Image 2b). At the same time, the Dominion Government transferred a parcel west of Fitzgibbon's to the newly incorporated City of Toronto (1834) for the municipality's "west market." The facility opened in 1850, was later replaced by St. Andrew's Market (1873) and afterward enlarged to incorporate a community hall, police station and library branch (1889). Filling most of the city block between Richmond and Adelaide streets, west of Brant Street, and with an adjoining playground, the market became a neighbourhood landmark and a catalyst for the development of the surrounding area, including Camden Street.

In 1845, the trustees of Toronto General Hospital acquired most of James Fitzgibbon's land in King-Spadina. The trustees represented the community's first hospital, which had been completed at King and John streets in the 1820s. To fund its work, the trustees assembled, subdivided and leased other lands throughout the municipality. In

4 In 2017, the King-Spadina HCD was designated under By-law 1111-2017, as amended by By-law 1241-2017: <https://www.toronto.ca/legdocs/bylaws/2017/law1111.pdf> and <https://www.toronto.ca/legdocs/bylaws/2017/law1241.pdf>

⁵ According to Ganton, Halton received other "demilitarized" land in the Military Reserve as early as 1808

1850, the trustees registered a plan of subdivision on Fitzgibbon's former tract and issued the first leases five years later. When Boulton's Atlas illustrated the area in 1858, Camden Street was partially developed with modest wood buildings, including a series of row houses on the north side of the street (Image 2c). The hospital trustees registered a second near-identical plan of subdivision under D46 in 1868. By the time the first Goad's Atlas covering the area was published in 1880, most of the street, including the subject property, was developed with house form buildings (Image 2d).

Additional archival documents, including city directories and tax assessment rolls, indicate that the house form buildings on the subject site were leased to working class families in King-Spadina, many of whom were affiliated with the garment trade. By the Great Depression of the 1930s, the decline of Camden Street was illustrated in archival photographs.⁶ Revisions to a fire insurance atlas in 1943 illustrated the changes to Camden Street, including the removal of the house form buildings on the subject site (Image 2f). After World War II, some of the surviving residential buildings were converted to industrial uses, while others were replaced by surface parking lots and the remainder described as "unfit for habitation."⁷

The renaissance of Camden Street began in 1948 when the first low-rise commercial building was completed at 35 Camden and occupied by a cloak-making manufacturer (Image 7a). During the same year, the hospital trustees sold the subject property to Edward Green for \$3000. While Green had already commissioned plans for the site, it remained vacant in 1950 (Images 3a-3b). At the end of 1951, Green's architect altered the original design to add a restaurant to the factory and warehouse space. Green mortgaged the property for \$30,000 in December 1951 and, by the next May, the subject building was in place with an assessed value of \$37,400. At that time, it was occupied by Luis Pancer's restaurant, the office and warehouse of the TBS Limited's chain store, Bernard Cowan, and other manufacturers. The same year the new building was completed, Green sold it to Manuel Kimel, who remained its owner until 1972. During the latter year, Cowan (one of the original tenants) acquired the property, which was retained by his company for over 30 years.

City Council listed the property at 38 Camden Street on the City of Toronto's Heritage Register in December 2017. It was identified as a contributing heritage property in the King-Spadina Heritage Conservation District (HCD), which was adopted by Council in October 2017.

Architect E. I. Richmond

The Edward Green Building was designed by Toronto architect, E. I. (Edward Isaac) Richmond (1908-1982). Born in Russia, Richmond arrived in Toronto before 1920 and afterward enrolled at the University of Toronto. In 1933, Richmond and his classmate, Benjamin Kaminker (1909-1997) began a short-term partnership, receiving a notable commission for a major addition to Mount Sinai Hospital in Yorkville. In solo practice, Richmond "employed a progressive modernist style in his early commissions," foremost

⁶ Including one in the City of Toronto Archives under Series 372, Item 310

⁷ City of Toronto Tax Assessment Rolls, Ward 4, Division 1, September 1946

of which was the Pringle and Booth Studio Building (1943 and no longer extant).⁸ During the World War II period, Richmond undertook projects to design, alter and add to residential and commercial buildings, including movie theatres.⁹ He completed several small-scale factories and warehouses in King-Spadina, including the subject site, which were proximate to his office at 455 Spadina Avenue. During his later career, Richmond was “one of the most prolific designers of apartment towers in Toronto...,” with the 46-storey Palace Pier Tower in Etobicoke (completed 1977) among his best-known projects.¹⁰

