

Authority: Item CC50.1, as adopted by City of Toronto
Council on September 28, 2022

CITY OF TORONTO

BY-LAW 1237-2022

To designate the properties at 16 and 18 Linden 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 properties at 16 and 18 Linden 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 16 and 18 Linden 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 a notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; 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 properties at 16 and 18 Linden 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 properties 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 properties at 16 and 18 Linden 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 September 28, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

16 and 18 Linden Street

Reasons for Designation

The properties at 16-18 Linden 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

The properties at 16-18 Linden Street, dating to 1876, comprise a semi-detached pair of two-and-a-half-storey house-form buildings on the north side of Linden Street, between Huntley Street and Sherbourne Street. The pair represents the Bay and Gable typology and retains many intact features of Victorian architectural design. The buildings share a cross-gabled roof with two front gables; they are configured with a gable and a one-storey bay window on the west side of each half, and an entrance on each portion's east side. The front gables include decorative wood bargeboards with pierced details. On their primarily red-brick exteriors, the buildings demonstrate dichromatic brickwork, including a four-course buff-brick band above the stone foundation, single-course buff-brick banding at the upper storeys, and buff brick highlights above each window. Although the windows have been replaced, the buildings appear to retain their original fenestration patterns and segmentally arched openings. The raised entries constitute the primary distinction between the two buildings. At 16 Linden Street (the western half), the front door is slightly recessed within a wood portico, including four columns, a spindlework frieze, and fluted brackets. At 18 Linden Street (the eastern half), the front door is flush within an entryway that is entirely enclosed by brick, with a segmental arch and dichromatic brick details above a transom. Seeming to reflect a change in grade, another difference lies in the larger raised basement window visible within the projecting bay at 16 Linden Street. The properties have largely maintained their integrity as a pair.

Statement of Cultural Heritage Value

Constructed in 1876, the properties at 16 and 18 Linden Street constitute representative examples of semi-detached Bay and Gable residences. The properties have maintained a high degree of integrity as a pair and retain many intact features that are typical of Victorian architectural design. Their composition features the quintessential combination of a front gable over a projecting bay of windows on each half of the pair. With red-brick exteriors featuring buff-brick trim, the properties demonstrate dichromatic brickwork, which grew popular as a design feature in Ontario during the 1870s and 1880s. Additional details of note include segmentally arched openings, decorative wood bargeboards with pierced details in the front gables, and, at 16 Linden Street, a wood portico with four columns, a spindlework frieze, and fluted brackets.

Situated on the north side of Linden Street, between Huntley Street and Sherbourne Street, the properties at 16-18 Linden Street help to define and support the character of this block within the historic Upper Jarvis neighbourhood. The buildings' scale, form, massing, materials, and gabled roofline are consistent with and complementary to their surroundings, and their integrity as a pair with intact detailing lends them a degree of visual prominence in this context. The properties at 16-18 Linden Street are visually and historically linked to their surroundings. The pair dates to the earliest period of development in this area, and contributes to a streetscape largely consisting of late-nineteenth century house-form buildings.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 16-18 Linden Street as a representative example of a semi-detached pair of Bay and Gable residences.

- The properties' scale, form, and massing as a two-and-a-half-storey pair of semi-detached, Bay and Gable house-form buildings
- The material palette typical of Victorian Bay-and-Gable buildings, including primarily red brick with buff brick and wood detailing
- The roofline defined by the buildings' two front gables, characteristic of a Victorian-era streetscape
- The dichromatic brickwork on both buildings, including a four-course buff-brick band at the base, single-course buff-brick banding at the upper storeys, and buff brick highlights above each window
- Wood embellishment, including decorative wood bargeboards with pierced details in the two front gables, and the wood portico at 16 Linden Street, featuring four columns, a spindlework frieze, and fluted brackets
- The fenestration pattern and segmentally arched openings on the primary (south) elevation of both buildings
- The composition of each half of the pair, with a one-storey projecting bay and front gable at the west side of each portion, and an entrance on each portion's east side

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 16-18 Linden Street as character-defining structures within a historic residential streetscape.

- The properties' siting and orientation on the north side of Linden Street
- The properties' scale, form, and massing as a two-and-a-half-storey pair of semi-detached, Bay-and-Gable house-form buildings
- The material palette typical of Victorian Bay-and-Gable buildings, including primarily red brick with buff brick and wood detailing
- The roofline defined by the buildings' two front gables, characteristic of a Victorian-era streetscape

SCHEDULE B
LEGAL DESCRIPTION

PIN 21107-0080 (LT)
PART OF LOT 21, REGISTERED PLAN 132A, AS IN CA460499
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

PIN 21107-0081 (LT)
PART OF LOT 21, REGISTERED PLAN 132A
DESIGNATED AS PART 1, PLAN 63R-3356
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)