

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 445, 447, 449, 451 and 453 Adelaide Street West

Date: November 25, 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 properties at 445, 447, 449, 451 and 453 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act. City Council listed the properties on the City of Toronto's Heritage Register in 2017. The property at 445 Adelaide Street West contains a detached house form building dating to 1880, while the adjoining group of four-part row houses at 447-453 Adelaide Street West were completed in 1904.

The properties at 445, 447, 449, 451 and 453 Adelaide Street West are identified as a contributing heritage properties 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 properties at 445, 447, 449, 451 and 453 Adelaide Street West meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for their design, associative and contextual value.

The properties at 445, 447, 449 and 451 Adelaide Street West are 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 buildings.

The property at 453 Adelaide Street West is not part of the proposed development, but it forms the west end of the four-unit row houses at 447-453 Adelaide Street West that share a continuous parapet with decorative detailing along the principal (north) elevation.

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 445 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 445 Adelaide Street West (Reasons for Designation) attached as Attachment 3 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
2. City Council state its intention to designate the property at 447 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 447 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
3. City Council state its intention to designate the property at 449 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 449 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
4. City Council state its intention to designate the property at 451 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 451 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
5. City Council state its intention to designate the property at 453 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 453 Adelaide Street West (Reasons for Designation) attached as Attachment 4 to the report (November 25, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
6. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

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

8. If the designations are 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 properties.

FINANCIAL IMPACT

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

DECISION HISTORY

The properties at 445, 447, 459, 451 and 453 Adelaide Street West were listed on the City of Toronto's Heritage Register by City Council in 2017 for their 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 the LPAT

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

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) of the properties at 445, 447, 449, 451 and 453 Adelaide Street West are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 5) for the properties at 445, 447, 449, 451 and 453 Adelaide Street West and determined that they meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value. Anchoring the southwest corner of Adelaide Street West and Morrison Street, the John P. Jackson House (1880) at 445 Adelaide Street West is a well-crafted representative example of an extant detached Toronto Bay-n-Gable House in the King-Spadina neighbourhood that is distinguished by its pattern brickwork and decorative woodwork. The adjoining Eliza Lennox Houses (1904) at 447-453 Adelaide Street West are valued for their design as late examples of row houses in the King-Spadina neighbourhood that are set apart by their Edwardian Classical design with distinctive detailing incorporating a stepped parapet, a segmental-arched pediment and terra cotta detailing that unifies the group. All five properties are historically and

contextually related to the development of the King-Spadina neighbourhood as it changed from an institutional and residential enclave in the 19th century to the city's manufacturing district after the Great Fire of 1904 where they are part of an extant collection of recognized heritage properties that illustrate the evolution of the community.

The Statements of Significance for 445 Adelaide Street West (Attachment 3) and 447, 449, 451 and 453 Adelaide Street West (Attachment 4) comprise the Reasons for Designation, which are the Public Notices 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.

CONTACT

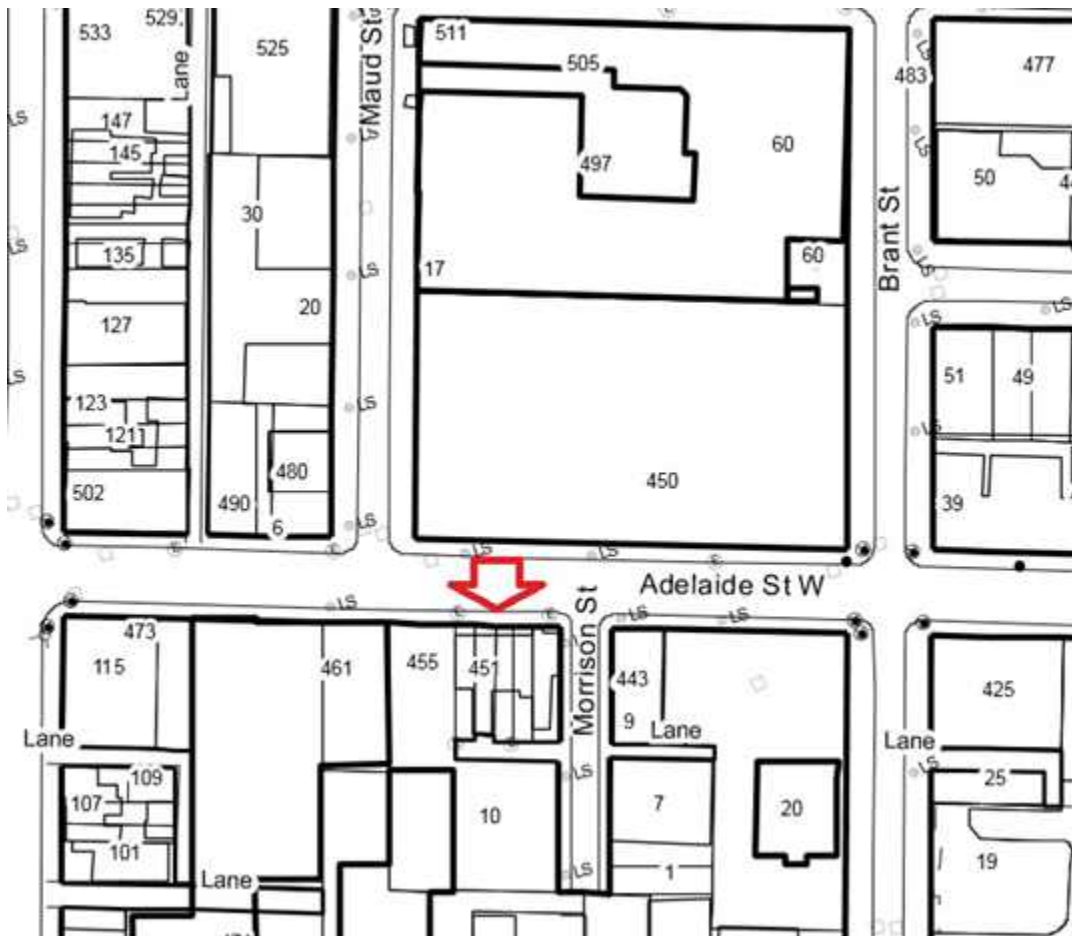
Tamara Anson-Cartwright, CAHP
Program Manager, Heritage Preservation Services
Tel: 416-338-1093; fax: 416-392-1973
E-mail: Tamara.Anson-Cartwright@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 - Statement of Significance (Reasons for Designation), 445 Adelaide Street West
Attachment 4 - Statement of Significance (Reasons for Designation), 447, 449, 451 and 453 Adelaide Street West
Attachment 5 - Heritage Property Research and Evaluation Report, 445, 447, 449, 451 and 453 Adelaide Street West



