

Alteration of a Designated Heritage Property, Amending of Designating By-law and Authority to Enter into a Heritage Easement Agreement - 2-8 Gloucester Street

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| Date: | March 4, 2013 |
| To: | Toronto Preservation Board Toronto and East York Community Council |
| From: | Director, Urban Design, City Planning Division |
| Wards: | Ward 27, Toronto Centre – Rosedale |
| Reference Number: | P:\2013\Cluster B\PLN\HPS\TEYCC\April 9 2013\teHPS09 |

SUMMARY

This report recommends that City Council approve alterations to the property located at 2-8 Gloucester Street and authorize the amendment of former City of Toronto By-law No. 532-82 designating the property under Part IV, Section 29 of the Ontario Heritage Act. This report also recommends that City Council authorize the entering into of a Heritage Easement Agreement for the subject property. The applicant is proposing to construct a 34-storey residential tower as part of a development that includes the preservation of 2 Gloucester Street (Masonic Hall Buildings), and the rehabilitation of the original front elevations of the Charles Levey Houses at 8 (12) Gloucester Street, heritage buildings that are part of the development site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the proposed alterations to the heritage property at 2-8 Gloucester Street, including the demolition of the structure on 6 Gloucester Street, to allow for the construction of a 34-storey residential condominium building substantially in accordance with the plans and drawings prepared by Hariri Pontarini Architects Inc. dated November 21, 2012, the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated June 10, 2011 with final revisions/addendums dated July 30, 2012, and the Condition Assessment, 8 and 12 Gloucester Street, prepared by ERA Architects Inc. as revised July 30, 2012 subject to the following conditions:

- a. That prior to Final Site Plan approval the owner shall:
 - i. Provide a detailed Conservation Plan detailing all conservation work required in accordance with the HIA and the Condition Assessment referenced in Recommendation 1 above, for the heritage property at 2-8 Gloucester Street including a detailed estimate of costs associated with this conservation work, to be prepared by a qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services;
 - ii. Submit an Interpretation Plan that interprets the cultural heritage value of the property at 2-8 Gloucester Street and describes the evolution of the site, to the satisfaction of the Manager, Heritage Preservation Services;
 - iii. Submit a Lighting Plan that describes how the Yonge Street elevation of the heritage property at 2-8 Gloucester Street will be sensitively illuminated at night to enhance the building's heritage character and landmark status to the satisfaction of the Manager, Heritage Preservation Services;
- b. That prior to the issuance of any heritage permit the owner shall:
 - i. Submit final building permit plans and drawings for the alterations and new construction, satisfactory to the Manager, Heritage Preservation Services;
 - ii. Provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure the approved conservation work;
 - iii. Enter into a Heritage Easement Agreement with the City for the heritage property at 2-8 Gloucester Street;
- c. That prior to the release of the Letter of Credit, the owner shall:
 - i. Provide replacement Schedule B photographs for the Heritage Easement Agreement for the heritage property at 2-8 Gloucester Street to the satisfaction of the Manager, Heritage Preservation Services;
 - ii. Provide a certificate of completion prepared by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the approved Conservation

Plan to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 2-8 Gloucester Street using substantially the form of easement agreement prepared by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
3. City Council amend By-law No. 532-82 of the former City of Toronto under Section 30.1 of the Ontario Heritage Act to revise the Reasons for Designation to explain the cultural heritage value or interest of the property at 2-8 Gloucester Street and describe its heritage values.
4. City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law 532-82 of the former City of Toronto pursuant to Part IV, Section 30.1 of the Ontario Heritage Act.
5. City Council authorize the City Solicitor to introduce any necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 2-8 Gloucester Street.

Financial Impact

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

DECISION HISTORY

On June 20, 1973, the property at 2 Gloucester Street containing the complex known historically as the Masonic Hall Buildings was listed on the City of Toronto's Inventory of Heritage Properties for architectural and contextual value. On March 15, 1974, the property at 8 (12) Gloucester Street containing the Charles Levey Houses was listed on the City of Toronto's Inventory of Heritage Properties for its contextual value.

On September 10, 1982, City Council designated 2 Gloucester Street for its architectural value under Part IV, Section 29 of the Ontario Heritage Act by By-Law No. 532-82. The designation by-law covers the property with the combined addresses of 2, 6 and 8 (12) Gloucester and 601-613 Yonge Street. The building at 6 Gloucester Street (constructed in 1972), and the semi-detached houses at 8 (12) Gloucester Street are included in the legal description of the designation by-law but neither are referenced in the "Reasons for Designation". Staff is recommending the existing designation by-law be amended to revise the heritage values and attributes of the Masonic Hall Buildings at 2 Gloucester Street in accordance with the 2005 amendments to the Ontario Heritage Act and to include those of the Charles Levey Houses at 8 (12) Gloucester Street.

At its meeting on September 12, 2011 Toronto and East York Community Council considered a preliminary planning report dated August 15, 2011 from the Director of Community Planning, Toronto and East York District, for the subject Zoning Amendment application (2, 6, and 8 Gloucester Street and 601 and 613 Yonge Street) and adopted the recommendations of staff with amendments.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE9.32>

BACKGROUND

Policy Framework

Planning Act and Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The *Planning Act* and associated *Provincial Policy Statement* guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the *Planning Act*. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 directs that "Significant built heritage resources and cultural heritage landscapes shall be conserved. Properties included on the City's Inventory of Heritage Properties are considered to be significant in this context.

In the PPS 2005, "conserved" is defined as "the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

Official Plan

Policy 3.1.5.2 of the Official Plan states that "Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved." "Development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes." Development adjacent to properties on the City's *Inventory of Heritage Properties*, will respect the scale, character and form of the heritage buildings and landscapes.

Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Parks Canada document Standards and Guidelines for the Conservation of Historic Places in Canada as the official document

guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The relevant Standards include the following:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*
- Conserve heritage value by adopting an approach calling for minimal intervention
- Find a use for an historic place that requires minimal or no change to its character-defining elements
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place
- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future

Development Proposal

The subject development site is located on the northeast corner of Yonge and Gloucester Streets in the neighbourhood just south of Yonge and Bloor Streets (Attachment No. 1). It is bordered by Gloucester Street on the south, Yonge Street on the west, two mid-rise commercial buildings at 615 Yonge Street and 18 Gloucester Lane on the north, and Gloucester Lane on the east. Further east on the north side of the block is a high-rise residential building at 30 Gloucester Street. On the south side of Gloucester Street including directly across from the development site and further east, the neighbourhood is characterized by two-storey Victorian houses.

The planning application is for a Zoning By-law Amendment to permit the re-development of lands including the heritage buildings at 2 and 8 (12) Gloucester Street to construct a 34-storey residential tower with 232 residential units and four levels of underground parking (Attachment No. 5). The parking garage is accessed from Gloucester Lane. The five storey heritage building at 2 Gloucester Street with 20 existing residential units and commercial uses at grade and on the second floor is preserved. The pair of semi-detached houses at 8 (12) Gloucester is proposed to be rehabilitated for commercial uses through a strategy of partial retention and reconstruction.

ERA Architects Inc. submitted a Heritage Impact Assessment (HIA) in support of the planning application dated June 10, 2011 with final revisions/addendums dated July 30, 2012. The heritage comments provided in this report stem from staff review of the HIA, the drawings provided by the applicant, and on-site meetings with the heritage consultant.

A separate staff report on the related community planning issues from the Director of Community Planning will be before Toronto and East York Community Council and Toronto City Council for consideration in conjunction with this report.

2 Gloucester Street (Masonic Hall Buildings)

Cultural Heritage Value

The property at 2 Gloucester Street is designated under the Ontario Heritage Act by former City of Toronto By-law No. 532-82. Built in 1888 for Alexander Patterson based on a design by architect Richard Ough, the building was designed to function as a Masonic Hall, offices and a row of stores facing Yonge Street. It continues to serve as a landmark building on Yonge Street by virtue of its prominent corner tower feature with a tapered octagonal roof. The façade is also characterized by its decorative cornices and brackets, as well as the especially fine woodwork and metal detail of the shop fronts. The facade of brick masonry with stone trim, and the variety of fenestration are good examples of later Victorian architectural style (Attachment No. 2).

Additional attributes noted in the HIA include: the cast iron and metal work of the shop fronts; the inscribed stone tablet on the façade reading “Masonic Hall Buildings 1888”; and the association of the building with the Masonic Order of Scottish Rite. The Scottish Rite Freemasons occupied the fourth floor of the building until 1918, at which point they moved to the Masonic Temple at Yonge and Davenport.

In 1972 Adamson Architects designed the renovation project, Gloucester Mews, which preserved the building and connected it with adjacent properties at 6 and 8 (12) Gloucester Street as part of a small retail shopping centre with a central enclosed court. It was highly acclaimed at the time as an award winning architecture and conservation project.

Condition Assessment

A condition assessment conducted by ERA Architects Inc. in 2011 of the building envelope at 2 Gloucester Street determined the brick masonry is in fair to good condition. The limestone masonry is in in fair to good condition with environmental staining evident

on all stone surfaces and heavy deterioration of some stone features on the ground level. Decorative wood and metal features are in good condition except for a short list of missing or damaged features. Staff will ensure the conservation plan for the project includes repair of these features.

8 (12) Gloucester Street (Charles Levey Houses)

Cultural Heritage Value

The building at 8 (12) Gloucester Street consists of a pair of semi-detached 2½ -storey bay and gable brick structures constructed in 1868, faced with brick a decade later, and with a modern extension at the rear added in the 1970s. The property was listed on the City's Inventory of Heritage Properties in 1974 and, although it was included in the legal description of former City of Toronto By-law No. 532-82, the site was not described in the original Reasons for Designation. The cultural heritage values and attributes of the property are included in the amended Reasons for Designation. The HIA identifies the following for consideration: the semi-detached massing; the buff brick masonry on the south elevation; the high pitched gable roof and wood trim detail; the bay window on the ground floor with inset red brick panels; and the pattern of masonry openings (Attachment No. 3).

Condition Assessment

A detailed condition assessment completed by ERA Architects Inc. at the request of City staff revealed that limited portions of the original structures at 8 (12) Gloucester remain. Primarily these consist of the south elevation, roof framing, and a partial portion of the west wall (reclad with contemporary brick). The north wall, part of the west wall and the demising wall between the semi-detached structures were all removed as part of the 1972 redevelopment. There is no structural connection between the east wall and north wall construction.

The brick masonry on the south façade dates from 1877-78 and is in poor to good condition. Its structure consists of one wythe of brick over a rough cast and frame structure. The two bays at grade are constructed with two wythes of brick and are determined to have been added during the 1877-78 alterations. The window sills constructed of sandstone are in good condition with only slight environmental staining. The woodwork on the south façade consists of eave decoration, attic level louvered shutters, and decorative brick detailing around the windows and door frames.

2 (6) Gloucester Street

Cultural Heritage Value

The property known for the purpose of convenience as 6 Gloucester Street is included in the legal description of the designation by-law 532-82, but it is not described in the original Reasons for Designation. The structure on this property is a flat roofed two-storey brick building constructed in the early 1970s. The front south elevation is glazed with bands of brick articulating the floor levels (Attachment No. 4). Staff confirm it has no significant heritage value.

