



**STAFF REPORT
ACTION REQUIRED**

**Heritage Evaluation 231-237 College Street and 177-189
Huron Street, Intention to Designate under Part IV,
Section 29 of the Ontario Heritage Act – 233-237 College
Street and 189 Huron Street**

Date:	September 19, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\October 17 2013\teHPS29

SUMMARY

This report recommends that City Council state its intention to designate the properties at 233-237 College Street and 189 Huron Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value. Located on the southeast corner of College and Huron Streets, the site contains a commercial block historically known as the John Davison Buildings (1890).

At its meeting of June 18, 2013, the Toronto and East York Community Council deferred consideration of TE25.59 "Preliminary Report – 231-237 College Street and 177-189 Huron Street – Official Plan and Zoning Amendments" until its next meeting on September 10, 2013 with a request that Heritage Preservation Services prepare a report to the Toronto Preservation Board on the heritage potential of the properties. On September 4, 2013, the Toronto Preservation Board received for information PB24.12, reporting that Heritage Preservation Services was unable to complete the heritage evaluation until later in the fall of 2013.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the properties at 233-237 College Street and 189 Huron Street (John Davison Buildings) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the properties at 233-237 College Street and 189 Huron Street (John Davison Buildings) under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, 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.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

Financial Impact

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

DECISION HISTORY

At its meeting of June 18, 2013, the Toronto and East York Community Council deferred consideration of TE25.59 ("Preliminary Report – 231-237 College Street and 177-189 Huron Street – Official Plan and Zoning By-law Amendment Applications") until its meeting of September 10, 2013 "with a request that Heritage Preservation Services investigate the potential of including 231-237 College Street and 177-189 Huron Street on the inventory of heritage properties and submit a report to the Toronto Preservation Board."

The Toronto Preservation Board at its meeting of September 4, 2013 received for information PB24.12, a report (July 24, 2013) from the Acting Director, Urban Design, City Planning Division respecting the request for heritage evaluation of the College and Huron properties. The report indicated that given the backlog of requests for heritage evaluation and the lack of staff resources, Heritage Preservation Services was unable to

report to the Toronto Preservation Board and the Toronto and East York Community Council until the end of 2013.

ISSUE BACKGROUND

The application for the properties at 231-237 College Street and 177-189 Huron Street proposes to amend the Official Plan and Zoning By-law to permit the development of a 19-storey building with residential and commercial uses. Located on the southeast corner of College and Huron Street, the site contains a group of three late 19th century commercial buildings at 233-237 College Street, buildings at 183 and 189 Huron Street with residential uses, and vacant lots at 231 College Street and 177 Huron Street.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 3) and determined that the properties at 233-237 College Street and 189 Huron Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation. The property at 183 College Street, built in 1909 for the College Apartments, and the vacant portions of the site at 231 College and 177 Huron are not identified for designation.

The properties at 233-237 College Street and 189 Huron Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. The John Davison Buildings at 233-237 College Street and 189 Huron Street are valued as highly crafted representative examples of late 19th century commercial structures from the late Victorian era with Italianate styling, which are distinguished by the chamfered or bevelled northwest corner and the application of elaborate brickwork and fine terra cotta detailing that is increasingly rare on commercial buildings. Anchoring the southeast corner of College and Huron Streets, the John Davison are historically and visually linked to their surroundings, providing a prominent historical transition from the institutional and commercial precinct on College Street to the surviving late 19th century residential community southeast of College Street and Spadina Avenue.

The Statement of Significance (Attachment No. 3) 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 provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

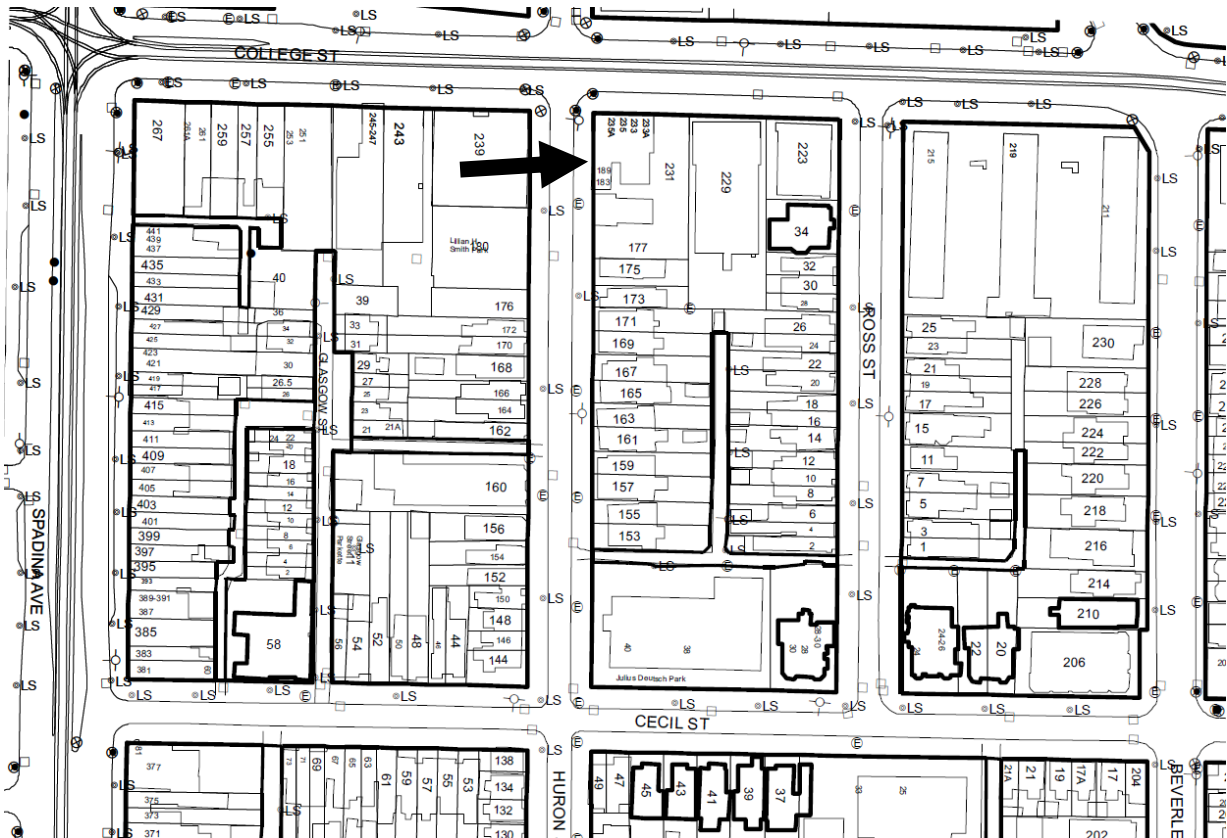
James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report