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the sites on the southwest corner of Adelaide Street West and Morrison Street.



Photographs of 445 (top) and 447-453 Adelaide Street West (Heritage Preservation Services, 2019).

STATEMENT OF SIGNIFICANCE – 445 ADELAIDE STREET WEST ATTACHMENT 3 (REASONS FOR DESIGNATION)

John P. Jackson House

The property at 445 Adelaide 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 445 Adelaide Street West is located on the southwest corner of Adelaide and Morrison streets in the King-Spadina neighbourhood. It contains a detached house form building that was completed in 1880 for realtor John P. Jackson and first occupied by Herbert Hamilton, a veterinary surgeon. Jackson also owned the adjacent properties to the west where his sister, Eliza Jackson Lennox commissioned the extant row houses (1904) at 447-453 Adelaide Street West.

The property at 445 Adelaide Street West was listed on the City of Toronto's Heritage Register in December 2017. The King-Spadina HCD Plan (2016) identifies 445 Adelaide Street West 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 John P. Jackson House has cultural heritage value for its design as one of the few surviving examples of a detached Toronto Bay-n-Gable house in the King-Spadina neighbourhood, which displays the prototypical bay window beneath a gable with wood detailing and is further distinguished by its pattern brickwork. It is part of a small collection of extant residential buildings from the 19th and early 20th century in King-Spadina.

The property at 445 Adelaide Street West is valued historically for its contribution to the understanding of the development, evolution and regeneration of the King-Spadina neighbourhood from its origins as military land that was conveyed to the City of Toronto and stood opposite the municipality's "West Market" (renamed St. Andrew's Market and later replaced by St. Andrew's Playground and the adjoining City Waterworks Building). When the City sold the subject site to realtor John P. Jackson in the late 1800s, it was developed during the residential growth of King-Spadina prior to the area's transformation to a manufacturing district in the 20th century. Historically linked to the adjoining group of row houses at 447-453 Adelaide Street West (1904), which were commissioned by Jackson's sister, the John P. Jackson House is an important surviving reminder the late-19th century residential appearance of this area.

Contextually, the property at 445 Adelaide Street West has value through its support for the historical character of the King-Spadina neighbourhood as it was initially developed

as a residential and institutional enclave before the transformation of the area as an industrial district after the Great Fire of 1904. The John P. Jackson House is historically, visually and physically related to its surroundings adjoining the southwest corner of Adelaide and Morrison streets, beside the Eliza Lennox Houses (1904) at 447-453 Adelaide Street West and opposite St. Andrew's Playground.

Heritage Attributes

The heritage attributes of the John P. Jackson House on the property at 445 Adelaide Street West are:

- The placement, setback and orientation of the building on the southwest corner of Morrison Street
- The scale, form and massing of the 2½-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 red and buff brick and stone detailing on the principal (north) and east side elevations, including the quoins (most of the brickwork on the north elevation has been painted)
- The gable roof with the returned eaves (east) and the gable on the north elevation with the carved wood bargeboard
- The principal (north) elevation, which is organized into two bays with the main entrance in the first (ground) storey of the right (west) bay where it is set in a segmental-arched surround with a transom and a brick hood mould
- The fenestration on the north elevation, with the single-storey bay window with the segmental-arched openings in the first storey, the pair of segmental-arched openings with the brick hood moulds in the second storey, and the round-arched opening with the brick hood mould in the attic storey (the flat-headed opening in the second storey above the entrance is an alteration following the removal of the two-storey porch that is documented in archival images)
- The east (side) elevation with the segmental-arched window openings with the hood moulds in the first, second and attic stories

The west (side) elevation adjoins the neighbouring building at 455 Adelaide Street West. Viewed from Morrison Street, no heritage attributes are identified on the rear (south) elevation or the south additions.

Eliza Lennox Houses

The properties at 447-453 Adelaide Street are 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 properties at 447-453 Adelaide Street West are located on the south side of the street, west of Morrison Street in King-Spadina neighbourhood. They contain a group of four row houses that were constructed in 1904 for Eliza Jackson Lennox, whose brother, John P. Jackson commissioned the adjoining detached house form building at 445 Adelaide Street West. By the mid-20th century, commercial uses were introduced to parts of the sites.

The properties at 447-453 Adelaide Street West were listed on the City of Toronto's Heritage Register in December 2017. The King-Spadina HCD Plan (2016) identifies 445-453 Adelaide Street West as contributing heritage properties. 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 Eliza Lennox Houses have cultural heritage value for their design as a surviving group of row houses in the King-Spadina neighbourhood that are distinguished from earlier examples in the district with the Edwardian Classical styling. As a group, the row houses have distinctive detailing with, on the principal (north) elevations, the brick parapet that extends across all four units and incorporates a central segmental-arched pediment and terra cotta panels in the centre and on the ends.