COMMENTS

Conservation Strategy

The development proposes to preserve the Masonic Hall at 2 Gloucester Street, to demolish the structure at 6 Gloucester Street retaining only the black steel and glass elevator tower on Gloucester Street that was built as part of the Gloucester Mews project, and to stabilize and relocate the front four metres of the semi-detached houses at 8 (12) Gloucester Street approximately four metres forward on the site to align with the existing setback of the Masonic Hall. The remainder of the houses at 8 (12) Gloucester is proposed to be reconstructed (Attachment Nos. 6, 7).

Moving the houses forward provides a larger footprint for the proposed tower. This footprint comprises the space immediately behind or to the east of 2 Gloucester extending to the laneway and includes both the 6 Gloucester Street property, and the space currently occupied by the rear addition to 8 (12) Gloucester Street.

Assessment of Impact

Staff has reviewed this proposal in the context of the Standards and Guidelines for the Conservation of Historic Places in Canada document and support the preservation and rehabilitation strategies proposed for the heritage structures on the development site. Staff has worked consistently with the applicant over the past year to improve the application in several key areas as discussed below.

Scale

The base building of the proposed tower serves the important function of consolidating the built form on the north side of Gloucester Street on this block transitioning the scale of the 5-storey Masonic Hall down to the scale of the 2 1/2 storey houses at 8 (12) Gloucester Street. Staff has worked through several iterations of the current proposal with the applicant to improve the scale of the base building as expressed through its height and its articulation. Staff consider the base building design in the current proposal an appropriate response to the scale of the adjacent heritage buildings providing an intermediate scale to the street that successfully consolidates the existing and new construction (Attachment No.8).

Materiality

Staff consider the use of masonry (brick) within the proposed base building to be an essential design response to the historic fabric of this block that contributes to coherence and unity with the adjacent heritage buildings. The applicant has addressed this requirement with a design for the base building that is comprised of glass and brick with an appropriate solid to void ratio. While contemporary in design, the base building does not visually overwhelm the adjacent heritage buildings by utilizing the vocabulary of the existing heritage buildings (Attachment No. 9).

Form / Stepback

Staff has worked with the applicant to step the tower component away from the heritage buildings on the development site. The proposal is successful in achieving a 17 metre

stepback from Yonge Street. The applicant has been unable to provide more significant stepbacks on the south side of the tower due to the size of the property. However, staff is satisfied that the design of the base building helps to reinforce the three dimensional form of the heritage buildings on the site as viewed from the street and compensates in part for the reduced stepback on Gloucester Street.

Relocation Strategy

The relocation of the house form building at 8 (12) Gloucester Street was evaluated by staff in the context of a thorough assessment of its heritage value, its existing condition, and the impact of the proposed alterations on the integrity of this resource. Staff support the conservation strategy for this building as described in the Condition Assessment, 8 and 12 Gloucester Street, prepared by ERA Architects Inc., revised July 30, 2012. Detailed inspection of the building by ERA Architects Inc. revealed very little of its original fabric remains. Temporarily moving the south four metres of the building including part of the roof, side walls and the entire front elevation forward to the property line, facilitates construction within a tight development site. Moving the salvaged portion of the building back to a final location four metres closer to the street, provides additional space for the proposed tower and does not negatively impact the contextual value of the resource. Once permanently relocated, a new gable roof and walls will be constructed to match the size and dimensions of the original building. Additional openings on the east elevation are proposed to support new commercial uses. The houses will be connected into the new development on the north side.

In accordance with the Standards and Guidelines staff generally do not support the relocation of buildings on heritage properties and encourage the retention of as much original fabric as possible as part of any proposed conservation strategy. In this instance, preservation of the Masonic Hall, a landmark building on Yonge Street with a significant stepback of the tower component away from Yonge Street, and a commitment by the applicant to undertake any necessary conservation work to the building envelope is viewed as an important heritage objective that will be achieved by this development. The relatively small size of the existing 8 (12) Gloucester Street houses, the limited amount of original heritage fabric these houses contain, and the written assurance by a qualified building mover and engineer that the relocation of the front four metres is feasible, has allowed staff to support this conservation strategy to allow for redevelopment and intensification on this block.

Amended Reasons for Designation

Former City of Toronto By-law No. 532-82 for the property at 2 Gloucester Street is being amended according to the provisions of the Ontario Heritage Act (2005) to include the properties at 2-8 Gloucester Street. In the original by-law, the Reasons for Designation described the Masonic Hall Buildings at 2 Gloucester Street, however the legal description accompanying the by-law included within the boundaries of the designated site the adjoining property at 6 Gloucester as well as the listed property at 8(12) Gloucester Street. The Amended Reasons for Designation (Attachment No. 11) describe the cultural heritage values of both the Masonic Hall Buildings at 2 Gloucester Street and the Charles Levey Houses at 8 (12) Gloucester Street and are based on the

Heritage Property Research and Evaluation Reports that form Attachments Nos. 12 and 13 to this report.

CONTACT

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SIGNATURE

Robert Freedman, Director
Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map, 2-8 Gloucester Street
Attachment No. 2 – Photograph, 2 Gloucester Street
Attachment No. 3 – Photograph, 8 (12) Gloucester Street
Attachment No. 4 – Photograph, 2 (6) Gloucester Street
Attachment No. 5 – Site Plan, 2-8 Gloucester Street
Attachment No. 6 – Relocation Plan, 8 (12) Gloucester Street
Attachment No. 7 – Retention Strategy, 8 (12) Gloucester Street
Attachment No. 8 – South Elevation, 2-8 Gloucester Street
Attachment No. 9 – Artistic Rendering, 2-8 Gloucester Street
Attachment No. 10 – Original Reasons for Designation, 2 Gloucester Street
Attachment No. 11 – Amended Reasons for Designation, 2-8 Gloucester Street
Attachment No. 12 – Heritage Property Research and Evaluation Report, 2 Gloucester Street
Attachment No. 13 – Heritage Property Research and Evaluation Report, 8 (12) Gloucester Street



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

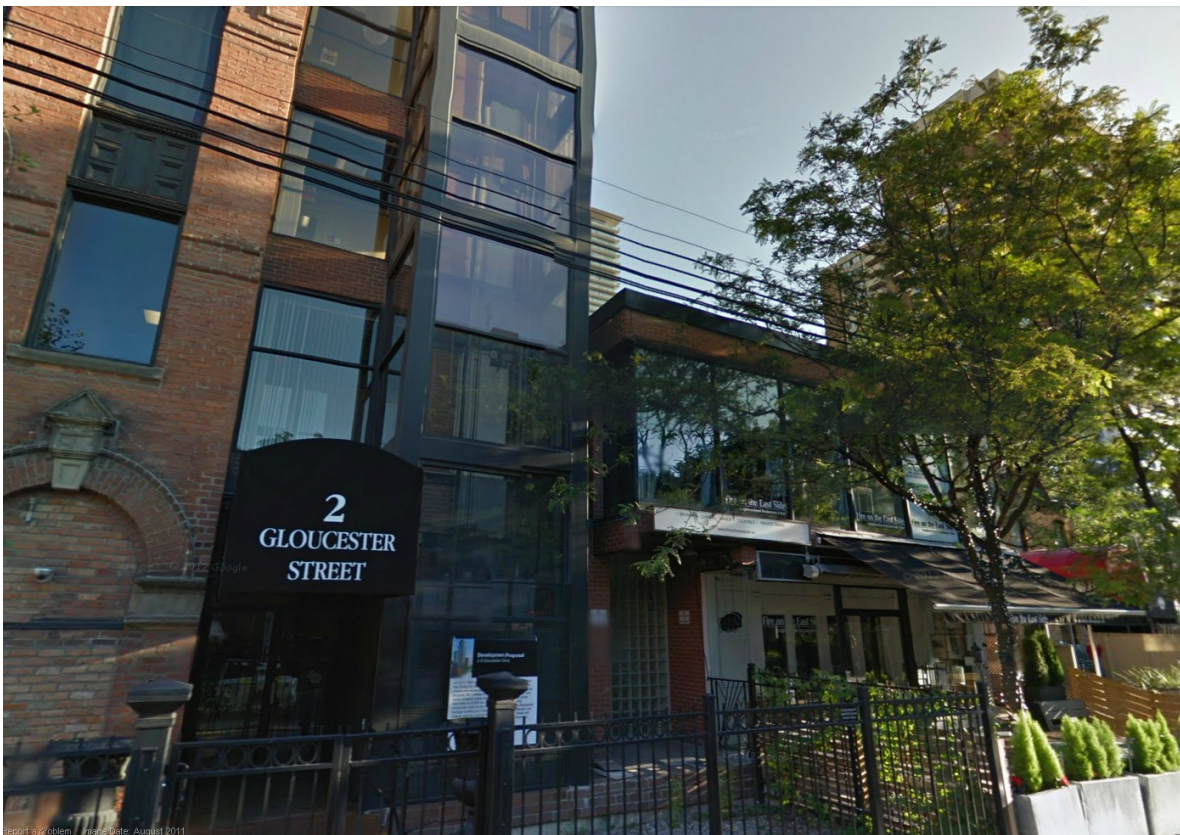
The **arrow** marks the properties at 2-8 Gloucester Street.