LOCATION MAP: 231-237 COLLEGE STREET AND
177-189 HURON STREET

ATTACHMENT NO. 1



This location map is for information purposes only;
the exact boundaries of the properties are not shown

The **arrow** marks the location of the site



Photographs showing the southeast corner of College and Huron Streets (above), the north facades of the John Davison Buildings on College Street (below left), and the west elevations on Huron Street (below right) (Heritage Preservation Services, 2013)



STATEMENT OF SIGNIFICANCE:
233-237 COLLEGE STREET AND 189 HURON STREET
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 3

John Davison Buildings

Description

The properties at 233-237 College Street and 189 Huron Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the southeast corner of College and Huron Streets, the John Davison Buildings (1890) are comprised of a trio of three-storey commercial buildings at 233-237 College with a two-storey south wing at 189 Huron.

Statement of Cultural Heritage Value

The John Davison Buildings have cultural heritage value as highly-crafted and fine representative examples of late Victorian commercial edifices with elements associated with Italianate styling. The design is distinguished by the chamfered or bevelled corner overlooking the intersection of College and Huron Streets and, on the northwest corner and north and west facades, the elaborate brickwork and fine terra cotta embellishments that are increasingly rare on commercial buildings. This detailing extends to the south wing adjoining 237 College (now known as 189 Huron Street), which incorporates an elaborate terra cotta panel on the west elevation.

The properties at 233-237 College Street and 189 Huron Street, comprising the John Davison Buildings are valued for their visual and historical links to the surroundings in the section of the Grange Park neighbourhood southeast of Spadina Avenue and College Street. Anchoring the southeast corner of College and Huron Streets, the John Davison Buildings provide a prominent historical transition from the institutional and commercial precinct on College Street to the surviving late 19th century residential community southeast of College Street and Spadina Avenue.

Heritage Attributes

The heritage attributes of the properties at 233-237 College Street and 189 Huron Street are:

- The three-storey commercial buildings at 233-237 College Street historically known as the John Davison Buildings
- The two-storey south wing at 189 Huron Street
- The scale, form and massing on a rectangular-shaped plan with a chamfered or bevelled northwest corner

- The placement, setback and orientation of the buildings on the southeast corner of College and Huron Streets
- The brick cladding with brick, stone and terra cotta detailing
- On the flat roofline, the chimneys at the west end and the corbelled brickwork that extends across the north façade, northwest corner and west elevation (this detailing was removed on 235 College, as well as the cornices on the north and west ends and northwest corner of the three-storey buildings)
- On the principal (north) facades, the fenestration in the second and third stories, which is organized into bays by brick pilasters and consists of trios of flat-headed window openings with stone lintels and sills, and dentils on the second-floor sills
- The fenestration on the northwest corner and west elevation of 237 College, which continues the pattern of flat-headed window openings with stone detailing from the north facades
- The entrance on the west elevation of 237 College, which is placed in a round-arched surround with a brick detailing and surmounted by a stone gable that contains terra cotta in the apex of the gable
- The terra cotta panels on the north and west elevations and northwest corner of the three-storey buildings at 233-237 College
- On the south wing at 189 Huron, the large terra cotta panel on the west wall

The storefronts on 233-237 College Street have been altered and are not identified as heritage attributes in the Reasons for Designation.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**JOHN DAVISON BUILDINGS AND COLLEGE APARTMENTS
233-237 COLLEGE STREET AND 183-189 HURON STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

September 2013

1. DESCRIPTION



Above: east elevation (left) and principal north façade (right) of the John Davison Buildings, 233-237 College Street; cover: John Davison Buildings and College Apartments, southeast corner of College and Huron Streets (Heritage Preservation Services, September 2013)

233-237 College Street: John Davison Buildings 183-189 Huron Street: College Apartments¹	
ADDRESSES	233-237 College Street (& 183-189 Huron Street (southeast corner of College and Huron Streets)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan D286, part Lot 10
NEIGHBOURHOOD/COMMUNITY	Grange Park (Southeast Spadina)
HISTORICAL NAME	John Davison Buildings and College Apartments
CONSTRUCTION DATE	1890: John Davison Buildings (233-237 College, including 189 Huron)
ORIGINAL OWNER	John Davison, merchant
ORIGINAL USE	233-237 College Street (including 189 Huron Street): commercial and residential; 183 Huron Street: residential (apartment house)
CURRENT USE*	As above * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	1890: John Turner, builder; 1909: Langley and Howland, architects (alterations)
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	1909: College Apartments (183 Huron)
CRITERIA	Design/Physical & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	September 2013

¹ The property at 189 Huron, comprising the north section of the College Apartments, was built as the rear (south) wing of the John Davison Buildings at 237 College Street

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 233-237 College Street and 183-189 Huron Street, and applies evaluation criteria to determine whether they merit inclusion on the City of Toronto Inventory of Heritage Properties and 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
1878 Oct	Augusta E. Ross registers Plan D286, subdividing parts of Park Lots 14 and 15 on the south side of College Street
1883 June	Ross sells Lot 10 at the southeast corner of College and Huron Streets to J. W. Phillips
1884	The property remains undeveloped on the first Goad's atlas illustrating the area
1884 Aug	John Davison buys the north part of Lot 10
1885-1889	Davison's property stands vacant according to the city directories
1889 Apr	Davison mortgages the property for \$16,000
1889 Apr	Carpenter Robert Heath is issued a building permit for three attached 3-storey brick stores on the south side of College Street ²
1889	The City Directory for 1890 (reflecting information gathered the previous year) indicates "unfinished building" on the southeast corner of College and Huron Streets
1890 Apr & May	William W. Elliott, the Gall Anderson Company, Bloor Street Lumber and John Turner register Mechanics Liens against Davison's properties, which are discharged in June 1890
1890 Sept	The tax assessment roll records a trio of unfinished 3-storey brick buildings at the southeast corner of College and Huron owned by John Davison
1890	The John Davison Buildings are illustrated on Goad's Atlas
1891 Sept	According to the tax assessment roll, Davison owns the units at 233, 235 and 237 College Street and operates a butcher shop at 237 College (the same occupants are recorded in the city directory)
1900	The city directory indicates that the units at 235 and 237 College contain a grocery store run by Davison
1904 Jan	This is the last year Davison is recorded in business on College Street (city directory)
1905	The units contain a drug store, grocery and, at 237 College, Glen Home Pensions when the city directory is compiled
1909 Feb	The corner unit at 237 College stands vacant according to the city directory; Davison mortgages the properties for \$7000
1909 Mar	Architects Langley and Howland receive a building permit for "alterations to the storefront" on the southeast corner of College and Huron Streets
1909 Sept	When the tax assessment roll is compiled, the corner unit at 237 College remains vacant; however, the assessed value of the buildings has doubled
1910	The city directory lists a drugstore, grocer and barbershop, along with a dental