The associative value of the Eliza Lennox Houses at 447-453 Adelaide Street West is through their contribution to an understanding of the development and evolution of the King-Spadina neighbourhood where they occupy former military reserve lands that were granted to the City of Toronto and located opposite the municipality's West Market site (renamed St. Andrew's Market and later replaced by St. Andrew's Playground and the adjoining City Waterworks complex). Linked historically to the adjoining John P. Jackson House (1880) at 445 Adelaide Street West, which was commissioned by Eliza Lennox's brother, subject properties are part of an important surviving collection of house form buildings in King-Spadina and, with their construction in 1904, reflect the period when the neighbourhood was undergoing a major transformation from a residential and institutional enclave to Toronto's manufacturing centre.

Contextually, the properties at 447-453 Adelaide Street West have value through their support for the historical character of the King-Spadina neighbourhood as it initially developed as a residential and institutional enclave before the transformation of the area as an industrial district after the Great Fire of 1904. The Eliza Lennox Houses are historically, visually and physically related to their surroundings adjoining the southwest corner of Adelaide and Morrison streets, beside the John P. Jackson House (1880) at 445 Adelaide Street West and opposite St. Andrew's Playground.

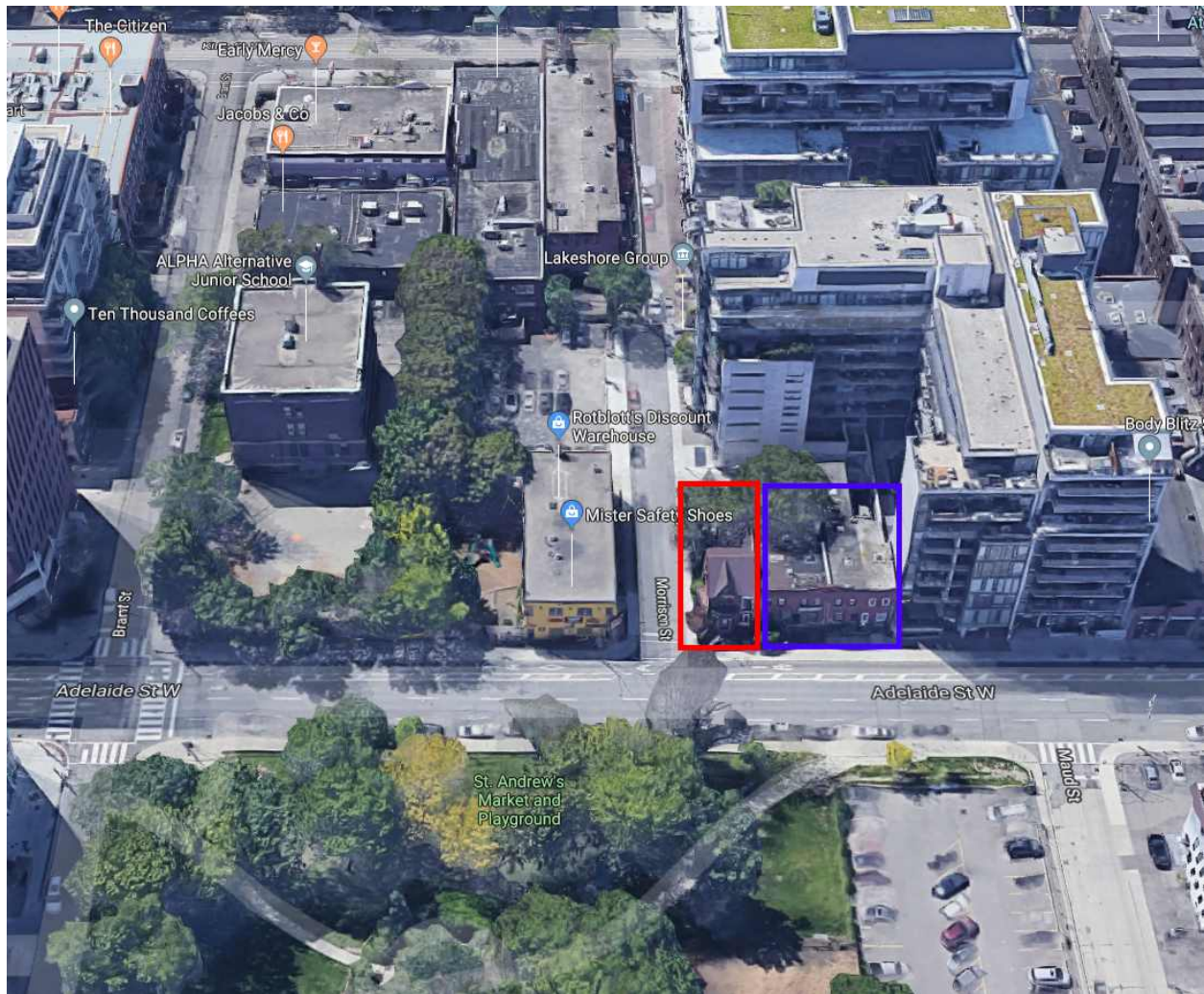
Heritage Attributes

The heritage attributes of the Eliza Lennox Houses on the properties at 447-453 Adelaide Street West are:

- The placement, setback and orientation of the group of row houses on the south side of the street, west of Morrison Street
- The scale, form and massing of the group of two-storey buildings with the rectangular-shaped plans
- The raised bases with the stone cladding and the segmental-arched window openings with the brick flat arches
- The materials, with the red brick cladding and, on the principal north elevations of the group of row houses, the brick, stone and terra cotta detailing
- The flat roofs and, across the north elevations of the group of row houses, the continuous stepped parapet with the stone coping that incorporates the central segmental-arched pediment and, in the centre and on the ends, the terra cotta panels
- The principal (north) elevations of the group of row houses, where the units at 447-449 and 451-453 are designed as mirror images with the raised entrances placed side-by-side in the first (ground) floor in segmental-arched surrounds with brick detailing and panelled wood doors with glass inserts
- On the north elevations of the group of row houses, the fenestration with the segmental-arched openings with the brick flat arches and stone sills, with the individual openings placed beside the entrance in the first (ground) storey of each building and in pairs in the second storey

The east (side) elevation of 447 Adelaide Street West adjoins the neighbouring building at 445 Adelaide Street West. The west (side) elevation of 453 Adelaide Street West, which is partially concealed by the adjoining building, is devoid of openings. No heritage attributes are identified on the south (rear) elevations or additions.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



John P. Jackson House, 445 Adelaide Street West, and
Eliza Lennox Houses, 447-453 Adelaide Street West, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2019

1. DESCRIPTION



Above: subject properties viewed from St. Andrew's Playground, 1913 (City of Toronto Archives, Series 372, Item 196); cover: aerial photograph with north on the bottom and the properties outlined in red (445 Adelaide Street West) and blue (447-453 Adelaide Street West) (www.google.ca/maps)

445 and 447-453 Adelaide Street West: John P. Jackson House and Eliza Lennox Houses	
ADDRESS	445 and 447-453 Adelaide Street (southwest corner of Morrison Street)
WARD	Ward 10 – Spadina-Fort York
LEGAL DESCRIPTION	Plan D157, Part Lot 3 and Lot 4
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	445: John P. Jackson House; 447-453: Eliza Lennox Houses
CONSTRUCTION DATE	445: 1880; 447-453: 1904
ORIGINAL OWNER	445: John P. Jackson; 447-453: Eliza Lennox
ORIGINAL USE	Residential
CURRENT USE*	Commercial and residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None identified ¹
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 Building permits do not survive before 1882; no permit was located for the row houses at 445-453 Adelaide Street West at the time of the writing of this report

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 445 and 447-453 Adelaide Street West, 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
1793	After the founding of York (Toronto), the area between and townsite and Fort York is reserved for military purposes (Image 2a)
1797	York is extended westward as "New Town" to Peter Street, marking the east border of the Military Reserve
1837	Hawkins prepares a plan of the Military Reserve, preceding the sale of additional lands (Image 2b)
1840	The patent for Lots 2 and 3 in Section G of the Military Reserve is issued to the City of Toronto
1850	The City commissions the "West Market" on the north side of Adelaide Street West, opposite the subject properties ²
1858	While Boulton's Atlas shows the vacant subject properties, during the next decade modest wood buildings were constructed (Image 2c)
1873	The City of Toronto registers Plan D157, subdividing its lands on the south side of Adelaide Street West
1875	John P. Jackson, a Toronto realtor, acquires the land at the southwest corner of Adelaide and Morrison streets
1879 Sept	According to the tax assessment rolls, Jackson owns a vacant parcel of land on the southwest corner of Adelaide and Morrison, as well as four wood dwellings directly west (future location of 447-453 Adelaide)
1880 Aug	The house at present-day 445 Adelaide is recorded as vacant in the tax assessment rolls, which describe it as rough cast (stucco) with a "brick front" (Image 3a)
1881 Sept	On the next tax assessment roll, Herbert Hamilton, a veterinary surgeon, is identified as the tenant (to Jackson's representative)
1884	The house form building at 445 Adelaide Street West is illustrated on the first Goad's Atlas depicting the area southwest of Adelaide and Brant streets (Image 2d)
1902 Sept	Jackson's executors transfer the land west of 445 Adelaide to his sister, Eliza Lennox
1903 Aug	Lennox's land is described as a "vacant lot" in the tax assessment rolls
1904 Aug	Following the Great Fire of April 1904, the tax assessment roll describes "four unfinished houses" on Lennox's property

² Later renamed St. Andrew's Market, the original building was destroyed by fire (1860) and replaced in 1873. The remaining part of the complex was demolished in 1932 as the adjoining City Waterworks Building was under construction. The parkland along Adelaide Street was officially renamed "St. Andrew's Playground" in 1909

1910	The row houses are illustrated on an update to Goad's Atlas (Image 2e)
1920	Eliza Lennox and her husband, John, sell the properties at 447-453 Adelaide to Julius F. Ansley
1943	Revisions to the 1921 Underwriters' Survey Bureau Atlas show the subject properties, including a further southward extension on 445 Adelaide (Image 2f)
1973	The house form building and adjoining row houses are depicted in archival photographs (Images 3b, 3e and 3f)
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; at the same time, an image shows the house form building at 445 Adelaide with its two-storey partially-enclosed porch (Image 3c)
2016	The King-Spadina HCD Plan [Draft] is released, identifying 445 and 447-453 Adelaide Street West as contributing heritage properties
2017 Dec	City Council lists the properties at 445 and 447-453 Adelaide Street West on the City of Toronto's Heritage Register (Images 3d and 3g)
2017 June	The Toronto East York Community 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 properties at 445 and 447-453 Adelaide Street West are 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 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

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>

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 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.

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.

445 and 447-453 Adelaide Street West:

The subject properties at 445 and 447-453 Adelaide Street West are located on the southwest corner of Morrison Street, midway between Brant Street (east) and Portland Street (west), and opposite St. Andrew's Playground.