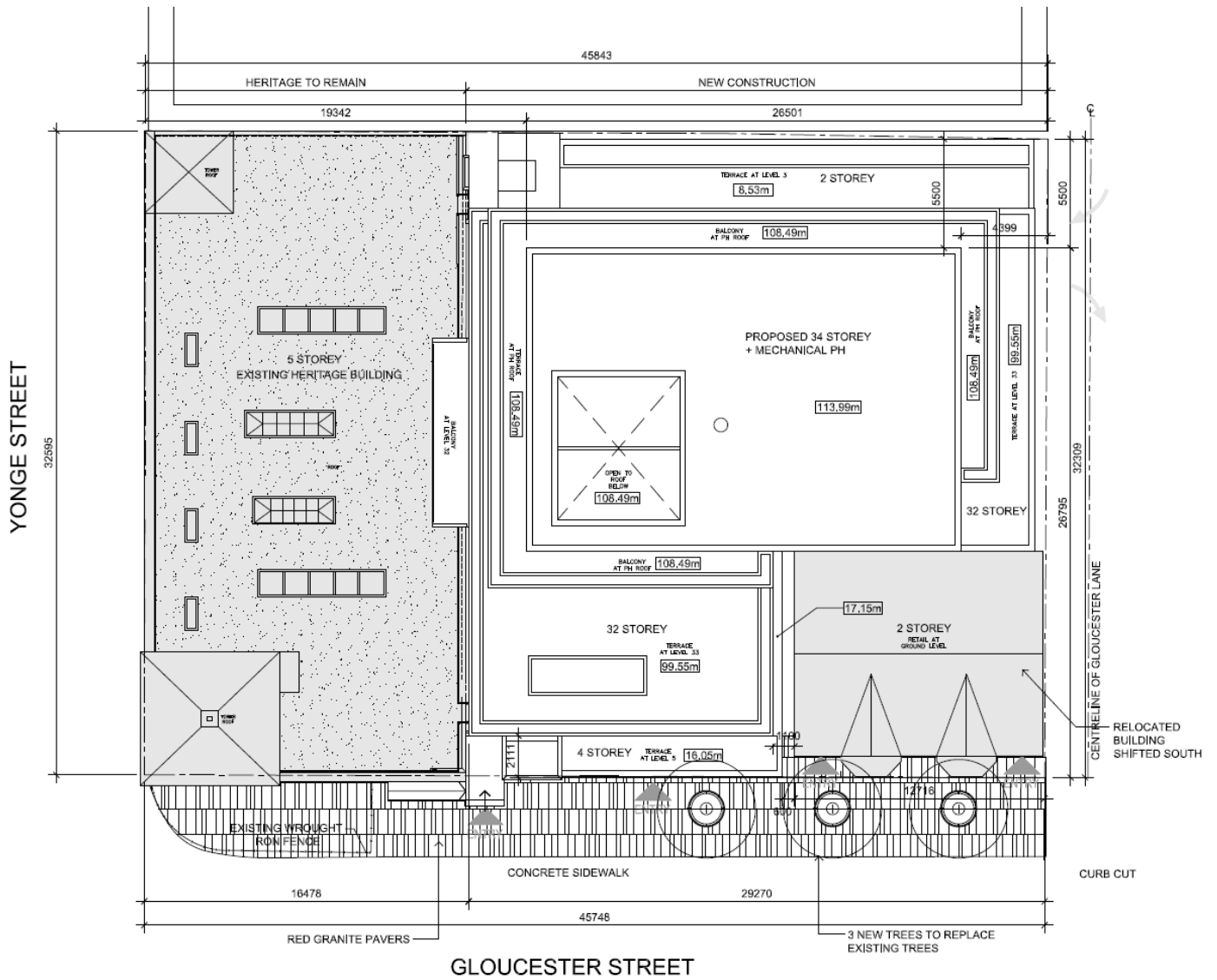
View from Southwest



View from the South



View from the South

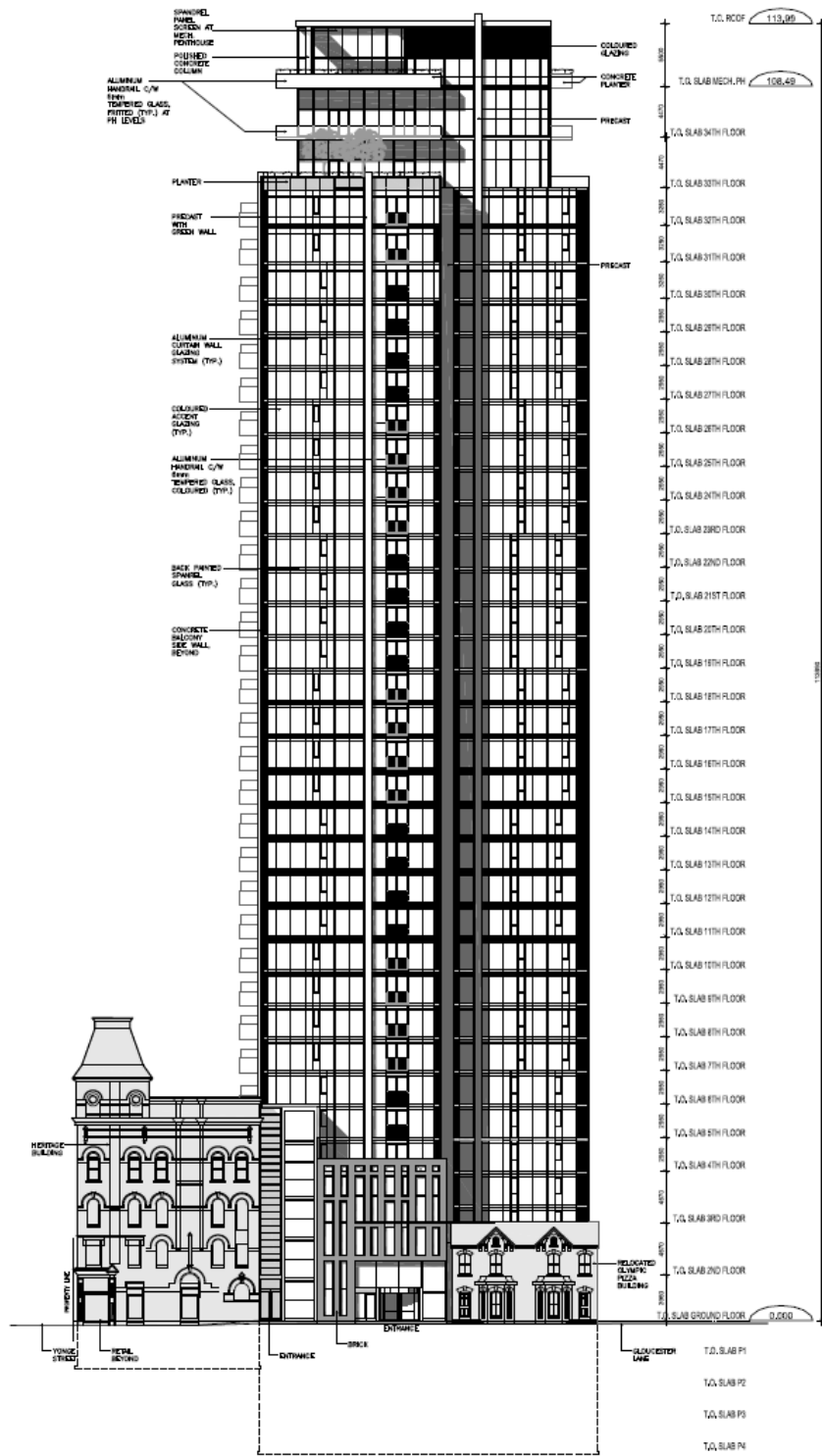




East Elevation

SOUTH ELEVATION: 2-8 GLOUCESTER STREET

ATTACHMENT NO. 8





View from South Side of Gloucester Street

ORIGINAL REASONS FOR DESIGNATION:
2 GLOUCESTER STREET

ATTACHMENT NO. 10

The stone and Masonic Hall Buildings at 2 Gloucester Street is designated on architectural grounds. Built in 1888 by Alexander Patterson to accommodate a Masonic Hall, offices and seven stores on Yonge Street, this landmark is identified by a corner tower with a tapered octagonal roof, decorative cornices, brackets, and the especially fine woodwork detail of the shop fronts. The facade of brick masonry with stone trim, and the variety of fenestration are good examples of late Victorian architectural style. In 1972, a rehabilitation programme preserved the building as Gloucester Mews.

Former City of Toronto By-law No. 532-82, designating the property at 2 and 8 Gloucester Street (including the convenience addresses of 6 and 12 Gloucester Street and 601-613 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act. The amendment includes a description of the values and attributes of the Masonic Hall Buildings at 2 Gloucester Street, as well as the adjoining Charles Levey Houses at 8 (12) Gloucester Street, which were included in the legal description of By-law No. 532-82 but not described in the original Reasons for Designation.

Masonic Hall Buildings (2 Gloucester Street)

Description

The property at 2 Gloucester Street is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the northeast corner of Yonge Street and Gloucester Street, the Masonic Hall Buildings (1888) were designed as a four-storey commercial block with stores, offices and a Masonic Hall.

Statement of Cultural Heritage Value

The Masonic Hall Buildings are one of the few surviving commercial blocks in Toronto that originally incorporated a Masonic Hall, reflecting the prominent role of freemasonry in the development of the city. Its design blends architectural features from a number of stylistic influences popularized during the Victorian period, which are executed with a high degree of detailing and capped by a landmark tower on the southwest corner.

For 30 years, the property at 2-8 Gloucester Street was associated with a branch of the Masonic order. The building was specifically designed to incorporate a Masonic Hall by Richard Ough, a Canadian architect who was recognized for his work in the United States. Ough received the commission for 2 Gloucester Street during his seven-year career in Toronto, and it stands as a rare surviving example of his work in the city.

Contextually, with its prominent location anchoring an intersection on Yonge Street near Bloor Street, the Masonic Hall Buildings at 2 Gloucester stand as a local landmark on Toronto's "Main Street". The complex forms part of an important surviving collection of 19th and early 20th century buildings at the northeast corner of Yonge and Gloucester that reflect the development and evolution of the neighbourhood.

Heritage Attributes

The heritage attributes of the property at 2 Gloucester Street are:

- The four-storey commercial building
- The scale, form and massing on the rectangular-shaped plan that extends seven bays on Yonge Street and five bays along Gloucester Street
- The materials, with red brick cladding, and brick, stone, metal and wood detailing
- The roof with parapets, extended eaves, cornices and brackets, the base for the northwest tower, and the monumental southwest tower with the octagonal-shaped roof with flared eaves and round windows
- On the principal (west) facade on Yonge Street and the south elevation on Gloucester Street, the historical pattern of the door and window openings that mix flat-headed, segmental-arched and round-arched windows with decorative detailing
- The first floor shop fronts, with the elaborate classical detailing in wood and metal
- The piers organizing the second- and third-floor window openings
- On the west face of the fourth storey, the nameplate reading "Masonic Hall Buildings 1888"
- The placement of the structure near the northeast corner of Yonge and Gloucester Streets

Charles Levey Houses

Description

The property at 8 Gloucester Street (including the east portion identified for convenience purposes as 12 Gloucester Street) is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the northwest corner of Gloucester Street and Gloucester Lane in the first block east of Yonge Street, the Charles Levey Houses (1868) comprise a pair of 2½-storey semi-detached house form buildings.

Statement of Cultural Heritage Value

The Charles Levey Houses have design significance as surviving examples of residential buildings from the Confederation era that display features from the Gothic Revival, Second Empire and Italianate styles popularized during the Victorian period. The structures retain their scale, form and massing, gable roofs, fenestration and decorative detailing, including the original brickwork on the south facades.

The property at 8 Gloucester Street is associated with Timothy Eaton (1834-1907), who relocated to Toronto in 1869 to open a dry goods business that evolved into one of the city's first department stores and the longest privately operated one in Canada. Eaton and

his family resided at 12 Gloucester Street (the easterly portion of the semi-detached houses) following their arrival in Toronto, a period when the entrepreneur formulated novel retail concepts for Toronto consumers, including fixed prices and cash sales.

The Charles Levey Houses are visually and historically linked to their surroundings on Gloucester Street near Yonge Street where they form part of an enclave of mid- to late-19th century and early 20th century buildings of heritage interest adjoining the intersection. The house form buildings are visual reminders of the development of Gloucester Street as a residential neighbourhood, where their neighbour facing Yonge Street to the west is the iconic Masonic Hall Buildings, a local landmark on Toronto's "main street." The Charles Levey Houses are near the Richard Bustard Building at 615 Yonge Street and adjoin the Lionel Rawlinson Building at 18 Gloucester Lane, which are early 20th century commercial buildings that contribute to the heritage character of the area.