² Two carpenters named Robert Heath are listed in the city directory for 1890, including one on Bellevue Avenue

	manufacturing company at 237 College ³
1910 Sept	The 5-unit apartment building at the rear of 237 College (now 189 Huron) and the 3-unit-plus-basement apartment house at 183 Huron are recorded on the assessment roll
1912	The revisions to Goad's Atlas show the addition of the building at 183 Huron
1920	The commercial units on College contain a drug store, shoe maker, the Art Crochet and Knitting Company and, in the corner unit, the Dental Trading Company (city directory)
1930	The corner unit stands vacant according to the city directory, with a drugstore, Connolly Marble Mosaic and Tile Company and University Dry Cleaners in the other units on College Street
1940	As recorded on the city directory, the drugstore and dry cleaners remain, with the Dental Products Corporation at 235 College and White Spot Restaurant at 237 College
1950	The College Street units contain a drugstore, dental products company, dry cleaners and Thurnston's Grill, as recorded in the city directory
1960	Davison's estate leases the properties at 233 and 235 College to Harry Drue
1960	A drugstore, dry cleaners and restaurant remain on College Street when the city directory is compiled
1967	Davison's executors sell the properties to College and Huron Investments
1970	According to the city directory, the College Street units contain a drugstore, coffee shop and dry cleaners, with a restaurant at the corner
1980	When the city directory is compiled, the College Street storefronts house a copy centre, coffee shop and restaurant
1990	The copy centre and restaurant remain in two of the units, as listed in the city directory
2000	The city directory records the Collegiate Copy Centre, Pita Pit restaurant and College Convenience Store at 233, 235 and 237 College
2007	The present owners acquire the sites

ii. HISTORICAL BACKGROUND

Grange Park Neighbourhood

The properties at the southeast corner of College and Huron Streets are located in the Grange Park neighbourhood, which is bounded by University Avenue (east), Queen Street West (south), Spadina Avenue (west), and College Street (north).⁴ The subject lands originated as part of Park Lot 14, one of the series of 100-acre allotments surveyed between present-day Queen and Bloor Streets after the founding of the Town of York

³ The first in a series of dental supplies companies to locate on-site, the business was attracted by the subject properties' proximity to the University of Toronto's dental school and the Royal College of Dental Surgeons Building directly opposite at 230 Huron Street (Image 14). The College founded the School of Dentistry at the university, relinquishing its teaching responsibilities in 1925 when the Faculty of Dentistry was created

⁴ The neighbourhood takes its name from the "Grange", provincial official D'Arcy Boulton Jr.'s residence in Park Lot 13 that afterward formed the nucleus for the Art Museum of Toronto (Art Gallery of Ontario). In the late 19th century, residential subdivisions were developed on the former Boulton lands and the adjoining tracts to the west, including Park Lot 14 where the subject properties are located

(Toronto) in 1793. The park lots were awarded to officials and associates of the provincial government, including Peter Russell, the most powerful public official in Upper Canada (Ontario). Russell developed his country estate "Petersfield" on Park Lot 14, and subsequently acquired the adjoining Park Lots 15 and 16 to the west. After his death, Russell's extensive property holdings were inherited by his sister, Elizabeth Russell, who willed most of the acreage to her cousins, Maria Willcocks and Phoebe Willcocks Baldwin. The latter was the wife of Dr. William Warren Baldwin, who oversaw the subdivision of the Russell lands south of Bloor Street West where he laid out Brock Avenue (now Spadina Avenue/Road) as the route to his own estate, "Spadina".

During the late 19th century, historical maps, atlases and images outline the ongoing development of the former park lots in the area southeast of Spadina and College (Images 2-7). With the demand for housing that accompanied the growth of the city in the 1880s, as well as the westward extension of present-day College Street that was served by a streetcar line, an upscale residential neighbourhood emerged. Part of the popularity of the district was its proximity to the University of Toronto's campus northeast of St. George and College Streets, which attracted other institutional uses along the latter thoroughfare.

John Davison Buildings and College Apartments

The subdivision of the lands along the south side of College Street, east of Spadina Avenue continued in 1878 when Dr. Baldwin's granddaughter, Augusta E. Ross registered Plan D286 on sections of Park Lots 14 and 15.⁵ The subject site occupies part of Lot 10, which was acquired by John Davison in 1885. Davison's allotment remained vacant until 1890 when a trio of contiguous three-storey commercial buildings were completed and illustrated on Goad's Atlas (Image 6). Davison ran a butcher shop at 237 College, renting the other commercial units to a druggist and grocer, with residential tenants in the upper floors. Davison expanded his business to 235 and 237 College by 1900 when he opened a grocery store that remained in operation for four years.

In 1909, Davison commissioned Toronto architects Langley and Howland to "alter the storefront" at College and Huron, evidently mortgaging the property to finance the work (Image 13). According to the increase in assessed values on the tax rolls, the project involved the addition of the three-storey building to the south (now identified as 183 Huron), which is illustrated on the 1912 update to Goad's Atlas (Image 9). The two-storey rear wing of 237 College (in place since 1890 and now numbered 189 Huron Street) and the new building at 183 Huron were renamed the College Apartments. Davison's estate retained the properties at 231-237 College and 177-189 Huron (including vacant lots on both streets) until 1967. Atlases and photographs illustrating the site during the 20th century are found in Section 6.

