

Authority: Planning and Housing Committee Item PH2.13,
as adopted by City of Toronto Council on March 29, 30 and
31, 2023

CITY OF TORONTO

Bill 397

BY-LAW -2023

To designate the property at 74 and 76 Henry Street as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 74 and 76 Henry Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 74 and 76 Henry Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 74 and 76 Henry Street, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property at 74 and 76 Henry Street, and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on May , 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 74 and 76 HENRY STREET

Reasons for Designation

The properties at 74-76 Henry 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 the categories of design/physical and contextual value.

Description

Located on the west side of the street between Cecil and College streets, the properties at 74-76 Henry Street comprise a pair of semi-detached house form buildings that were first recorded in 1887 in the City Directory.

Statement of Cultural Heritage Value

The properties at 74-76 Henry Street have design value as a surviving example of a pair of late-19th century house form buildings on Henry Street, south of College Street, whose design is typical of the Bay-and-Gable style with their 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing.

Contextually, the properties at 74-76 Henry Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood.

The semi-detached buildings at 74-76 Henry Street are historically, visually and physically linked to their setting in the block on the west side of Henry Street where they are part of a series of complementary late-19th century house form buildings.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 74-76 Henry Street as representative examples of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the west side of Henry street, south of College Street
- The scale, form and massing of the 2½-storey buildings on raised bases

- The gable roof on the front portion of the buildings, with the ridgeline parallel to Henry Street
- The materials, with the red brick cladding and wood, brick and stone detailing (the masonry on 76 Henry has been painted)
- The rough-faced cut-stone bases on the street-facing elevations
- The principal (east) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height angled bays with cross gables that feature wood detailing including decorative gable screens, spindlework friezes and eave brackets
 - A single gabled dormer with half timbering, a decorative spindlework frieze and brackets on the east roof slope fronting Henry Street
 - Flat-headed window openings, with stone sills, brick voussoirs, label mouldings, and band courses, and leaded glass transoms
 - Front entrances with wood frames and transoms (the transom of 74 Henry Street is leaded glass)
 - The north and south side elevations, which are viewed from Henry Street

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the properties at 74-76 Henry Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to their setting:

- The placement, setback and orientation of the buildings on the west side of Henry Street between Cecil and College streets
- The scale, form and massing of the 2½-storey properties
- The properties' material palette, consisting of brick with wood and stone detailing
- The subject properties' architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

SCHEDULE B
LEGAL DESCRIPTION

PIN 21208-0075 (LT)

LOT 8, REGISTERED PLAN 552 CITY EAST

PIN 21208-0074 (LT)

LOT 7, REGISTERED PLAN 552 CITY EAST

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)