Heritage Attributes

The heritage attributes of the property at 8 Gloucester Street (with the portion identified for convenience purposes as 12 Gloucester Street) are:

- The pair of 2½-storey semi-detached house form buildings
- The scale, form and massing of the structures beneath gabled roofs with a pair of gables on the south slope and returned eaves
- The materials, with the original buff brick cladding on the south facades, with buff and red brick, stone and wood detailing
- On the principal (south) facades, the arrangement of the openings as mirror images with the entries in the outside bays beside single-storey multi-sided bay windows with mansard roofs
- The segmental-arched window openings in the bay windows and second storey, the diminutive round-arched window openings in the attic levels and the detailing on the openings with hood moulds, keystones and red panels
- The placement of the semi-detached house form buildings on the north side of Gloucester Street on the northwest corner of Gloucester Lane

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**MASONIC HALL BUILDINGS
2 GLOUCESTER STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2013

1. DESCRIPTION



above: nameplate on west facade (Heritage Preservation Services, 2012)

| 2 Gloucester Street: Masonic Hall Buildings | |
|--|---|
| ADDRESS | 2 Gloucester Street (which also includes the addresses at 6 Gloucester Street and 601-613 Yonge Street) |
| WARD | 27 (Toronto Centre-Rosedale) |
| LEGAL DESCRIPTION | Plan 81, Part Lots 2-4 |
| NEIGHBOURHOOD/COMMUNITY | Yonge and Gloucester Neighbourhood |
| HISTORICAL NAME | Masonic Hall Buildings (Masonic Hall, Offices and Stores) |
| CONSTRUCTION DATE | 1888 |
| ORIGINAL OWNER | Alexander Patterson, grocer |
| ORIGINAL USE | Commercial |
| CURRENT USE* | See section 2.ii * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | Richard Ough, architect ¹ |
| DESIGN/CONSTRUCTION/MATERIALS | Brick cladding with brick, stone, and wood detailing |
| ARCHITECTURAL STYLE | See Section 2.ii |
| ADDITIONS/ALTERATIONS | 1972: altered for Gloucester Mews |
| CRITERIA | Design/Physical, Historical/Associative & Contextual |
| HERITAGE STATUS | Designated under Part IV, Section 29 of the Ontario Heritage Act by By-law 532-82 |
| RECORDER | Heritage Preservation Services: Kathryn Anderson |
| REPORT DATE | February 2013 |

¹ Although an architect was not named on the building permit for the structure (Image 8), prior to its issuance architect Richard Ough received invoices for the project (one of which is attached as Image 7)

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 2 Gloucester Street (which also includes the properties with convenient addresses of 6 Gloucester and 601-613 Yonge Street) and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

| Key Date | Historical Event |
|-----------------|--|
| 1853 June | Plan 81 is registered on the lands along the north side of Gloucester Street, east of Yonge Street |
| 1858 | Boulton's Atlas shows the subject site, which remains vacant |
| 1867 Sept | Charles Levey acquires Lots 2-4 on the northeast corner of Yonge and Gloucester streets, commissioning the pair of house-form buildings at present-day 8 (12) Gloucester the following year ² |
| 1874 Apr | Alexander Patterson purchases the three lots, including Levey's houses |
| 1878 | The City Directory first records Patterson as the occupant of 10 Gloucester |
| 1880 | Goad's Atlas illustrates Patterson's property prior to the construction of present-day 2 Gloucester |
| 1888 Apr | Tenders are issued for "six stores to be erected on Yonge Street for Alexander Patterson" and architect Richard Ough is billed for construction materials ³ |
| 1888 May | Patterson is issued Building Permit #123 for "detached stores" at Yonge and Gloucester |
| 1888 May | Patterson's new stores are referenced in an issue of <u>The Canadian Architect and Builder</u> |
| 1888 July | Patterson mortgages the tract for \$17,000 |
| 1889 | Patterson's unfinished buildings at the northeast corner of Yonge and Gloucester are recorded in the City Directory, reflecting information compiled the previous year |
| 1890 | The new complex is listed in the City Directory and first illustrated on Goad's Atlas |
| 1958 | Patterson's estate sells the property |
| 1972 | The Masonic Hall Buildings is rehabilitated as Gloucester Mews |
| 1973 | Toronto City Council lists the property at 2 Gloucester Street on the City of Toronto Inventory of Heritage Properties |
| 1982 | The property at 2 Gloucester is designated under Part IV, Section 29 of the Ontario Heritage Act by By-law #532-82 |
| 2007 | The building becomes Masonic Hall Lofts |

² In 1868, Levey occupied one of the houses and rented the other to dry goods merchant Timothy Eaton, who resided there for nearly a decade while he established the forerunner to his famous department store and the T. Eaton Company. The properties were identified historically as 10 and 12 Gloucester but, following their adaptation for commercial uses, are currently known as 8 (12) Gloucester

³While the document reads "six" stores, seven units were constructed (Alexander Patterson Fonds, City of Toronto Archives, Fonds 110, File 4)

ii. HISTORICAL BACKGROUND

Yonge and Gloucester Neighbourhood

The property at 2 Gloucester Street is located on the east side of Yonge Street south of Bloor Street East. Although the thoroughfare was surveyed in 1796, the section between present-day Queen and Bloor Streets remained in poor condition and was known locally as "the road to Yonge Street" until the early 19th century.⁴ On the east side of Yonge, the subject site was originally part of Park Lot 8, one of the series of 100-acre tracts outside the Town of York that were awarded to government and military officials. The allotment was granted to Captain George Playter in 1796, who conveyed portions of the park lot to other community leaders, including the 60-acre parcel he transferred to Chief Justice John Elmsley in 1799. In a transaction completed in 1836, the Elmsley family sold six acres along the north side of Gloucester Street between Yonge and Church Streets to Reverend James Harris, who registered Plan 81 on the site in 1853. Lots 2 to 4 remained vacant in 1858 when the lands were illustrated on Boulton's Atlas (Image 2).

In 1867, Harris sold the three lots at the northeast corner of Yonge and Gloucester to Charles Levey, who commissioned the pair of semi-detached house form buildings at present-day 8 (12) Gloucester. While Levey retained the tract and occupied one of the dwellings, the land near the corner of the intersection remained vacant according to archival documents and maps. Alexander Patterson, who operated a grocery business at 287 Yonge Street, acquired the entire site with the open space on Yonge Street and Levey's houses in 1874. The subsequent development of the property is illustrated on Goad's Atlases, with excerpts attached (Images 3-5).

Masonic Hall Buildings

In 1888, Alexander Patterson received tenders as well as a building permit for "seven detached three storey brick stores" on the northeast corner of Yonge and Gloucester (Images 6 and 8). Patterson reserved the upper floor of the complex for the Scottish Rite Freemasons, an arrangement later confirmed in land records and announced on the building in a nameplate reading "Masonic Hall Buildings 1888". As a branch of the semi-secret fraternal order that originated in English medieval stonemason guilds, this group was specifically formed to teach the first three of the 33 degrees of freemasonry. The Scottish Rite Freemasons used the premises in the Masonic Hall Buildings until 1918 when the branch relocated to the custom-built Masonic Temple at Yonge Street and Davenport Road.⁵

Patterson resided in the westerly semi-detached house at 10 Gloucester Street until 1908, and his estate retained the dwellings as well as the Masonic Hall Buildings for another half century. In 1972, the building was transformed as the Gloucester Mews in an award-

⁴ McHugh, 60

⁵ The property identified as 888 Yonge Street is designated under Part IV, Section 29 of the Ontario Heritage Act and includes heritage attributes on the interior incorporating symbols of the Masonic order

winning design that retained commercial uses at street level and involved alterations to the east elevation as well as the neighbouring property at 6 Gloucester Street. 2 Gloucester Street was recognized on the City of Toronto Inventory of Heritage Properties in 1974 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1982. The complex was renamed the Masonic Hall Lofts in 2007.

Richard Ough, Architect

The Masonic Hall Buildings at 2 Gloucester Street were designed by architect Richard Ough. Little is known about Ough's early life and training, although he resided and practiced in California for nearly twenty years before opening a solo office in Toronto in 1885.⁶ His initial work comprised a hotel, summer pavilion, railway station and residences for the Long Branch Grove summer resort in Etobicoke. In the city, Ough accepted a commission for the British Hotel (1887) at King Street West and Simcoe Street before undertaking the Masonic Hall Buildings (Image 9). By 1892, Ough was working in the United States again, where "Glen Hurst", one of the original houses he designed in the Palisades neighbourhood of Washington, D. C. is a recognized heritage property.

iii. ARCHITECTURAL DESCRIPTION

Current and archival photographs of the property at 2 Gloucester Street are found on the cover and in Sections 2 and 6 of this report. Befitting its appearance in the late 1800s, the Masonic Hall Buildings blends architectural features from a number of architectural styles popularized in the Victorian era. The monumentality of the design and the oversized arched openings suggest the Romanesque Revival, while the pattern brickwork recalls Gothic Revival architecture and the landmark corner tower with an octagonal-shaped roof with flared eaves is based on the Italianate style.

Rising four stories, the Masonic Hall Buildings features red brick cladding with contrasting brick, stone, metal and wood trim. The roof has a prominent five-storey tower at the southwest corner and, at the northwest corner the base for a second tower remains (its hipped roof, now removed, is visible in the archival photographs in Section 6 of this report). Parapets and extended eaves with cornices and brackets mark the west and south rooflines. The rectangular plan extends seven bays along Yonge Street where the first-floor storefronts feature elaborate classical detailing in wood and metal. In the second and third stories, brick piers organize the fenestration. The large flat-headed window openings in the second floor are surmounted by segmental-arched openings with decorative detailing. The upper storey features pairs of round-arched window openings in each bay. The window shapes and decoration are repeated on the narrow south wall facing Gloucester Street and on the corner towers, with round windows introduced on the base of the southwest tower.

⁶ A list of Ough's known commissions is found in The Biographical Dictionary of Architects in Canada, 1800-1950, unpagged

The alterations to the east elevation of the Masonic Hall Buildings, as well as the east extension known as 6 Gloucester Street and dating to 1972 are not identified as heritage attributes. The north wall adjoins the neighbouring structure at 615 Yonge Street.

iv. CONTEXT

The location of the property at 2 Gloucester Street is shown on the attached map (Image 1). The Masonic Hall Buildings anchor the northeast corner of the intersection of Yonge Street with Gloucester Street. The complex is adjoined to the east by the Charles Levey Houses, the pair of semi-detached house form buildings at 8 (12) Gloucester. Directly north of the Masonic Hall Buildings, a six-storey commercial block was commissioned by land developer Robert Bustard and completed in 1915. Behind (east of) the Robert Bustard Building and now numbered as 18 Gloucester Lane, the Lionel Rawlinson Building stands. The Masonic Hall Buildings and its neighbours create a heritage enclave of surviving 19th and 20th century structures.

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 and Fine Representative Example of a Commercial Building from the Victorian Era incorporating a Masonic Hall – Apart from the Masonic Temple at Yonge Street and Davenport Road (1918), the Masonic Hall Buildings are among the few surviving structures in Toronto associated with the prominent role of freemasonry in the development of the city.⁷ It blends architectural features from a number of stylistic influences popularized during the Victorian period, which are executed with a high degree of detailing and craftsmanship. With its landmark corner tower, the Masonic Hall Buildings were completed as the tallest feature on Yonge Street north of Dundas Street.

⁷ The "Orient Hall" (Masonic Lodge) in the Poulton Block at 792-798 Queen Street East, and the Annette Street Lodge in West Toronto Junction are among the surviving buildings identified with freemasonry in Toronto that are also recognized heritage properties

| Historical or Associative Value | |
|--|------------|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | X |
| 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 |

Institution – The Masonic Hall Buildings are associated with the Scottish Rite Freemasons, whose group occupied the premises for 30 years. The interior was specifically designed to include lodge rooms as part of the commission from Alexander Patterson, the property owner and a member of the guild.

Architect - Described as the "best known work" of Richard Ough, the Masonic Hall Buildings represent a rare surviving example from the architect's seven-year practice in Toronto.⁸

| 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 | X |

Surroundings – The Masonic Hall Buildings are historically and visually linked to the surrounding properties on the northeast corner of Yonge and Gloucester Streets, anchoring an enclave of heritage buildings that represent the evolution of the area from a mid- to late-19th century residential district to the development of commercial buildings along Yonge Street in the early 20th century. With their proximity to the Charles Levey Houses at 8 (12) Gloucester and the Lionel Rawlinson Building at 18 Gloucester Lane, the Masonic Hall Buildings adjoin the Robert Bustard Building at 615 Yonge Street along Toronto's "Main Street".