⁵ Augusta E. Ross was the daughter of Robert Baldwin (renowned as the father of "Responsible Government" in Canada) and widow of politician and senator John Ross, for whom Ross Street was named

Builders and Architects

No architect has been identified for the John Davison Buildings.⁶ During construction, a series of mechanics liens registered against the properties included one by John Turner, a builder from West Toronto who was noted for his elaborate application of decorative terra cotta, which he demonstrated on his own residences as well as the John Davison Buildings (Images 17).⁷

Adjoining the south end of the John Davison Buildings, the three-storey addition built for the College Apartments may be attributed to the Toronto architectural firm of Langley and Howland based on the firm's receipt of a permit to alter the storefront at 237 College at the same time.⁸ Charles Langley (1870-1951) and William Ford Howland (1874-1948) formed a partnership in 1907.⁹ While devoting much of their successful practice to detached houses and mid-rise apartment buildings in the city's upscale neighbourhoods, the pair's commissions included an early example of adaptive reuse in Toronto with the remodelling of the Somerset House Hotel on Church Street for a branch of the Canadian Bank of Commerce.¹⁰ The John Davison Buildings were among Langley and Howland's first projects, predating their designs for the Foxbar Apartments (1910) at 54 Foxbar Road, which is recognized on the City's heritage inventory.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 233-237 College Street and 183-189 Huron Street are found on the cover and in Sections 2 and 6 of this report. The John Davison Buildings are late Victorian commercial edifices with features of the Italianate style popularized at the end of the 19th century. As applied to commercial architecture, this enduring style was described as "a simplified version of the Italianate palace" where "three-storey flat-roofed commercial brick buildings were enlivened with round-arched and rectangular windows decorated with hood mouldings or classical pediments and pilasters" and "crowned with an ornate, oversized cornice."¹¹

⁶ The only applicable permit located during the research for this report was one issued to carpenter Edward Heath for three 3-storey commercial buildings on the south side of College Street near present-day University Avenue in 1889 (Image 12). While this permit cannot be conclusively linked to the subject properties, the John Davison Buildings were the only commercial edifices on the south side of College illustrated on Goad's Atlases at this time

⁷ TRAC, 26-27

⁸ It is likely that this permit resulted in the more substantive changes to the buildings. Another example from this era involved the development of the Gloucester Mansions apartments on Church Street, where a permit issued to "alter" an existing building resulted in the addition of a new structure

⁹ Langley was the son of the prolific Toronto architect, Henry Langley (with whom he practiced prior to the latter's death), while Howland apprenticed with Burke and Horwood, Henry Langley's successors

¹⁰ The alterations to the hotel (1895) date to 1930; the property is listed on the City of Toronto Inventory of Heritage Properties

¹¹ Maitland, 58

The John Davison Buildings feature a three-storey rectangular plan composed of a contiguous group of three-storey commercial blocks on College Street with two-storey rear (south) wings. Attention is focused on the northwest corner of 237 College, which is bevelled or chamfered. Clad with red brick, the structures are trimmed with brick, stone and terra cotta. The flat roofline features a pair of chimneys at the west end, while the cornices along the north and west elevations have been removed. The first-floor storefronts have been altered (and are not identified as heritage attributes), but the surviving entrance on the west wall facing Huron Street is a significant feature with a round-arched surround under a stone arch that incorporates terra cotta in the apex. Above the first storey, the principal (north) facade on College Street is organized into three bays by brick pilasters. In each bay, the upper floors have trios of flat-arched window openings with stone lintels and sills, as well as brick dentils beneath the second-storey sills. Panels with decorative terra cotta are placed between the second- and third stories, and elaborate corbelled brickwork extends along the roofline. The fenestration and detailing from the north facades continues on the northwest corner and west elevation on Huron Street.

At the rear of 237 College, the two-storey south wing (now identified as 189 Huron Street) repeats the materials, fenestration and detailing, including an elaborate terra cotta panel. The three-storey addition at 183 Huron complements the main building and wing with its finishes, and incorporates a single entry in a stone surround with a round-arched transom that is protected by a wood hood on brackets. The east elevation of 233 College and the south wall of 183 Huron are viewed from the respective streets, but display no distinguishing features. The south wings of 233 and 235 College and the 1909 addition (with the eastward extensions along a laneway off Huron Street) are not included among the heritage attributes. The various components of the complex are illustrated on the atlas attached as Image 11.

iv. CONTEXT

The properties at 233-237 College Street and 183-189 Huron Street are shown on the location map (Image 1). The John Davison Buildings anchor the southeast corner of College and Huron Streets, one street east of Spadina Avenue. To the north, they face the University of Toronto campus, which was extended west of St. George Street in the second half of the 20th century. East of the subject properties, the remainder of the short block between Huron and Ross Streets contains the institutional buildings formerly known as the I.O.O.F. Building at 229 College and the Gage Institute at 221 College.

In the adjoining residential community to the south, which developed at the same time as the John Davison Buildings, much of the original housing stock remains. One of the local landmarks in the immediate vicinity is the Thomas Alison House (1886) at 34 Ross Street, which was relocated from the southwest corner of College Street in 1912 (it is recognized on the City's heritage inventory).

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

Well-crafted Representative Example of a Style and Type – The John Davison Buildings have cultural heritage value as highly-crafted representative examples of late Victorian commercial edifices with elements associated with Italianate styling. The design is distinguished by the chamfered or bevelled corner overlooking the intersection of College and Huron Streets and, on the northwest corner and north and west facades, the elaborate brickwork and fine terra cotta embellishments that are increasingly rare on commercial buildings. This detailing extends to the south wing adjoining 237 College (now known as 189 Huron Street), which incorporates an elaborate terra cotta panel on the west elevation.

The apartment building at 183 Huron Street (1909), while complimenting the earlier structures at 233-237 College and 189 Huron in form, massing and materials, lacks any particular distinguishing architectural features and, as a result, is not identified as a heritage attribute.

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

No associative values are identified at the time of the writing of this report. The relationship of the College Apartments (1909) at 183 Huron with architects Langley and Howland is an attribution and the project is not listed amongst the firm's commissions of note.

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

Surroundings – The properties at 233-237 College Street and 189 Huron Street, comprising the John Davison Buildings are valued for their visual and historical links to the surroundings in the section of the Grange Park neighbourhood southeast of Spadina Avenue and College Street. Anchoring the southeast corner of College and Huron Streets, the John Davison Buildings provide a prominent historical transition from the institutional and commercial precinct on College Street to the surviving late 19th century residential community southeast of College Street and Spadina Avenue.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 233-237 College Street and 189 Huron Street have design and contextual values as highly crafted representative examples of late 19th century commercial buildings from the late Victorian era with Italianate styling that are distinguished by the chamfered or bevelled northwest corner and the application of elaborate brickwork and rare terra cotta detailing that is increasingly rare on commercial buildings. Anchoring the southeast corner of College and Huron Streets, the John Davison Buildings are historically and visually linked to their surroundings, providing a prominent historical transition from the institutional and commercial precinct on College Street to the surviving late 19th century residential community southeast of College Street and Spadina Avenue.