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 38 Camden Street are found on the cover and in Sections 2 and 6 of this report. The Edward Green Building is a small-scaled commercial building distinguished by its Mid-Century Modern design, which is identified by the lack of historical ornamentation. The origins of the Modern Movement in architecture dated to the early 20th century when European architects, including Walter Gropius, Mies van der Rohe and Peter Behrens, produced buildings that rejected ornament in favour of simple geometrical forms that highlighted rather than concealed structural elements and materials. Their ideas were disseminated through international publications, the teachings of the Bauhaus (headed in 1919 by Gropius) and, in 1932, the famed exhibition entitled “The International Style: Architecture Since 1922” at the Museum of Modern Art in New York City. In Toronto, as early as 1913, Group of Seven artist Lawren Harris's Studio Building in Rosedale “heralded Modernism in both its design and in its separation of load-bearing and infill elements...”¹¹ However, despite the interest and training of local practitioners, most of their clientele remained resistant to Modern designs until the post-World War II era.¹² At this time, low-scale factories and warehouses with Modernist details were custom-built in suburban communities including Leaside and Don Mills and appeared as infill in the King-Parliament and King-Spadina neighbourhoods of downtown Toronto.

The Edward Green Building features a two-storey rectangular-shaped plan with a raised base with flat-headed window openings. It is covered by a flat roof with minimal coping along the south end. The principal (south) elevation features red brick cladding with brick and stone trim. It is organized into five bays by brick piers. The centre bay projects slightly with a frontispiece that contains the main entrance at its base beneath a vertical flat-headed window opening (beneath the canopy, the door has been replaced). Flanking the frontispiece, the remaining bays contain flat-headed window openings with stone sills and panelled wood aprons in the first and second stories, which are recessed between the piers and include brickwork above the second-storey openings. On the east and west side elevations, in the southernmost bays, the brickwork and roof coping is extended from the south elevation.

⁸ Richmond entry, <http://dictionaryofarchitectsincanada.org/node/1797>, unpagged

⁹ Many of Richmond's projects are represented in the collection of the City of Toronto Archives, including those found in Fonds 200, Series 410

¹⁰ *ibid*

¹¹ Whiteside, 122

¹² See Section 5 for sources on Canadian Modernism

The original windows, identified on the drawings as steel sash and (above the entrance) glass block, have been replaced.

iv. CONTEXT

The maps attached as Image 1 show the property at 38 Camden Street. The Edward Green Building is located on the north side of the street, east of Brant Street. It is part of a surviving collection of small-scale commercial buildings designed for factories and warehouses in the post-World War II era. The subject property and the neighbouring mid-century buildings at 8, 12, 20, 35, 45 and 47 Camden are recognized on the City of Toronto’s Inventory of Heritage Properties, along with the Reading Building (1925) and Fashion Building (1926) at 116 and 126 Spadina Avenue, respectively, which mark the east entrance to Camden Street and reflect the earlier generation of development in King-Spadina. At the west end of the latter street, the vista is terminated by the former City Waterworks Building (completed in 1933) at 497 Richmond Street West, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

Representative Example of a Style and Type – The Edward Green Building has cultural heritage value for its design as a Mid-Century Modern warehouse that is part of a surviving collection of post-World War II commercial buildings on Camden Street. The subject building is distinguished by the treatment of its principal (south) elevation facing Camden Street with vertical and horizontal elements, including the frontispiece with the narrow vertical window opening and the recessed window openings in the flanking bays.

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

Community – The property at 38 Camden Street is valued historically for its contribution to the development, evolution and regeneration of the King-Spadina neighbourhood during the 20th century. After the Great Fire of 1904, the area changed from an institutional enclave adjoined by residential subdivisions to Toronto's new manufacturing district. Following World War II when many manufacturers left King-Spadina for the city's suburbs, portions of the community were redeveloped with low-rise commercial buildings, including the Edward Green Building and its surviving neighbours on Camden Street.