Landmark - With its sheer scale, its location anchoring an intersection on Yonge Street near Bloor Street, and the visibility of its tower from many vantage points in the neighbourhood, the Masonic Hall Buildings stand as a local landmark on Toronto's "Main Street."

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 2 Gloucester Street has design, associative and contextual values as a well-crafted example of late Victorian architecture that was designed for and occupied by a branch of the Masonic order for 30 years. Also a rare extant commission in Toronto by architect Richard Ough, the Masonic Hall Buildings anchor the enclave of heritage

⁸ The Biographical Dictionary of Architects in Canada, 1800-1950, unpagged

buildings at the northeast corner of Yonge and Gloucester Street and remain a local landmark on Toronto's "Main Street."

5. SOURCES

Archival Sources

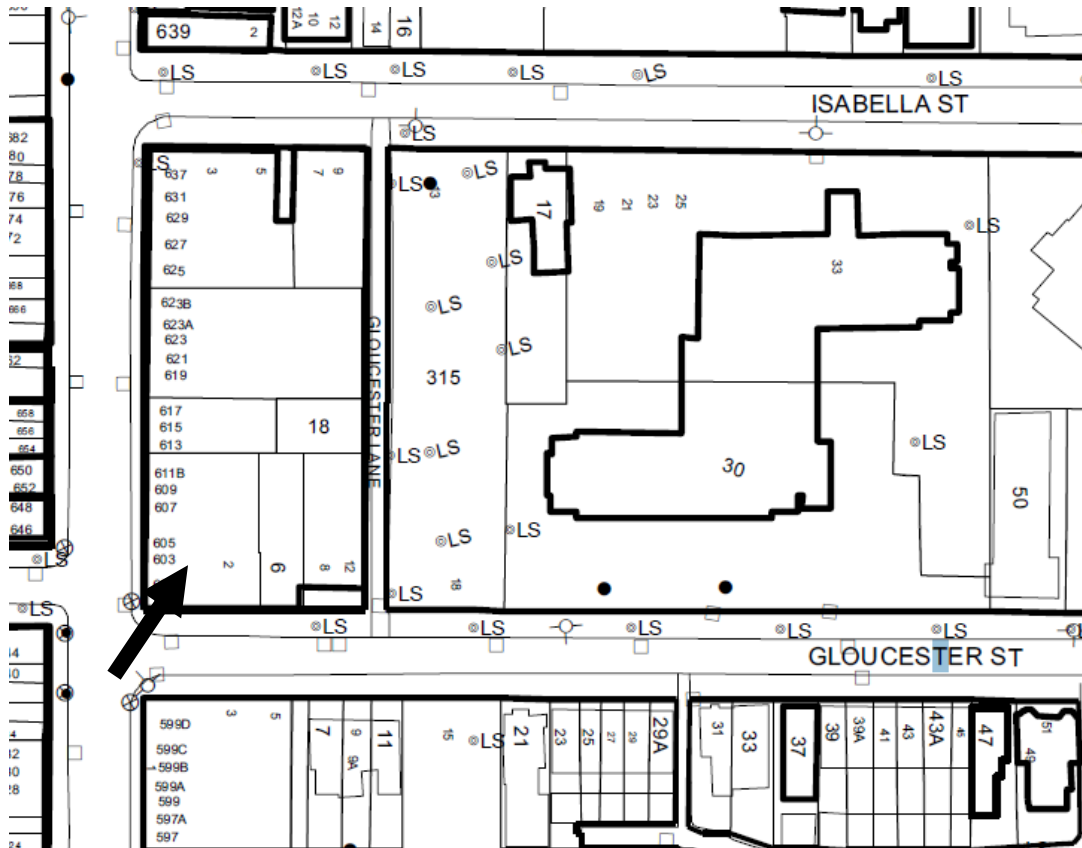
Abstract Indices of Deeds, Plan 81, Lots 2-4
Alexander Patterson Fonds, City of Toronto Archives, Fonds 100, 1867-1933
Assessment Rolls, City of Toronto, St. James Ward and Ward 3, Divisions 6 and 7, 1866 ff.
Boulton's Atlas, 1858
Building Permit #123 (May 8, 1888), City of Toronto Archives
Building Records, Toronto and East York, 1947 ff.
City Directories, 1868 ff.
Goad's Atlases, 1880-1923
Photographs, City of Toronto Archives and Toronto Reference Library (citations in Section 6)⁹

Secondary Sources

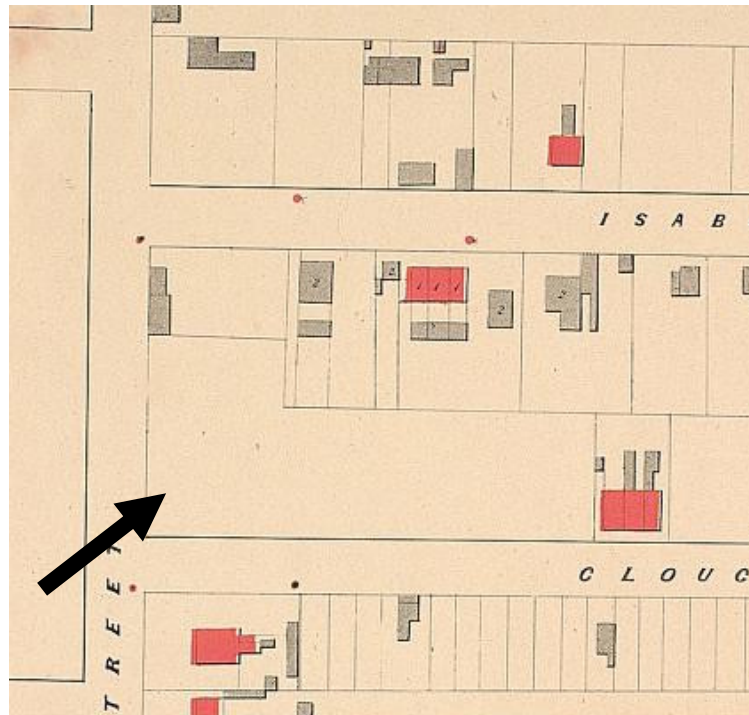
"Ancient and Accepted Scottish Rite of Freemasonry of Canada,"
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Arthur, Eric, Toronto: no mean city, third ed. revised by Stephen A. Otto, 1986
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"Glen Hurst," <http://pdfhost.focus.nps.gov/docs/NRHP/Text/05000336.pdf>
Lumsden, Liz, The Estates of Old Toronto, 1997
Maitland, Leslie, et. al. A Guide to Canadian Architectural Styles, 1993
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
"Richard Ough," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/131>
"Scottish Rite Freemason", http://www.torontomasons.com/scottish_rite_masons.htm
"Stores, Yonge and Gloucester," Canadian Architect and Builder (May 1888), 8

⁹ Additional photographs housed at the City of Toronto Archives under Series 374, Items 34-36 are not illustrated in this report

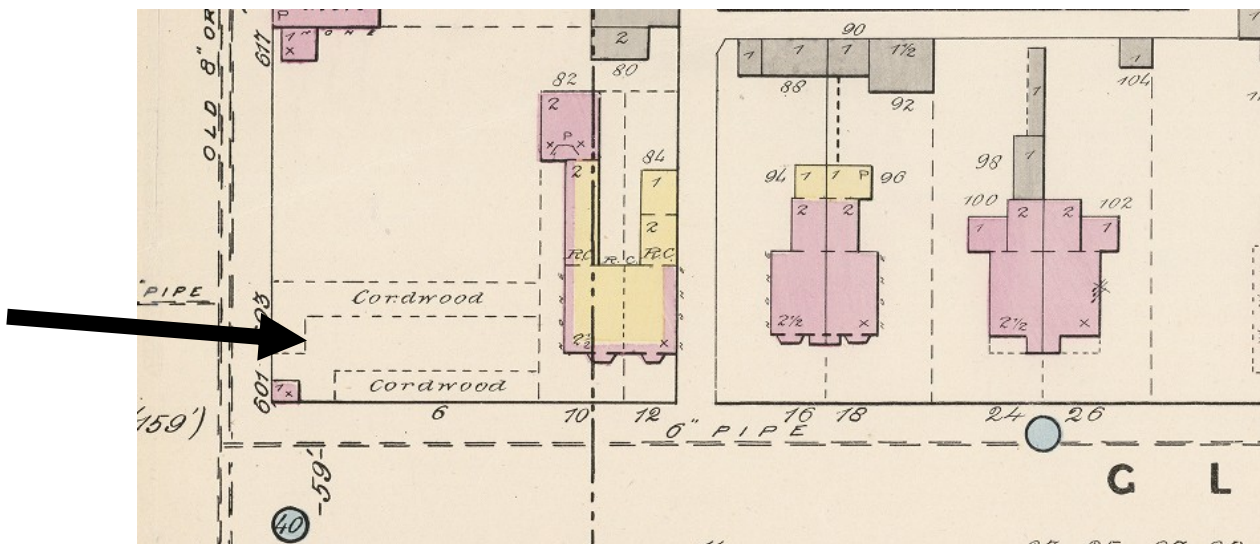
6. IMAGES – **arrows** mark the location of the property at 2 Gloucester Street



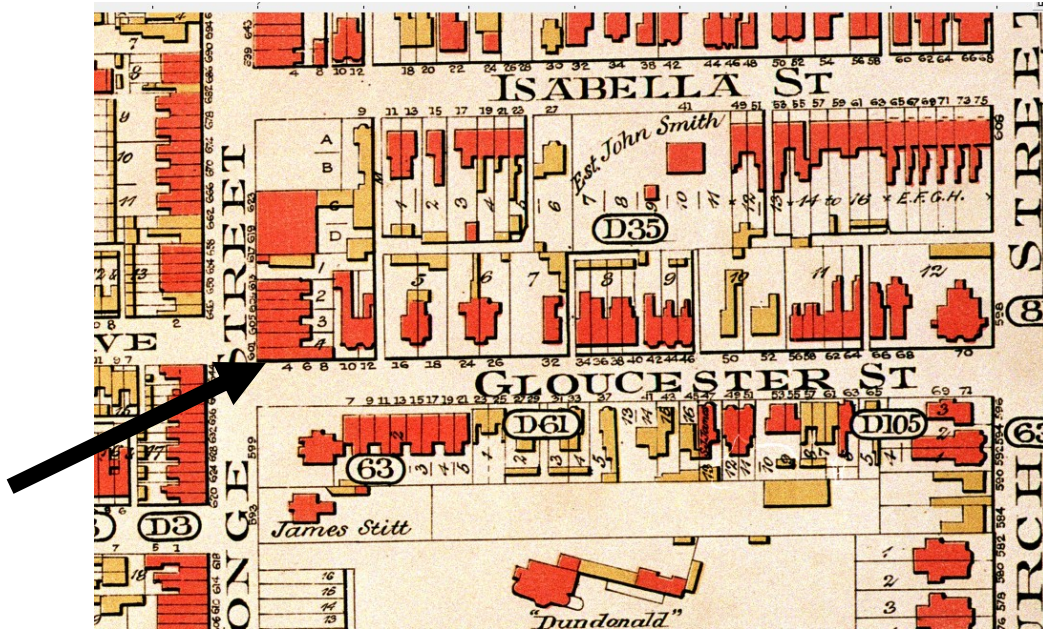
1. City of Toronto Property Data Map: showing the location of the Masonic Hall Buildings at 2 Gloucester Street on the northeast corner of Yonge and Gloucester Streets