5. SOURCES

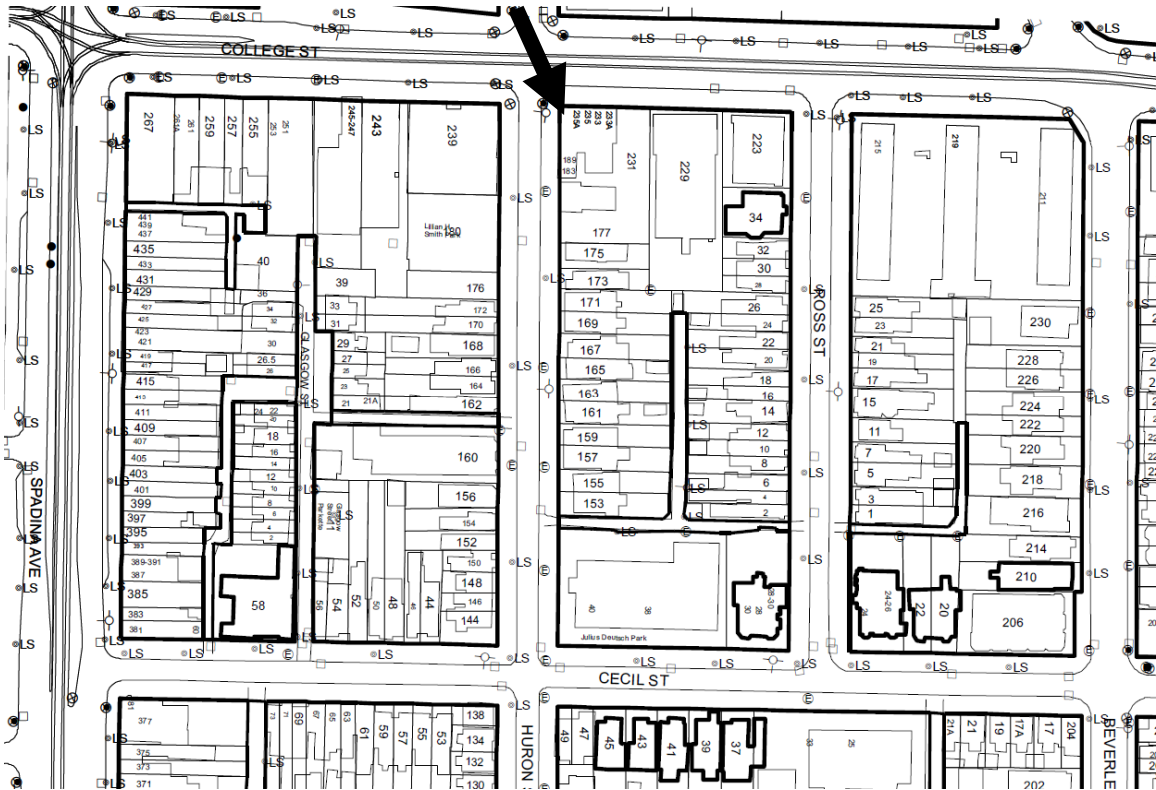
Archival Sources

Abstract Indices of Deeds, Plan D286, Lot 10
 Assessment Rolls, City of Toronto, St. Patrick's Ward, 1888-1891, and Ward 4, Division 2, 1909-1912
 Boulton's Atlas of the City of Toronto, 1858
 Building Permits #93 (April 1, 1889) and #14214 (March 15, 1909)
 Building Records, City of Toronto, Toronto and East York, 1949-1998
 City of Toronto Directories, 1886 ff.
 Goad's Atlases, 1884-1923
 Historical maps and bird's eye views (individual citations in Section 6)
 Photographs, City of Toronto Archives and Toronto Historical Board (individual citations in Section 6)
 Underwriters' Survey Bureau Atlas, October 1930 revised to August 1945

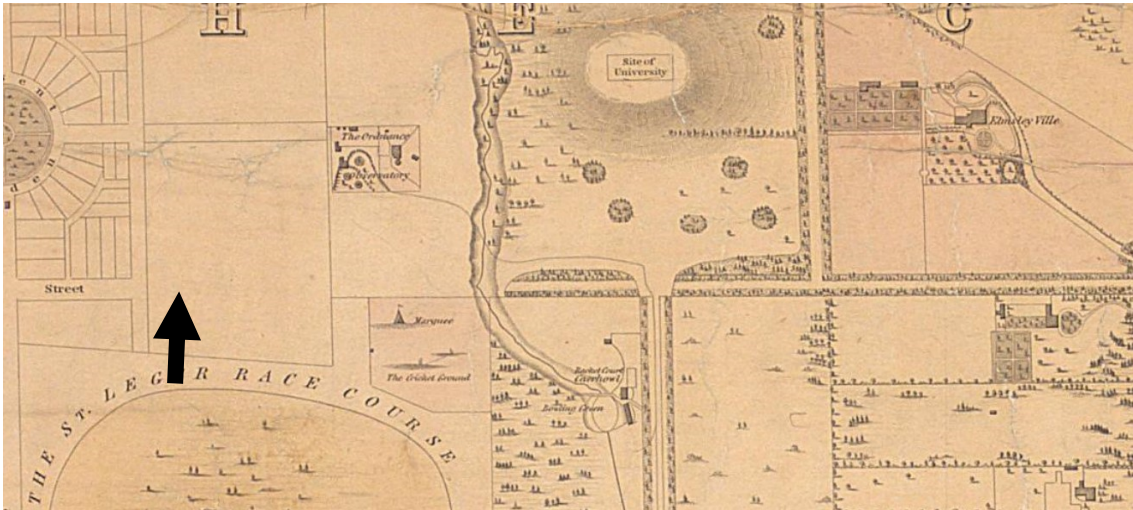
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- "William Ford Howland," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/280>

6. IMAGES – Historical maps and atlases are followed by other images. The **arrows** mark the location of the properties at 233-235 College Street and 183-189 College Street



1. City of Toronto Property Data Map: showing the location of the properties on the southeast corner of College and Huron Street, which are adjoined by vacant lots to the east and south (identified as 231 College and 177 Huron)