Architect - The Edward Green Building was designed by architect E. I. (Edward Isaac) Richmond (1908-1982) who, after opening a solo practice in the late 1930s, “employed a progressive modernist style in his early commissions” while designing, extending and altering residential and commercial buildings in Toronto. During the post-World War II era when he became “one of the most prolific designers of apartment towers in Toronto,” Richmond also designed low-rise factories and warehouses in King-Spadina, including the subject building (quotations from *Biographical Dictionary of Architects in Canada, 1800-1950*).

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

Character and Setting – Contextually, the property at 38 Camden Street has value through its support for the historical character of the King-Spadina neighbourhood. The Edward Green Building is part of an important collection of buildings that represent the evolution of King-Spadina from its origins as an institutional and residential enclave in the 19th century, to its redevelopment as the City's new manufacturing centre in the early 20th century, and its transformation after World War II with low-rise commercial edifices. The Edward Green Building is also historically and visually linked to its setting on the north side of Camden Street between Spadina Avenue and Brant Street where it is part of an enclave of surviving mid-20th century commercial buildings that are recognized on the City of Toronto's Heritage Register.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 38 Camden Street has design, associative and contextual value. The Edward Green Building (1952) has design, associative and contextual value for its Mid-Century Modern design by Toronto architect E. I. Richmond that contributes historically and contextually to the evolution of the King-Spadina neighbourhood where it is part of a collection of extant commercial buildings on Camden Street that are recognized on the City of Toronto's Heritage Register.

5. SOURCES

Archival Sources:

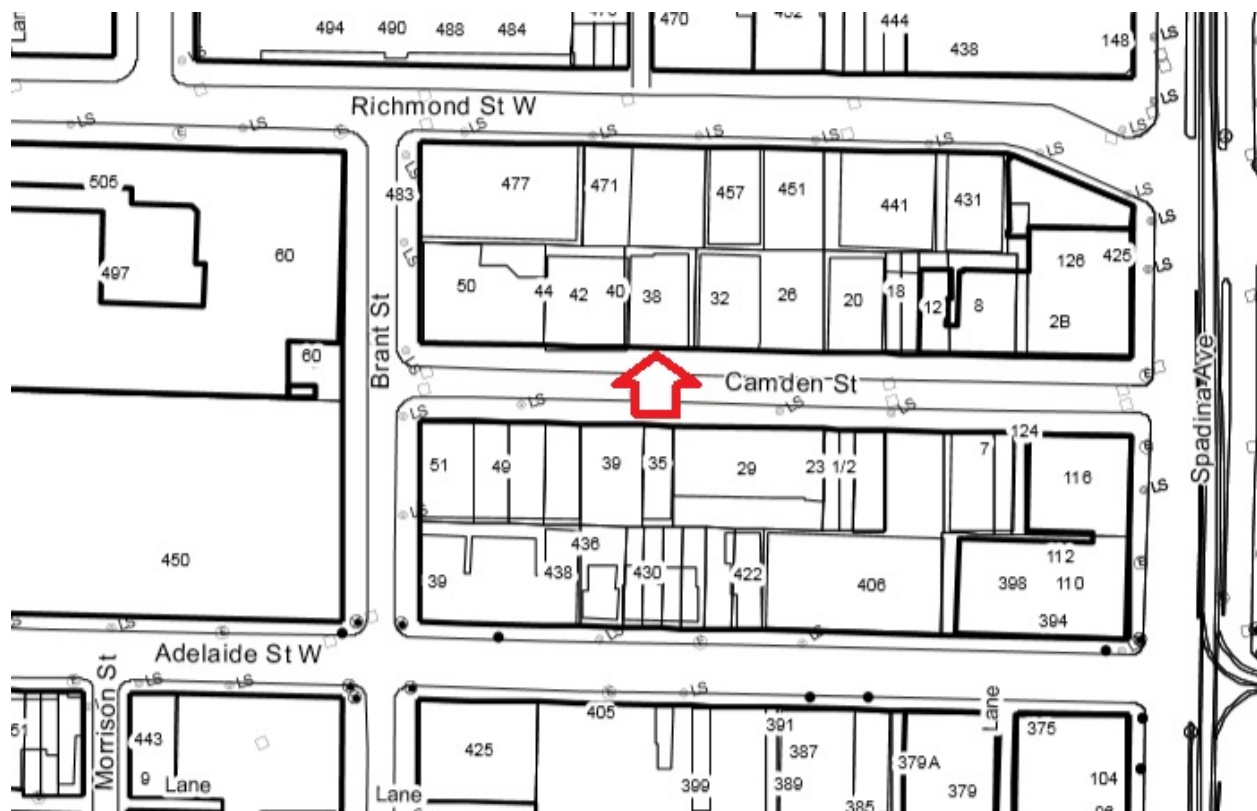
- Abstract Index of Deeds, Plan 46D, Lots 6 and 7
- Archival Maps and Atlases, <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives (individual captions in Section 6)
- Assessment Rolls, City of Toronto, Ward 4, Division 1
- Building Records, City of Toronto, Toronto and East York, 1947-1972
- City of Toronto Directories, 1834 ff.
- Underwriters' Survey Bureau Atlases, 1921 revised to 1943, and 1954