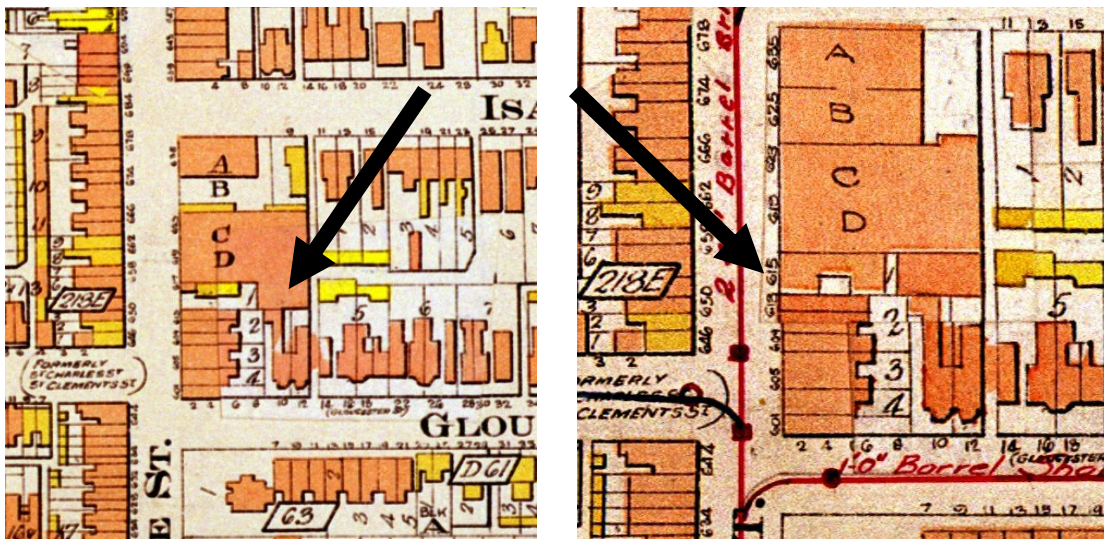
2. Boulton's Atlas, 1858: showing the future site of the Masonic Hall Buildings



3. Goad's Atlas, 1880: showing the subject property prior to the development of the Masonic Hall Buildings, with the neighbouring Charles Levey Houses to the east labeled 10 and 12 Gloucester Street



4. Goad's Atlas, 1890: showing the Masonic Hall Buildings in place (the remaining late 19th- century atlases and one updated to 1903 show no changes in the status of Patterson's properties)



5. Goad's Atlas, 1910 revised to 1912 (left) and 1923 (right): showing the build-up of the area adjoining the Masonic Hall Buildings, with the Lionel Rawlinson Building (1911) at present-day 18 Gloucester Lane (left) and the Robert Bustard Building (1915) at 615 Yonge Street (right)

April 30 1888

Tenders and Specifications for Heating and Ventilating.
Six Stores to be erected on Corner of Yonge
and Gloucester Streets by Alex Patterson Esq.

With 6 No. 14 "Economy" Wrought Steel Plate Furnace, Double Cased, furnished with Vapor Pan, Check Damper, Dust Damper, our Improved Anti-Clinker Grate, and all the best accessories, as described in our catalogue or six of our No. 3 Patent Brass Registers.

The Warm-Air Pipes to be supplied with Dampers, with Patent Attachments for regulating the supply of Warm Air in the different apartments.
Furnace Dampers to be connected with a Regulating Board, to be placed in the Hall, Dining-Room or other convenient place, for operating the same on first floor.

All Furnace Collars to be double, to ensure safety and durability.
The Warm-Air Pipes, Register Boxes, etc., to be made of the best I. X. Tin Plate.
All Channels for Upright Pipes in new work or exposed openings to be thoroughly lined (to ensure safety) with good Tin.

The Smoke-Pipe to be made of heavy Galvanized Iron.
The Registers to be the TUTTLE & BALEY, N.Y., manufacture, of the latest improved patterns and finely finished.
All material to be of the best quality, and the work to be executed in the most thoroughly workmanlike manner.

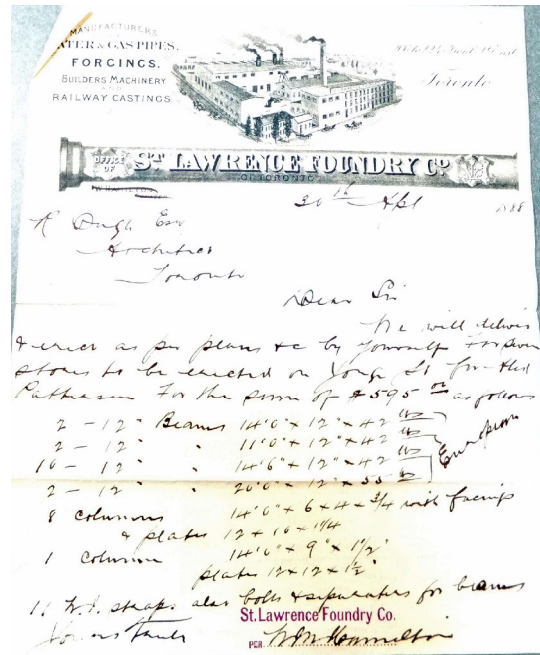
The Cold-Air Ducts—one leading from the outside for introducing fresh air, and one from the inside of the building, either of which can be used as desired—to be built of good, sound, matched lumber, dressed on both sides.
We guarantee to warm the rooms in which Registers are placed to 70 degrees when the outside temperature is 10 degrees below zero.

The purchaser to furnish good coal, careful attendance and a chimney with sufficient draught.
We will deliver and fit up Furnace, etc., complete, for the sum of \$1200—payable
in Cash Balance 3 mo. note

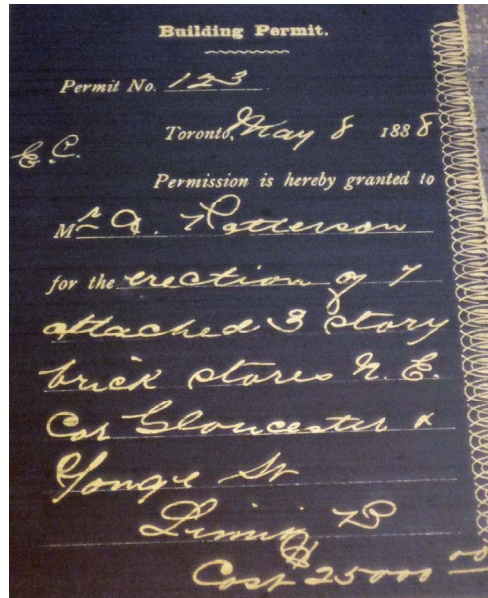
If, after a fair trial, the apparatus fails to fulfil our guarantee, we will remove the same at our own expense, repair all openings made in the building, walls, etc., and refund all moneys paid to us by the purchaser.

1 Register & Board (Hall) 12 x 15 in Store
1 " " " " 10 x 12 " Dining Room
1 " " " " 10 x 12 " Hall.

6. Tenders and Specifications, April 30, 1888: for materials for "Six stores to be erected on corner of Yonge and Gloucester Streets by Alex Patterson Esq." Seven units were built (City of Toronto Archives)



7. Bill of Sale, April 30, 1888: from St. Lawrence Foundry for Alexander Patterson's building and addressed to "R. Ough – Architect - Toronto" (City of Toronto Archives)



8. Building Permit #123 (May 8, 1888): for the Masonic Hall Buildings at present-day 2 Gloucester Street (City of Toronto Archives)



9. Archival Photograph, British Hotel (1887), King Street West and Simcoe Street: apart from the Masonic Hall Buildings, one of the few known buildings in Toronto designed by architect Richard Ough, which was later demolished (City of Toronto Archives, Fonds 1244, Item 1541)



10. Archival Photograph, Masonic Hall Buildings, 1936: showing the west facade on Yonge Street (Toronto Reference Library, Item 3836)



11. Archival Photograph, Yonge Street, 1955: looking north toward Gloucester Street and showing the Masonic Hall Buildings at the northeast corner of the intersection (Toronto Reference Library, Item 5662)



12. Archival Photographs, Masonic Hall Buildings, 1970s: showing the alterations to the east end of the building for Gloucester Mews (Toronto Historical Board)



13. Archival Photograph, Masonic Hall Buildings, 1991: view south along Yonge Street and showing the complex on the corner of Gloucester with the Robert Bustard Building at 615 Yonge Street to its left (Toronto Historical Board)



14. Current Photograph, Masonic Hall Buildings: showing the west facade on Yonge Street (left), the south elevation on Gloucester Street (right) and the prominent tower on the southwest corner (Heritage Preservation Services, 2012)



15. Current Photographs: showing typical fenestration (left) and part of the classically-detailed storefronts on Yonge Street (right) (Heritage Preservation Services, 2012)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CHARLES LEVEY HOUSES
8 (12) GLOUCESTER STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2013

1. DESCRIPTION



above: east elevation overlooking Gloucester Lane; cover: principal (south) facades on Gloucester Street (Heritage Preservation Services, 2012)

| Charles Levey Houses: 8 (12) Gloucester Street | |
|---|---|
| ADDRESS | 8 (12) Gloucester Street ¹⁰ |
| WARD | 27 (Toronto Centre-Rosedale) |
| LEGAL DESCRIPTION | Plan 81, Part Lots 2-4 |
| NEIGHBOURHOOD/COMMUNITY | Yonge and Gloucester Neighbourhood |
| HISTORICAL NAME | Charles Levey Houses |
| CONSTRUCTION DATE | 1868 |
| ORIGINAL OWNER | Charles Levey, businessman |
| ORIGINAL USE | Residential (semi-detached houses) |
| CURRENT USE* | Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | None found ¹¹ |
| DESIGN/CONSTRUCTION/MATERIALS | Brick cladding with brick, stone and wood detailing |
| ARCHITECTURAL STYLE | See Section 2.iii |
| ADDITIONS/ALTERATIONS | 1878: brick cladding added |
| CRITERIA | Design/Physical, Historical/Associative and Contextual |
| HERITAGE STATUS | Listed on the City of Toronto Inventory of Heritage Properties |
| RECORDER | Heritage Preservation Services: Kathryn Anderson |
| REPORT DATE | February 2012 |

¹⁰ The semi-detached houses were originally identified as 10 and 12 Gloucester Street

¹¹ Building permits do not survive for this period and no tender calls were located for the site

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties now identified as 8 (12) Gloucester Street (with a confirmed municipal address of 8 Gloucester Street and a convenience address at 12 Gloucester Street), 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).