2. Cane's Topographical Plan of the City and Liberties of Toronto, 1842: showing the area before the westward extension of present-day College Street and the subdivision of Park Lot 14 along the south side of the thoroughfare



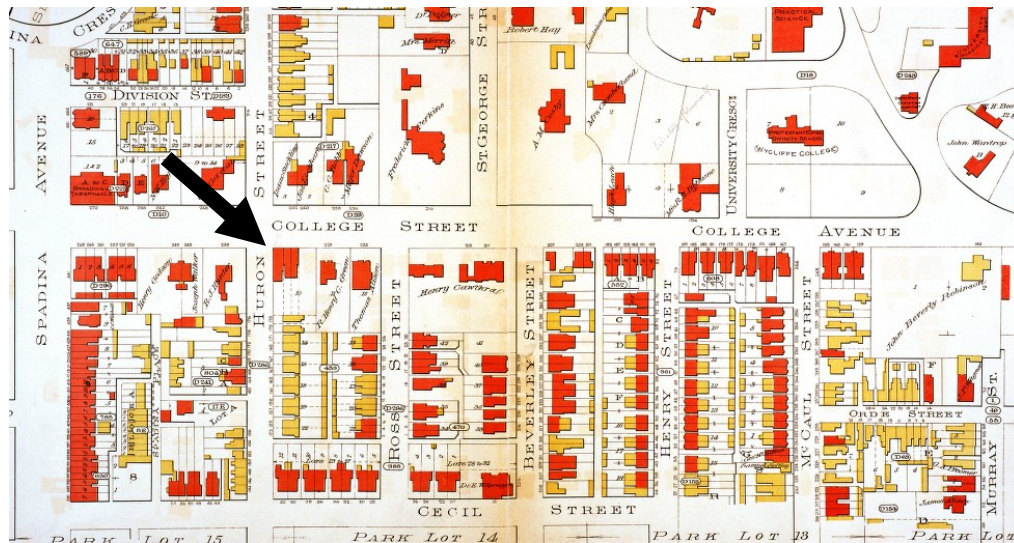
3. Bird's Eye View of Toronto, 1876: showing the future location of the John Davison Buildings on the southeast corner of College and Huron Streets before the block was developed



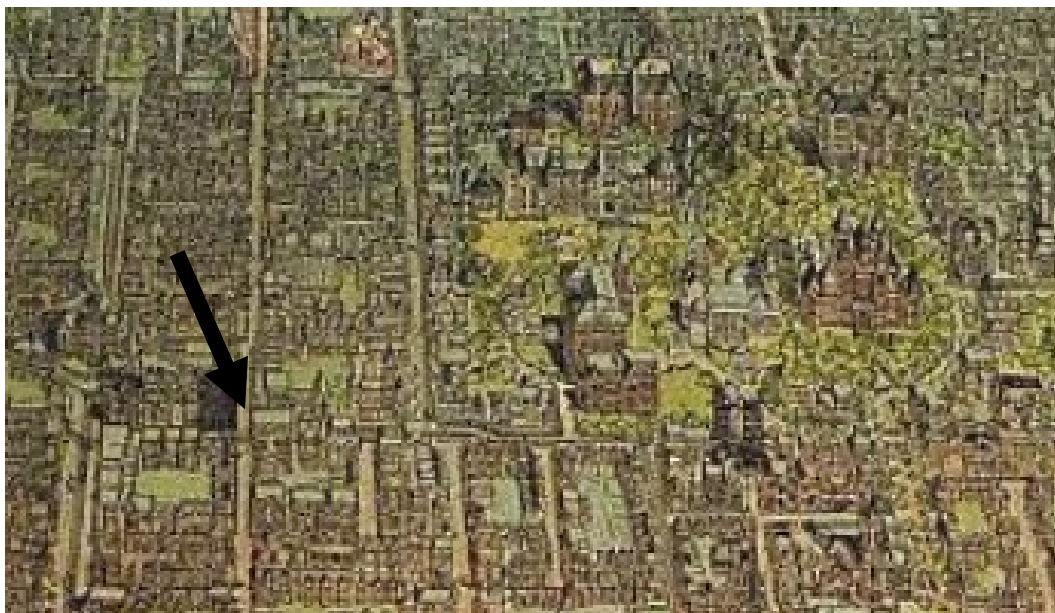
4. Browne's Map of the City of Toronto, 1878: showing the street plan in place southeast of Spadina Avenue and College Street



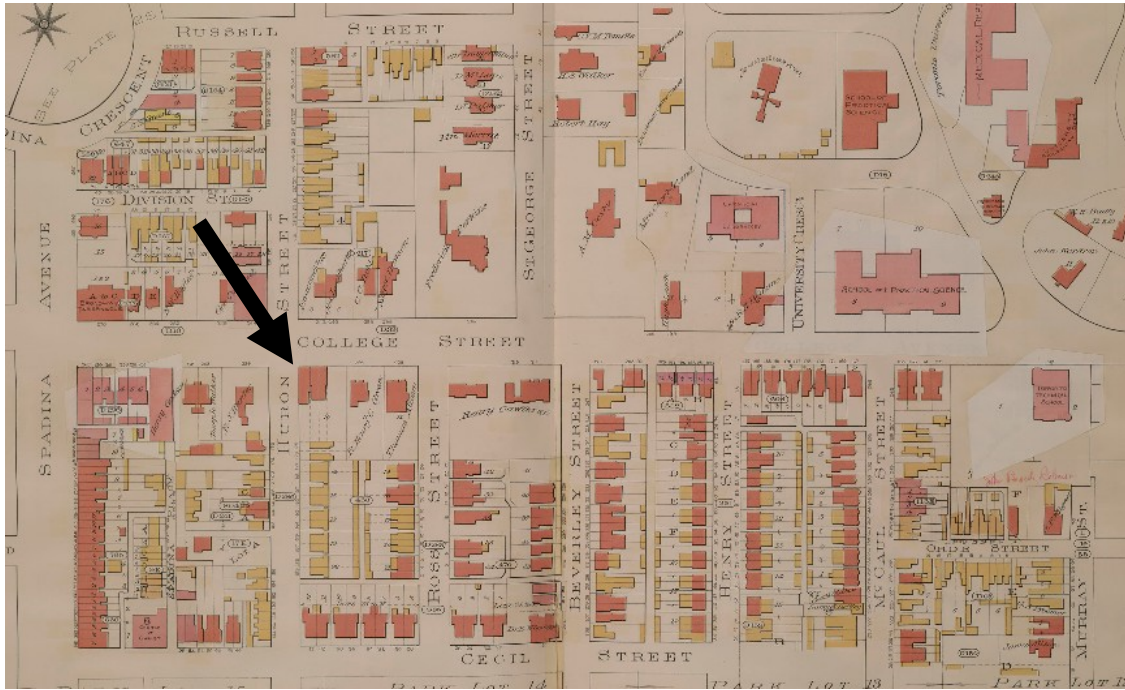
5. Goad's Atlas, 1884: showing the south side of College Street between Huron and Ross Streets subdivided under Plan D286 where the subject properties remain vacant