Secondary Sources:

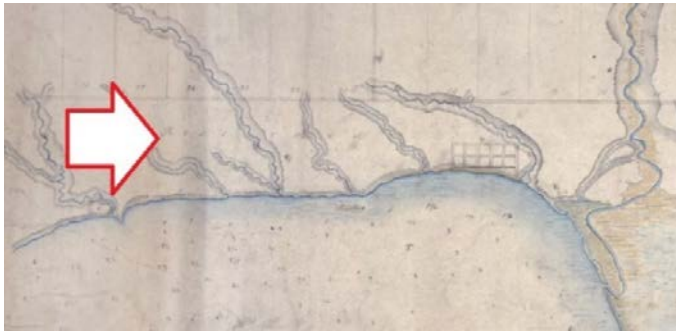
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- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989
- Bureau of Architecture and Urbanism, *Toronto Modern. Architecture 1945-1965*, 1987
- Whiteside, Leon, *Modern Canadian Architecture*, 1985

6. IMAGES

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



1. Location Map: showing the location of the Edward Green Building at 38 Camden Street between Spadina Avenue (right) and Brant Street (left) City of Toronto Property Data Map).

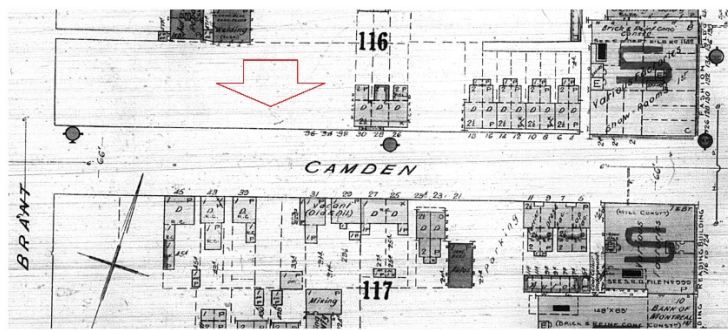


2a. Aitkens, Plan of York Harbour, 1793; 2b. Hawkins, Plan of the Military Reserve, 1837



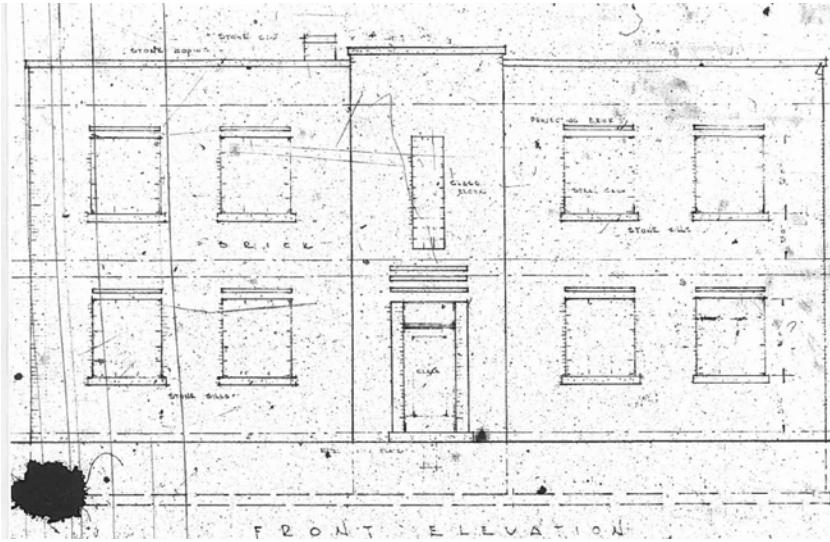
2c. Boulton's Atlas, 1858;