v. HISTORICAL TIMELINE

| Key Date | Historical Event |
|-----------|---|
| 1853 | Plan 81 is registered by Reverend James Harris for the lands along the north side of Gloucester Street, east of Yonge Street |
| 1858 | The subject site remains vacant as illustrated on Boulton's Atlas |
| 1867 Sept | Charles Levey purchases Lots 2-4 at the northeast corner of Yonge and Gloucester streets |
| 1868 Apr | Levey's land is vacant according to the tax assessment rolls |
| 1868 Aug | Anderson's Directory records "two vacant houses" on the north side of Gloucester Street, east of Yonge Street ¹² |
| 1869 Apr | The assessment rolls list Charles Levey as the owner and occupant of 10 Gloucester, with Timothy Eaton as his tenant at 12 Gloucester; the buildings are described as "frame" ¹³ |
| 1872 Nov | Levey sells the land and buildings for \$11,200 |
| 1874 Apr | Alexander Patterson, a grocer, acquires the three lots, including Levey's houses |
| 1877 Sept | The tax assessment rolls lists the semi-detached houses as vacant, with each valued at \$1000 |
| 1878 Jan | Alexander Patterson is first recorded in the City Directories as the occupant of the semi-detached house at 10 Gloucester |
| 1878 Sept | The houses are tenanted and described in the assessment rolls as "brick veneer" and valued at \$1200 and \$1300 |
| 1888 May | Patterson adds heating and ventilation systems to 10 and 12 Gloucester, at the same time as he commissions the adjoining Masonic Hall Buildings at 2 Gloucester Street |
| 1958 | Patterson's executors sell his lands and buildings, including the Charles Levey Houses as well as the neighbouring Masonic Hall Buildings |
| 1974 | The semi-detached houses are recognized on the City's heritage inventory |
| 1982 | The site is designated under Part IV, Section 29 of the Ontario Heritage Act with the adjoining Masonic Hall Buildings at 2 Gloucester |

¹² Chewett's Directory for 1868-69, also published in August 1868, describes the site as vacant

¹³ No directory was available for 1869, and in the following one (dated February 1870) Levey and Eaton remain the occupants, with Eaton living on-site prior to January 1877

vi. HISTORICAL BACKGROUND

Yonge and Gloucester Neighbourhood

Following the founding of the Town of York in 1796, Yonge Street was surveyed as the principal roadway linking the provincial capital to the northern hinterland. However, the section of the thoroughfare between present-day Queen and Bloor Streets remained in poor condition and was known locally as "the road to Yonge Street" until the early 19th century. The subject property on the east side of Yonge was originally subdivided as one of the 100-acre allotments that were reserved near the townsite and awarded to military veterans, government officials and community leaders. Park Lot 8 was granted to Captain George Playter in 1796. Three years later, Playter transferred a portion of his Yonge Street holdings to Chief Justice John Elmsley who, in turn, sold a six-acre parcel along the north side of Gloucester Street to Reverend James Harris in 1829. While Harris registered Plan 81 on this tract in 1853, when Boulton's Atlas was published five years later, the lots on the northeast corner of Yonge and Gloucester remained vacant (Image 2).

Charles Levey Houses

The proprietor of the Charles Levey and Company, a "machinery agency", purchased three lots on the northeast corner of Yonge and Gloucester Streets in 1867. According to archival sources, the pair of semi-detached frame houses now known as 8 (12) Gloucester were in place the next year but stood vacant. The tax assessment roll for April 1869 recorded Levey as the occupant of the western unit, while the east portion was rented to dry goods merchant Timothy Eaton, who remained the tenant in 1876.

Levey retained the property until 1872. Two years later, Alexander Patterson, a grocer, purchased the three lots and later resided in the west half of the semi-detached houses. When the tax assessment rolls were compiled in the fall of 1877 the buildings were unoccupied, but a year later they were described as having brick veneer cladding (which is illustrated on the extract from Goad's Atlas in 1880 that is attached as Image 3). The adjoining land between the houses and Yonge Street remained undeveloped until 1888 when Patterson commissioned architect Richard Ough to design a large commercial block with a series of stores, offices and, in the upper stories, accommodation for a Masonic Hall (the property is now known as 2 Gloucester Street). When the latter complex was being planned, Patterson arranged for new heating systems to be installed in the semi-detached houses (Image 6).

The residential buildings that were originally numbered 10 and 12 Gloucester and their changing surroundings are depicted on updates to Goad's Atlases in the late 19th and early 20th centuries (attached as Images 4-5). Although Alexander Patterson moved to a different neighbourhood in 1908, he retained the semi-detached houses and the neighbouring Masonic Hall Buildings. Patterson's executors dispersed his estate in 1958,

and afterward the dwellings were converted to commercial uses. As surviving mid-19th century residential buildings, the Charles Levey Houses were recognized on the City of Toronto Inventory of Heritage Properties in 1974. The property was designated under Part IV, Section 29 of the Ontario Heritage Act in 1982 as part of the by-law protecting the adjoining Masonic Hall Buildings at 2 Gloucester Street.¹⁴

vii. ARCHITECTURAL DESCRIPTION

Current and historical photographs of the Charles Levey Houses are found on the cover and in Sections 2 and 6 of this report. With their scale, form and massing and decorative detailing, the residential buildings display features of the popular styles of the Victorian era, including the steeply-pitched gables highlighted by carved bargeboards, brackets and other wood trim, contrasting brickwork, and angular bay windows associated with the Gothic Revival style. The bay windows are covered by mansard roofs, a feature identified with Second Empire designs from the same period, while the round-arched window openings are linked to Italianate styling. The combination of attributes reflects the period in the 1870s when the Charles Levey Houses were clad with brick.¹⁵

Rising 2½ stories, the structures display a rectangular-shaped plan with rear (north) wings that are not identified as heritage attributes. The dwellings are protected by gable roofs with returned eaves and, on the south slope, a gable with decorative woodwork marks each unit. The original buff brick cladding with contrasting red brickwork survives on the principal (south) facades, which are arranged as mirror images with the main entrances in the outer bays beside single-storey bay windows with mansard roofs and red brick panels. The bay windows and the openings in the second storey are segmental-arched and highlighted by brick hood moulds with keystones and stone sills. Diminutive round-arched windows are placed beneath the gables in the attic storey and feature similar trim. No heritage attributes are identified on the east and west elevations, which have been altered but remain visible from Gloucester Street and Gloucester Lane beneath the gable rooflines.

viii. CONTEXT

The location of the property at 8 (12) Gloucester Street is shown on the attached map (Image 1). The semi-detached houses are placed on the north side of Gloucester Street in the first block east of Yonge Street and anchor the northwest corner of Gloucester Lane. They face a trio of late 19th century dwellings at 7-11 Gloucester that represent other surviving residential buildings at the west end of the street. Directly west, the Masonic Hall Buildings (1888) at 2 Gloucester stand as a local landmark, while the Charles Levey Houses are adjoined to the north and northwest by early 20th century commercial

¹⁴ In 2013, designating by-law #532-82 is being amended to include a description of the heritage attributes and values of the Charles Levey Houses

¹⁵ Although often associated with ecclesiastical architecture, the array of 19th century house form buildings displaying Gothic Revival features is demonstrated in publications including *The Gaiety of Gables* (Adamson, 1974) and *Gothic Revival in Canadian Architecture* (Brosseau, 1980)

buildings.¹⁶ Together, the group of structures create a heritage enclave around the northeast corner of Yonge and Gloucester Streets that represents the evolution of the area from residential to commercial and institutional uses.

3. EVALUATION CHECKLIST

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

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

Representative and Early Examples of Style and Type – The Charles Levey Houses have design significance as surviving examples of residential buildings from the Confederation era with features of the Gothic Revival, Italianate and Second Empire styles that retain their scale, form and massing, gable roof features, and decorative wood and brick detailing.

| Historical or Associative Value | |
|--|------------|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | X |
| 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 | N/A |

Person - The property at 8 (12) Gloucester is associated with Timothy Eaton (1834-1907), who relocated to Toronto in 1869 to open a dry goods business that evolved into one of the city's inaugural department stores and the longest privately operated one in Canada.¹⁷ Eaton and his family resided at 10 Gloucester following their arrival in

¹⁶ The Lionel Rawlinson Building (1911) at 18 Gloucester Lane was commissioned by the important Toronto cabinet maker as a repair and storage facility and is more recently occupied by the Toronto production offices of the acclaimed film maker Norman Jewison. At 615 Yonge, the Robert Bustard Building (1915) was financed by a land developer noted for subdivisions in Moore Park and other upscale neighbourhoods

¹⁷ The neighbouring department store at Yonge and Queen that was operated by Eaton's chief competitor in Toronto, Robert Simpson, was later acquired by Sears' Canadian subsidiary

Toronto, a period when the entrepreneur formulated novel retail concepts for Toronto consumers, including fixed prices and cash sales.

| 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 Charles Levey Houses are visually and historically linked to their surroundings on Gloucester Street near Yonge Street where they form part of an enclave of surviving mid- to late-19th century and early 20th century buildings of heritage interest near the intersection. The house form buildings are visual reminders of the development of Gloucester Street as a residential neighbourhood near Yonge Street where their neighbour at 2 Gloucester is the landmark Masonic Hall Buildings. The Charles Levey Houses are near the Robert Bustard Building at 615 Yonge and adjoin the Lionel Rawlinson Building at 18 Gloucester Lane, which together contribute to the heritage character of the area at the northeast corner of Yonge and Gloucester adjoining Toronto's "Main Street".

16. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 8 (12) Gloucester Street has design, associative and contextual values. The Charles Levey Houses stand as important surviving examples of semi-detached house form buildings from the Confederation era that are distinguished by their mixture of attributes from popular Victorian styles, with surviving brickwork on the south facades as well as roof detailing and fenestration characteristic of the period. The site is associated with Timothy Eaton, who occupied one of the semi-detached houses for nearly a decade following his arrival in Toronto to found the business that would evolve into the T. Eaton Company, one of the city's most successful retail ventures in the late 19th and 20th centuries. Contextually, the Charles Levey Houses contribute visually and historically to the enclave of surviving buildings with heritage character that anchor the northeast corner of Yonge and Gloucester on Toronto's "Main Street."

7. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 81, Lots 2-4
 Alexander Patterson Fonds, City of Toronto Archives, Fonds 100, 1867-1933
 Assessment Rolls, City of Toronto, St. James Ward and Ward 3, Divisions 6 and 7, 1866 ff.
 Boulton's Atlas, 1858
 Building Records, Toronto and East York, 1947 ff.
 City Directories, 1868 ff.
 Goad's Atlases, 1880-1923

Photographs, City of Toronto Archives, Series 374, Items 34-36
Photograph, 8 (12) Gloucester Street, Toronto Historical Board, 1974