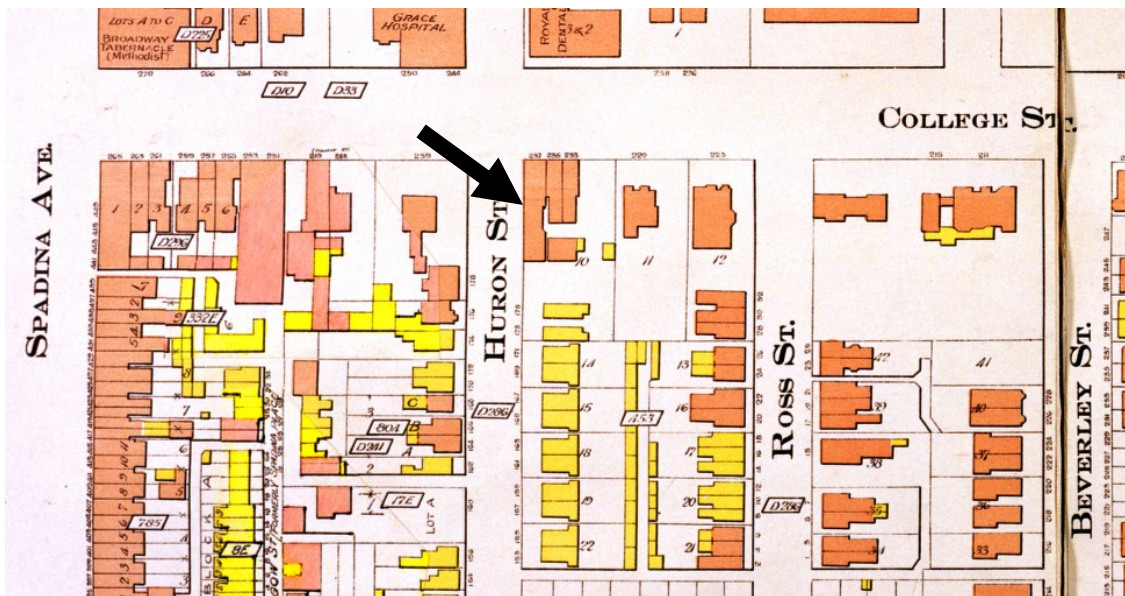
6. Goad's Atlas, 1890: showing the subject properties with the John Davison Buildings in place



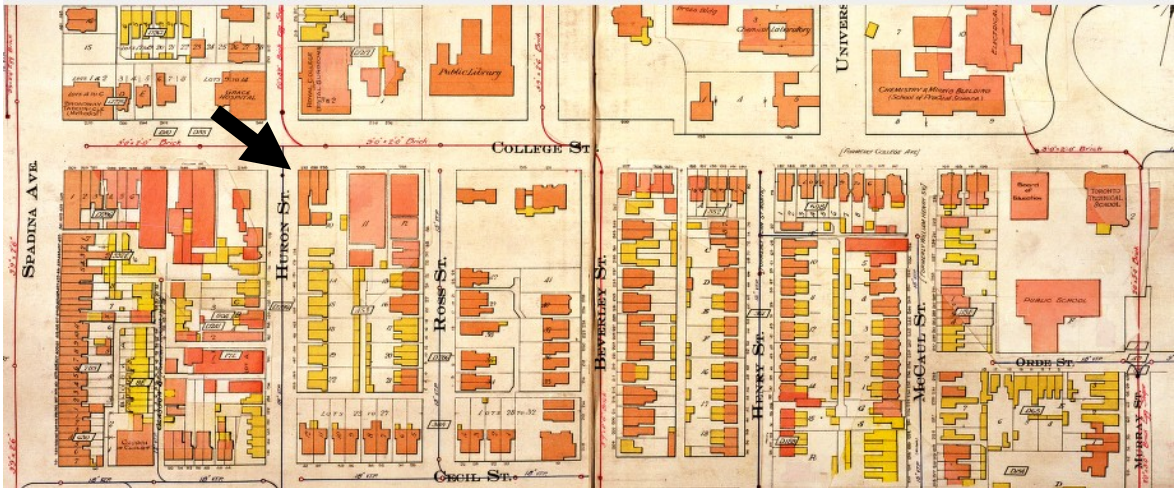
7. Barclay, Clark and Company's Bird's Eye View, 1893: showing the development of the residential neighbourhood southeast of Spadina Avenue and College Street



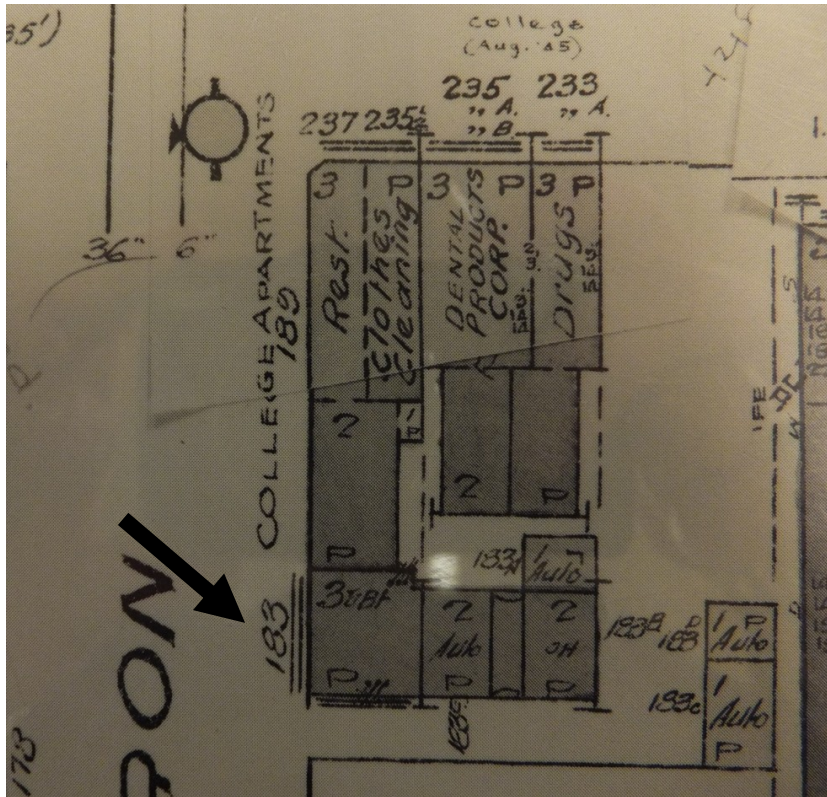
8. Goad's Atlas, 1903: showing the area before the 1909 addition to the subject properties