2d. Goad's Atlas, 1880



2e. Goad's Atlas, 1923, Vol. 1; 2f. Underwriters' Survey Bureau Atlas, revised to 1943

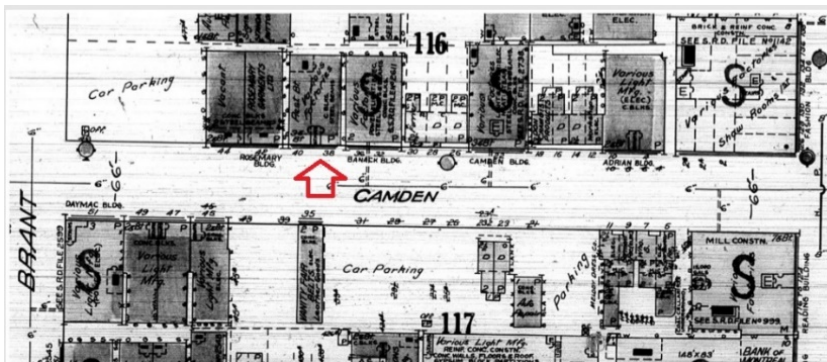
2. Archival Maps and Atlases: <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>, except for Underwriters, City of Toronto Archives, microfilm.



3a. Architectural Drawing, Edward Green Building, 1947



3b. Aerial Photograph, 1950: showing the vacant subject property

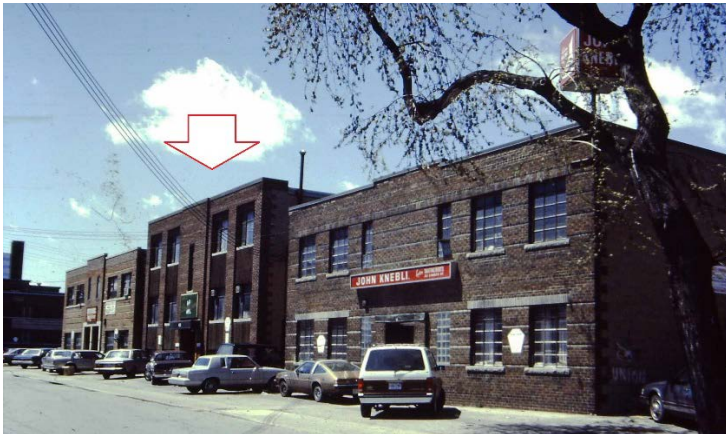


3c. Underwriters' Survey Bureau Atlas, 1954: showing the subject building in place

3. Archival Images: City of Toronto Building Records, File 96527; City of Toronto Archives, aerial photograph (1950) and USB Atlas (1954).