The origins of the sites can be traced to the 1830s when additional land in the Military Reserve, west of the new City of Toronto (1834), was surveyed by Hawkins and sold for development (Image 2b). At this time, land in the block between present-day Adelaide and Richmond streets, west of Brock Street (Spadina Avenue) was conveyed to the municipality for its third public market, with the new "West Market" in place by the mid-19th century and known afterward as St. Andrew's Market. Opposite the market complex on Adelaide Street, the subject properties were also owned by the City of Toronto, which had received the patents for two allotments in 1840. While this land remained undeveloped when Boulton's Atlas was published in 1858, it was leased to a series of individuals, some of whom developed modest wood buildings on the sites for occupation or rental income (Image 2c). In 1873, the City of Toronto registered Plan D157 on the tract, where the land on the southwest corner of Adelaide and a new north/south street named Morrison was granted to John P. Jackson two years later (1875).

John P. Jackson (1848-1898) was a Toronto realtor and a partner in the Bay Street firm of Jackson and James that, by the end of the 19th century, offered "a large list of homes,

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>

park lots or factory sites from which his clients can select."⁵ After acquiring the subject sites, archival records indicate that Jackson commissioned the detached house form building at the corner of Adelaide and Morrison and added stucco cladding to the neighbouring dwellings. By August 1880, the new house at present-day 445 Adelaide was in place, but unoccupied, and described as rough cast (stucco) with a "brick front" (Image 3a). By the next year, veterinary surgeon Herbert Hamilton was the first occupant recorded in the tax assessment rolls and city directory.

Following Jackson's death in 1898, his executors retained the property at 445 Adelaide Street West, continuing to rent it to a series of tenants. They conveyed the adjoining properties to the west to Jackson's sister, Eliza Jackson Lennox (1843-1927) in 1902. She was the second wife of John Lennox (1834-1936), who served as the mayor of Weston in the early 20th century. Lennox's Adelaide Street lots were cleared when the tax assessment rolls were recorded in August 1903 and, one year later, "four unfinished houses" (the subject row houses) occupied the sites. Eliza and John Lennox sold the latter properties in 1920. By the mid-20th century, applications were made to alter and extend some of the residential buildings for commercial uses.

City Council listed the properties at 445 and 447-453 Adelaide Street West on the City of Toronto's Heritage Register in December 2017. They were identified as contributing heritage properties in the King-Spadina Heritage Conservation District (HCD), which was adopted by Council in October 2017.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 445 and 447-453 Adelaide Street West are found on the cover and in Sections 2 and 6 of this report.

445 Adelaide Street West:

The property at 445 Adelaide Street West contains a detached 2½-storey house form building that was designed in the popular Toronto Bay-n-Gable style, which was favoured for residential types beginning in the late 19th century. It is described as "Toronto's own and Toronto's only, an anomaly indigenous to our city" (Image 4a).⁶ As the name suggests, the design incorporated a gable roof with a smaller gable on the principal elevation and either a single or two-storey bay window on the principal elevation. Beyond these prototypical features, Bay-n-Gable houses were individually distinguished by their decorative detailing and pattern of fenestration. While the majority of Toronto's Bay-n-Gable houses were semi-detached, they also appeared as single dwellings and as row houses. The example at 445 Adelaide Street West is among a small number of surviving detached Bay-n-Gable residential buildings identified in the King-Spadina HCD Plan.⁷

⁵ *The Globe*, March 18, 1893. On his tombstone, he is identified as "John P." and as the "sixth son and youngest son" to distinguish him from his elder brother, also named John, who died as an infant

⁶ Cruikshank, 92

⁷ https://hcdtoronto.files.wordpress.com/2016/10/app-c_ks-hcd-plan-statements-of-contribution.pdf.

Shown in Image 4b, and also dating to 1880, the detached house form building at 67 Portland Street is another variation of the Toronto Bay-n-Gable with a central gable

Rising 2½-stories with a rectangular-shaped plan, the house is clad with red brick with brick and stone detailing, including stone window sills (most of the brickwork on the north elevation has been painted). Contrasting yellow brick is applied for the quoins and the window and door detailing. The building is covered by a gable roof with returned eaves on the east end and, on the principal (north) elevation, a single gable with wood bargeboard.

The principal (north) elevation facing Adelaide Street East is organized into two bays. The entrance is found in the first (ground) storey in the right (west) bay and has a glazed transom and a brick hood mould (the door has been replaced). Above the entry in the second storey, the flat-headed opening retains its head mould, but was altered following the removal of the enclosed porch (as shown in Image 3c). In the left (east) bay, the single-storey bay window with the segmental-arched openings is surmounted by paired segmental-arched window openings in the second storey and a single round-arched window opening in the half-storey beneath the gable. All the latter openings have brick hood moulds.

The fenestration and detailing are continued on the east elevation facing Morrison Street with the quoins and the segmental-arched window openings with hood moulds. The rear (south) elevation is partially concealed by the wings, and the west side elevation adjoins the neighbouring row house at 447 Adelaide Street West.

447-453 Adelaide Street West:

The properties at 447-453 Adelaide Street contain a group of four row houses that stand apart with their Edwardian Classical design and distinctive red terra cotta detailing. This represents a late application of the latter material, which was introduced to Ontario in the 1880s and associated with the elaborate Romanesque Revival and Queen Anne Revival styles that were popular at the close of the 19th century. Decorative terra cotta (which was differentiated from the architectural type used to clad entire buildings or the structural material applied for fire proofing) was briefly manufactured in Toronto at a subsidiary of the Don Valley Brickworks between 1890 and 1901.