9. Goad's Atlas, 1912: showing the addition of the south wing for the College Apartments (1909)



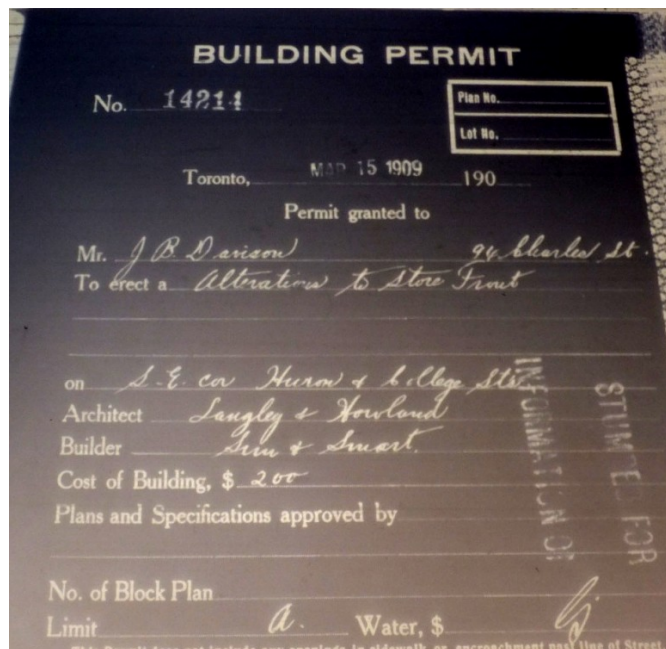
10. Goad's Atlas, 1923: no further changes are shown to the John Davison Buildings and College Apartments, but the I.O.O.F. Building and Gage Institute have been constructed to the east and the Thomas Alison House relocated from 221 College to 34 Ross Street



11. Underwriters' Survey Bureau Atlas, October 1930 updated to August 1945: showing the 3-storey John Davison Buildings at 233-237 College, the two-storey wing now identified as 189 Huron, and the 3-storey apartment house numbered 183 Huron



12. Building Permit #93, April 1, 1889: for "three attached 3-storey brick stores, S.S. (south side) College Street near College Street" (the latter references the north/south and east/west sections of the street, with the north-south alignment later renamed University Avenue)



13. Building Permit #14214, March 15, 1909: issued to John Davison for "alterations to storefront" on southeast corner of Huron and College Street with the architects identified as Langley and Howland



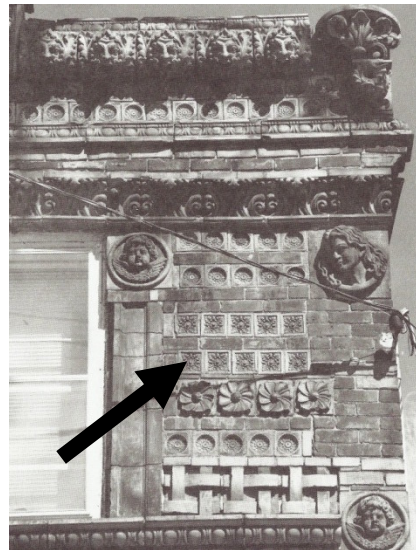
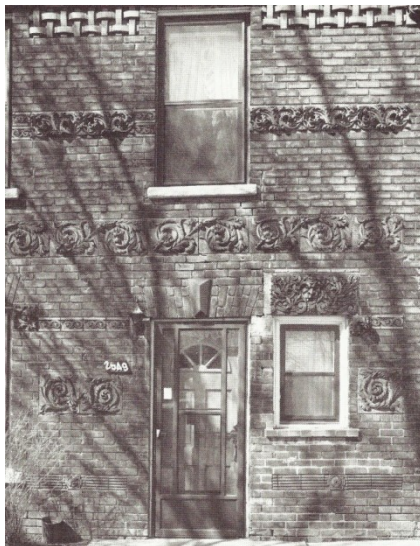
14. Archival Postcard, College and Huron Streets, 1913: view looking east along College Street at Huron Street and showing the John Davison Buildings near the southeast corner of the intersection (right) (Toronto Historical Board)



15. Archival Photograph, College Street, 1914: view looking west along College Street from Ross Street where the sign for the drugstore at 233-237 College is visible near the centre of the image (City of Toronto Archives, Series 372, Image 261)



16. Archival Photographs, Huron Street, January 1925: showing the John Davison Buildings and College Apartments on the right (the arched entrance to present-day 189 Huron is indicated by the arrow)



17. Photographs, John Turner Houses, 2549 Dundas Street West (left) and 20 Jerome Street (right): as a Toronto builder, Turner applied decorative terra cotta to his own residences, including the style of detailing that appears on the John Davison Buildings and the north portion of the College Apartments at 189 Huron Street (TRAC, 26-27)



18. Current Photographs: showing the principal (north) facade on College Street (above) with a detailed view of part of the decorative terra cotta (below) (Heritage Preservation Services, September 2013)



19. Current Photographs: showing the east elevation (above) and the beveled corner overlooking the intersection of College and Huron Streets (below) with the decorative terra cotta panel and corbelled brickwork (Heritage Preservation Services, September 2013)



20. Current Photographs: showing the west elevation on Huron Street (above) with the John Davison Buildings (left) and the College Apartments (right), and the decorative terra cotta panel on the west elevation of 189 Huron Street (below) (Heritage Preservation Services, September 2013)



21. Current Photographs: showing the entrances to the College Apartments at 183 and 189 Huron Street (above) and the rear (south) walls of the complex (below) (Heritage Preservation Services, September 2013)