4a. 38 Camden Street, 1973

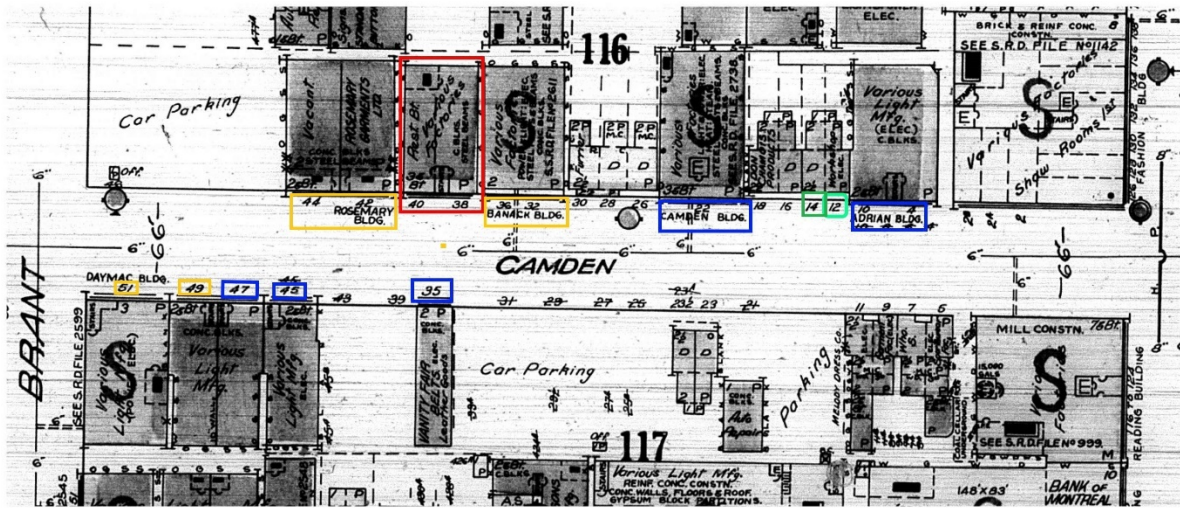


4b. 38 Camden Street, 1988



4c. 38 Camden Street, 2019

4. Photographs, 38 Camden Street: City of Toronto Archives, Fonds 2043, Series 1587 (1973); City of Toronto Archives, Fonds 2043, Series 2523 (1988); Heritage Planning (2019).



5a. Underwriters' Survey Bureau Atlas, 1954: the image is annotated to show the subject property (red), the other surviving post-war commercial buildings to date (blue) the future site of the extant commercial building at 12 Camden (green), and the demolished commercial buildings (orange)



5b. Archival Photograph, Camden Street, 1973: north side, view east from Brant Street (with the subject property at 38 Camden identified by the arrow)



5c. Archival Photograph, Camden Street, 1973: south side, view east from Brant Street

5. Archival Images: City of Toronto Archives, Fonds 2043, Series 1587 (1973) and USB Atlas (1954).



6a. 8 Camden Street: 1973 (left) and 2019 (right)



6b. 12 Camden Street: 1973 (left) and 2019 (right)



6c. 20 Camden Street: 1973 (left) and 2019 (right)

6. Archival and Current Photographs: Heritage Properties, Camden Street, north side (City of Toronto Archives, Fonds 2043, Series 1587, 1973, and Heritage Planning, 2019).



7a. 35 Camden Street: 1973 (left) and 2019 (right)



7b. 45 Camden Street: 1973 (left) and 2019 (right)

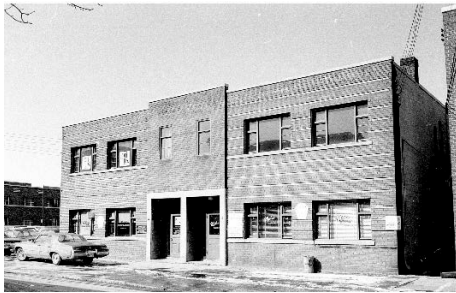


7c. 47 Camden Street: 1973 (left, and outlined in red) and 2019 (right)

7. Archival and Current Photographs: Heritage Properties, Camden Street, South Side (City of Toronto Archives, Fonds 2043, Series 1587, 1973, and City Planning, 2019).



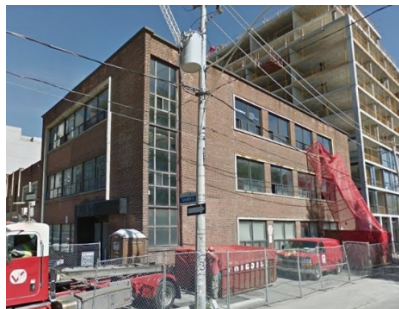
8a. 32 Camden Street, 1973 (left) and 2011 (right)



8b. 42 Camden Street, 1973 (left) and 1988 (right)



8c. 49 Camden Street, 1973 (left) and 2015 (right)



8d. 51 Camden Street, 1973 (left) and 2015 (right)

8. Archival Photographs: Demolished Commercial Buildings, Camden Street (City of Toronto Archives, Fonds 2043, Series 1587, 1973, and Fonds 2043, Series 2523, 1988, and www.google.ca/maps, 2011 and 2015).