The row houses rise two stories above a raised stone base with segmental-arched window openings with brick trim. The rectangular-shaped plans are covered by flat roofs. At the north end, a continuous stepped brick parapet with stone coping incorporates terra cotta panels on the ends and beneath the segmental-arched pediment over the centre units at 449 and 451 Adelaide.

The units at 447-449 and 451-453 Adelaide are arranged as mirror images with the main entrances placed side-by-side in the first (ground) storey. Panelled wood doors with glass inserts are set in segmental-arched surrounds with brick flat arches (the wood porches that original protected the units are show in Image 3e). Each entrance is flanked by a large segmental-arched window opening with a stone sill and brick flat arch. This detailing is repeated on the pair of segmental-arched window openings in the second storey of each unit, which are asymmetrically placed to accommodate the interior staircases (the windows have been replaced).

The side elevation of 447 Adelaide Street West adjoins the neighbouring house form building at 445 Adelaide. While the west side elevation of 453 Adelaide Street West is partially concealed by the neighbouring building, the archival photograph attached as Image 3f indicates that it is devoid of openings. The rear (south) elevations and additions are not identified as heritage attributes.

iv. CONTEXT

The map attached as Image 1 shows the properties at 445 and 447-453 Adelaide Street in their location on the southwest corner of Morrison Street. The subject sites face St. Andrew's Playground, which occupies the north side of Adelaide Street West between Brant (east) and Maud (west) streets. Adjoining and viewed across the latter open space, the former City Waterworks Building (completed in 1933) at 497 Richmond Street West is designated under Part IV, Section 29 of the Ontario Heritage Act.

In this section of the King-Spadina neighbourhood, the subject properties are among the few residential buildings remaining from the 19th and early 20th century. Further west adjoining the intersection of Adelaide Street West and Portland Street, the semi-detached houses and row houses at 512-514 Adelaide Street West and 98, 102, 105-107, 124-130 and 139-145 Portland Street are recognized on the City of Toronto's Heritage Register, while those at 497-499 and 505-511 Adelaide are designated under Part IV, Section 29 of the Ontario Heritage Act. The latter properties and the subject sites are identified as contributing heritage properties in the King-Spadina HCD Plan.

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	X
iii. demonstrates high degree of scientific or technical achievement	N/A

The John P. Jackson House has cultural heritage value for its design as one of the few surviving examples of a detached Toronto Bay-n-Gable house in the King-Spadina neighbourhood, which displays the prototypical bay window beneath a gable with wood detailing and is further distinguished by its pattern brickwork. It is part of a small collection of extant residential buildings from the 19th and early 20th century in King-Spadina.

The Eliza Lennox Houses have cultural heritage value for their design as a surviving group of row houses in the King-Spadina neighbourhood that are distinguished from

earlier examples in the district by their vintage and Edwardian Classical styling. As a group, the row houses have distinctive detailing with, on the principal (north) elevations, the brick parapet that extends across all four units and incorporates a central segmental-arched pediment and terra cotta panels in the centre and on the ends.

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

The adjoining properties at 445 Adelaide Street West and 447-453 Adelaide Street West is valued historically for their contributions to the understanding of the development and evolution of the King-Spadina neighbourhood from its origins as military land that was conveyed to the City of Toronto and stood opposite the municipality’s “West Market” (renamed St. Andrew’s Market and later replaced by St. Andrew’s Playground and the adjoining City Waterworks Building). When the City sold the subject site a 445 Adelaide Street West to realtor John P. Jackson in the late 1800s, it was developed as part of the residential growth of King-Spadina prior to the area’s transformation to a manufacturing district in the 20th century. Historically linked to the adjoining row houses at 447-453 Adelaide Street West (1904), which were commissioned by Jackson’s sister, the John P. Jackson House is an important surviving reminder the late-19th century appearance of this area. The Eliza Lennox Houses at 447-453 Adelaide Street West are part of an important surviving collection of house form buildings in King-Spadina and, with their construction in 1904, reflect the period when the neighbourhood was undergoing a major transformation from a residential and institutional enclave to Toronto’s manufacturing centre.

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

Contextually, the adjoining properties at 445 and 447-453 Adelaide Street West have value through their support for the historical character of the King-Spadina neighbourhood as it was initially developed in the 19th century as a residential and institutional enclave before its transformation to an industrial district after the Great Fire of 1904. The John P. Jackson House and the Eliza Lennox Houses are historically, visually and physically related to their surroundings adjoining the southwest corner of Adelaide and Morrison streets and opposite St. Andrew’s Playground.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 445 and 447-453 Adelaide Street West have design, associative and contextual value. Anchoring the southwest corner of Adelaide Street West and

Morrison Street, the John P. Jackson House (1880) at 445 Adelaide Street West is a well-crafted representative example of an extant detached Toronto Bay-n-Gable House in the King-Spadina neighbourhood that is distinguished by its pattern brickwork and decorative woodwork. The adjoining Eliza Lennox Houses (1904) at 447-453 Adelaide Street West are valued for their design as late examples of row houses in the King-Spadina neighbourhood that are set apart by their Edwardian Classical design with distinctive detailing incorporating a stepped parapet, a segmental-arched pediment and terra cotta detailing that unifies the group. All five properties are historically and contextually related to the development of the King-Spadina neighbourhood as it changed from an institutional and residential enclave in the 19th century to the city's manufacturing district after the Great Fire of 1904 where they are part of an extant collection of recognized heritage properties that illustrate the evolution of the community.

5. SOURCES

Archival Sources:

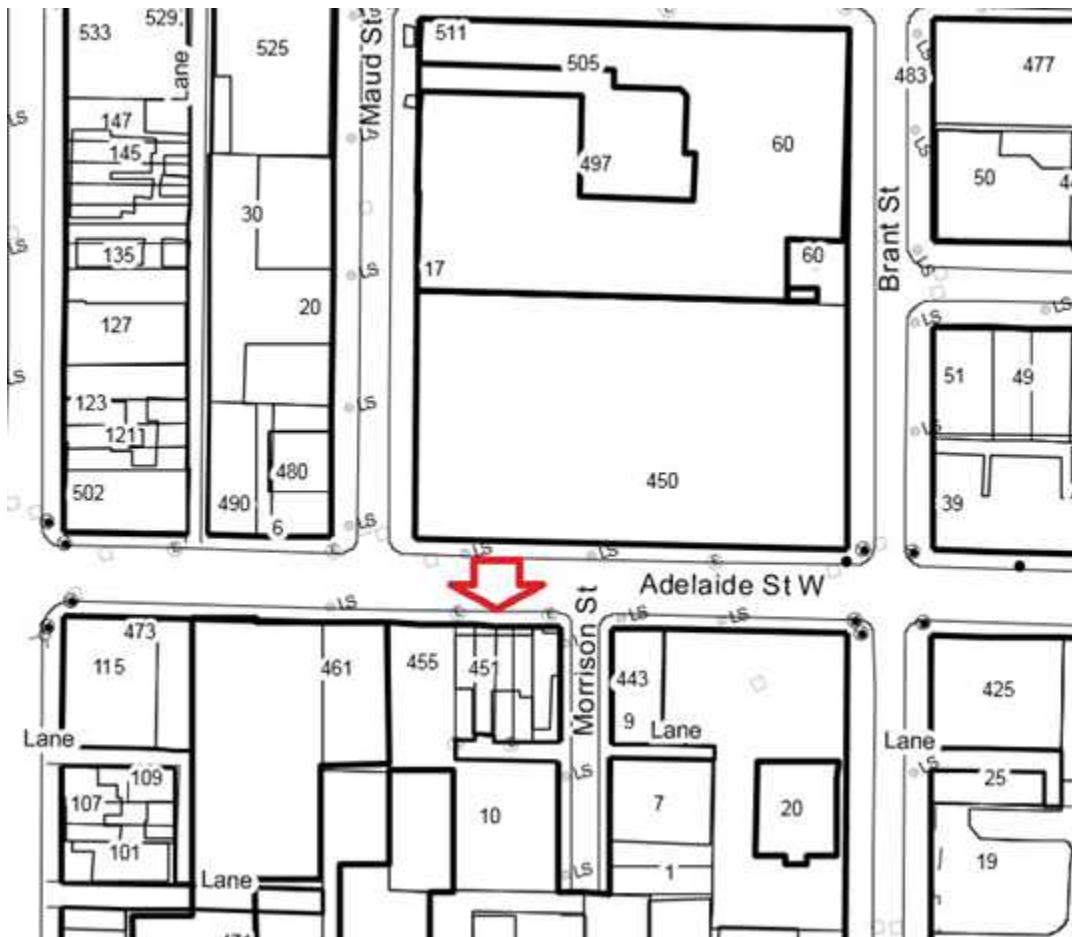
- Abstract Index of Deeds, Plan D157, Lots 3-4
- Archival Maps and Atlases, <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives (individual captions in Section 6)
- Assessment Rolls, City of Toronto, St. Andrew's Ward, 1879-1892, and Ward 4, Division 1, 1893 ff.
- Building Records, City of Toronto, Toronto and East York, 1949-1987
- City of Toronto Directories, 1834 ff.
- Underwriters' Survey Bureau Atlases, 1921 revised to 1943, and 1954

Secondary Sources:

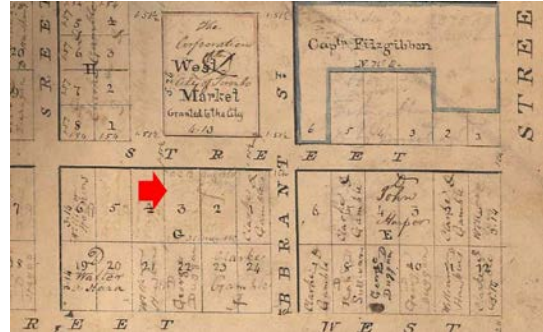
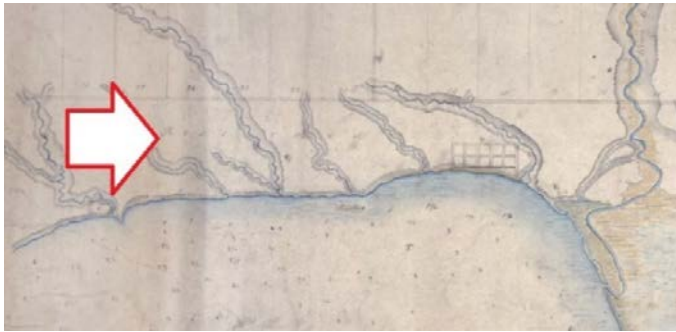
- Arthur, Eric, *Toronto: No Mean City*, 3rd ed. revised by Stephen A. Otto, 1986
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- Cruickshank, Tom, and John Visser, *Old Toronto Houses*, 2008
- Dendy, William, *Lost Toronto*, 2nd ed., revised 1993
- Donegan, Rosemary, *Spadina Avenue*, 1985
- Ganton, Isabel K., *The Development of the Military Reserve, Toronto, 1792-1862*, 1975
- Jackson family records, www.ancestry.ca
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989
- Toronto Region Architectural Conservancy, *Terra Cotta: Artful Deceivers*, 1990
- "The Village of Weston," *The Globe*, March 18, 1893

6. IMAGES

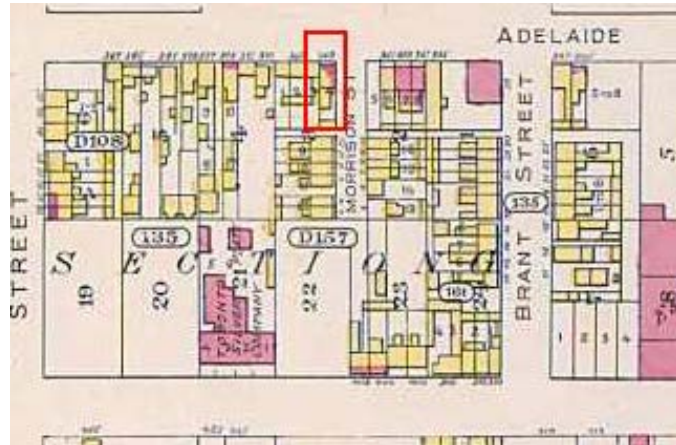
Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the property at address. All maps are oriented with north on the top unless indicated in the captions.



1. Location Map: showing the location of the subject properties on the southwest corner of Adelaide and Morrison streets (City of Toronto Property Data Map).

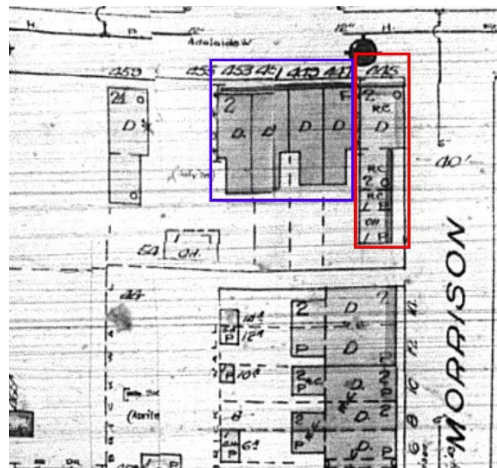
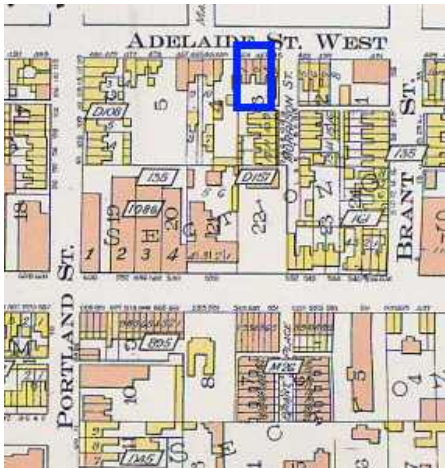


2a. Aitkens, Plan of York Harbour, 1793; 2b. Hawkins, Plan of Military Reserve, 1837



2c. Boulton's Atlas, 1858;

2d. Goad's Atlas, 1884

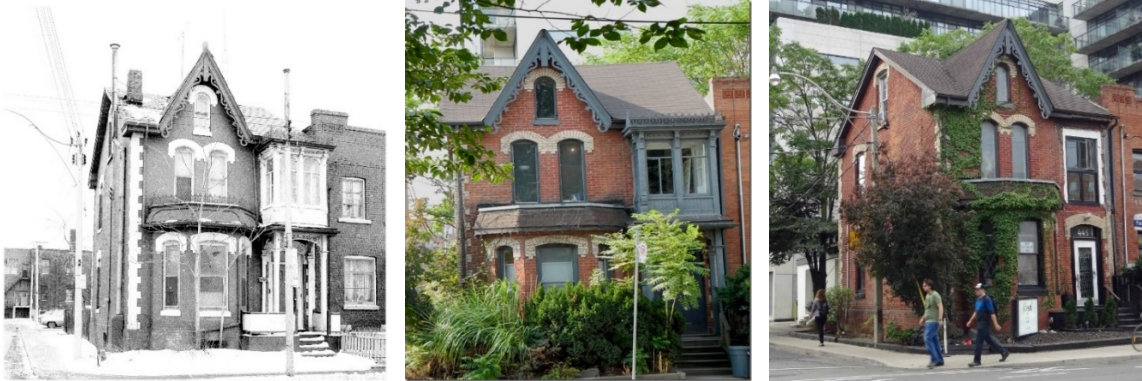


2e. Goad's Atlas, 1910; 2f. Underwriters' Survey Bureau Atlas, revised to 1943

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

Adelaide Street South Side Cont'd			
682	Vacant House	E	John Jackson 4.0 x 20.0 ft
683	William Legard	E	John Jackson 8.6 x 28.18 ft

3a. Assessment Roll, August 1880, St. Andrew's Ward



3b.-3d. Photographs, 445 Adelaide Street West, 1973 (left), 2012 (centre), and 2017 (right)



3e-3f. Photographs, 447-453 Adelaide Street West, 1973, showing the west side elevation of 453 Adelaide on the right



3g. Photograph, 447-453 Adelaide Street West, 2017

3. Images, 445-453 Adelaide Street West: 1880 (microfilm) and 1973, City of Toronto Archives, Fonds 2043, Series 1587; 2012, <https://tayloronhistory.com/2012/11/23/torontos-architectural-gems-a-1870s-house-with-a-moorish-style-porch/>; and 2017, Heritage Preservation Services.



4a. 30-32 Lowther Street, 2008;



4b. 67 Portland Street, 2017



4c.-4d. 445 Adelaide Street West (left) and 447-453 Adelaide Street West, 2019



4e. 445-453 Adelaide Street West, context from west, 2019

4. Photographs, 30-32 Lowther Avenue, Cruikshank, 93; 67 Portland Street and 445 and 447-453 Adelaide Street West, Heritage Preservation Services.