Secondary Sources

Arthur, Eric, Toronto: no mean city, third ed. revised by Stephen A. Otto, 1986

Blumenson, John, Ontario Architecture, 1990

Macpherson, Mary-Etta, The Eaton's: shopkeepers to a nation, 1963

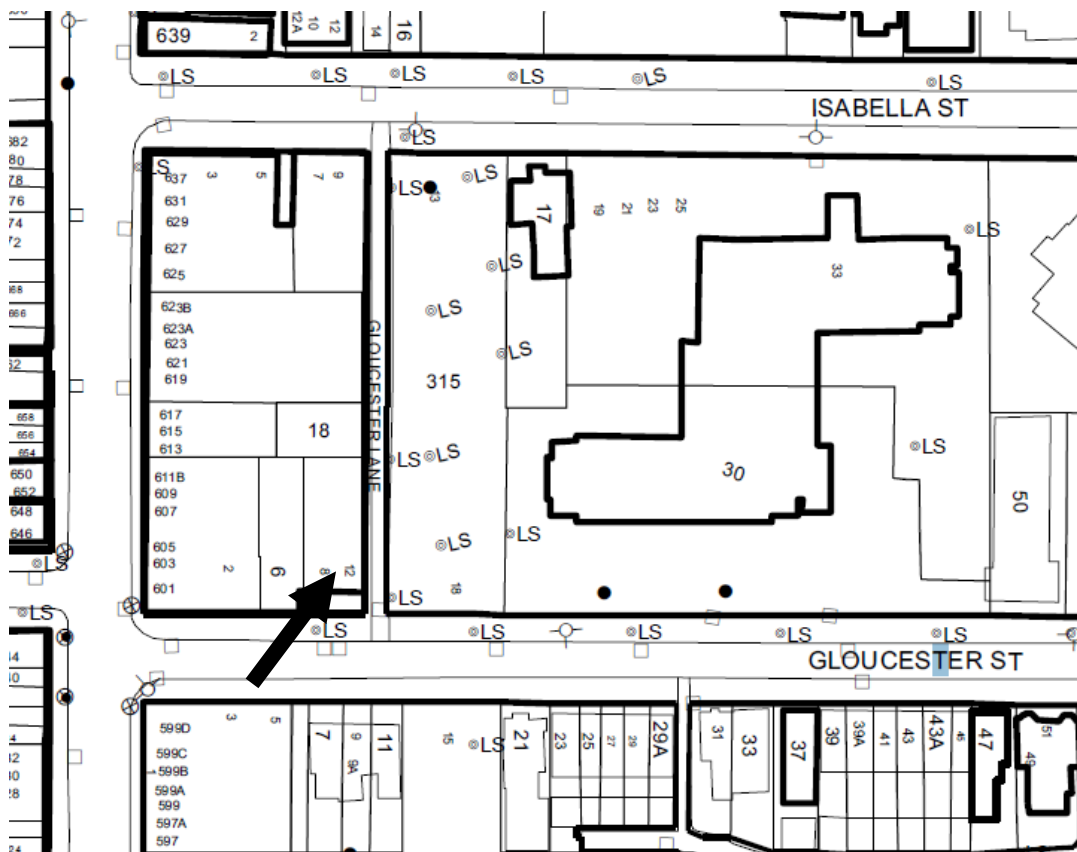
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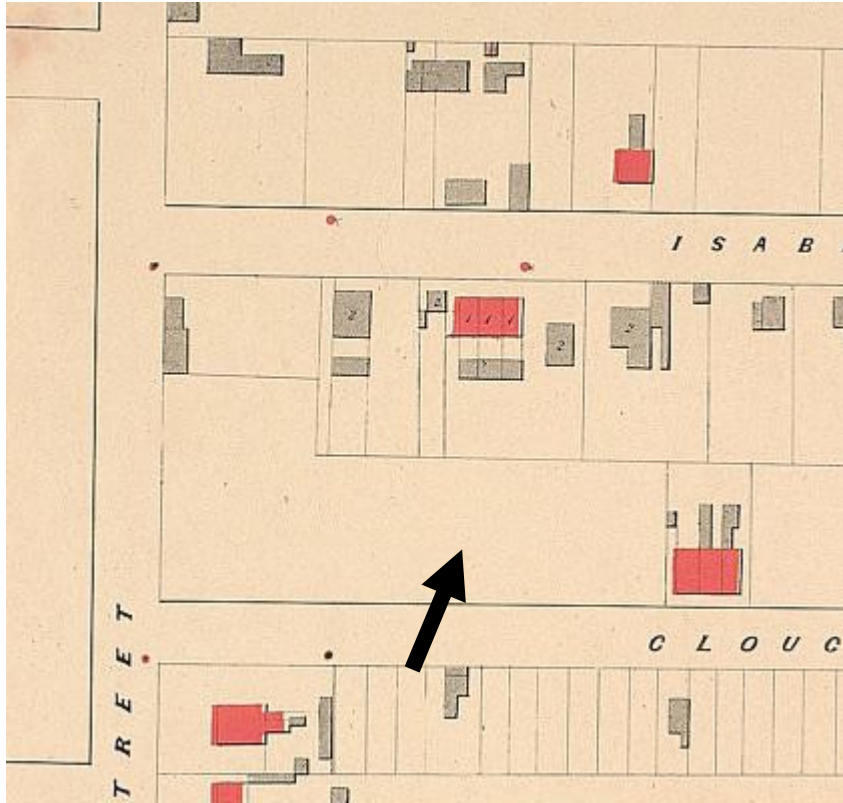
McQueen, Rod, The Eatons, 1998

"Timothy Eaton," entry in Dictionary of Canadian Biography Online, www.biographi.ca

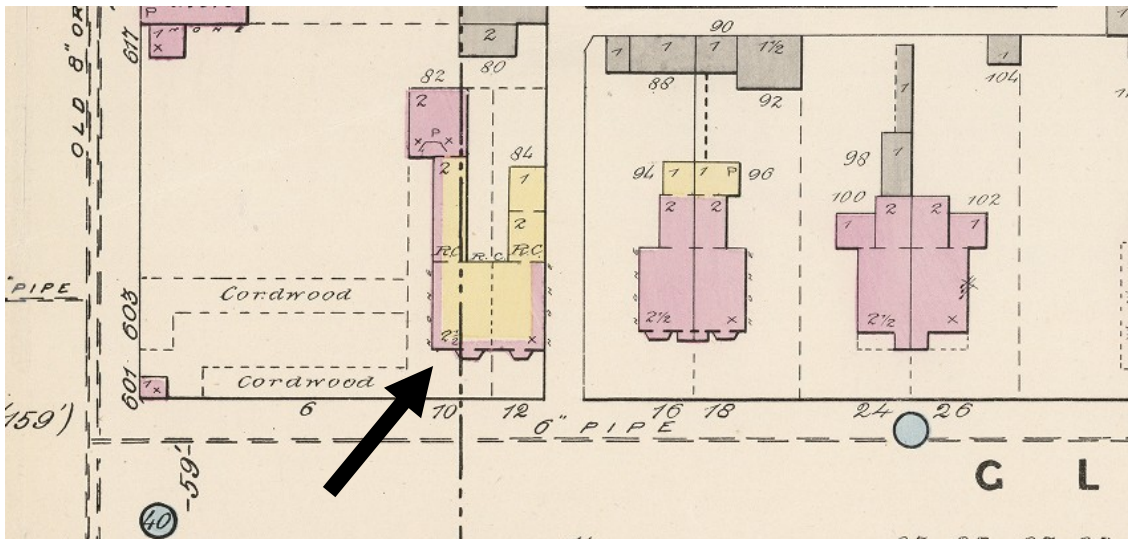
8. IMAGES – the **arrows** mark the location of the property at 8 (12) Gloucester Street



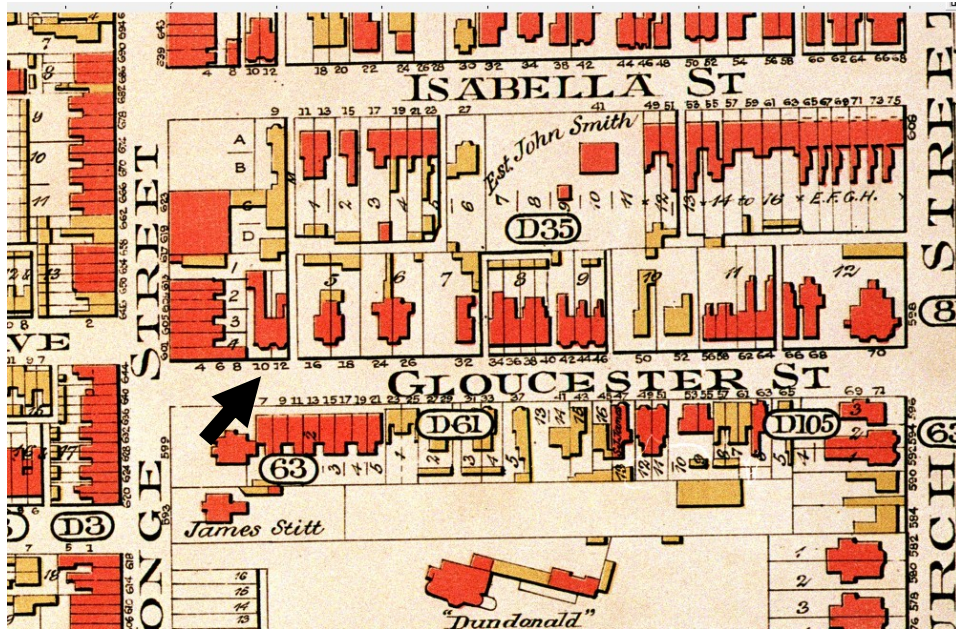
1. City of Toronto Property Data Map: showing the location of the property at 8 (12) Gloucester Street



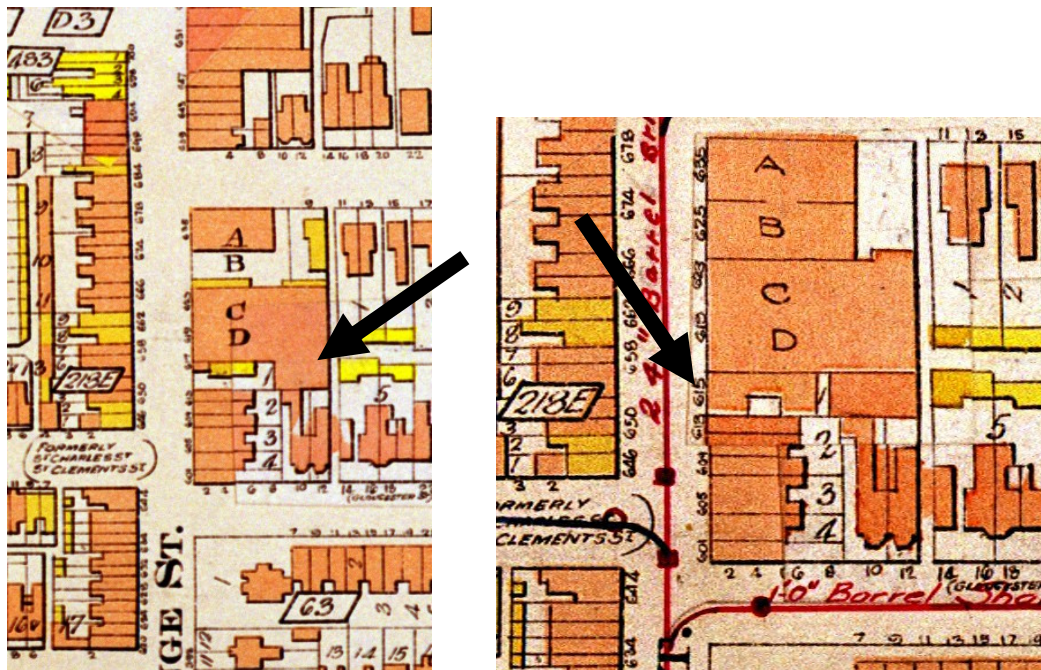
2. Boulton's Atlas, 1858: showing the vacant property on the north side of Gloucester Street, east of Yonge Street, where the Charles Levey Houses were constructed a decade later



3. Goad's Atlas, 1880: showing the semi-detached houses in place with brick veneer

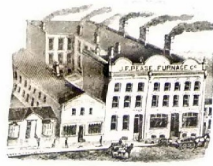


4. Goad's Atlas, 1890: showing the neighbouring Masonic Hall Buildings (1888) in place at present-day 2 Gloucester Street (the remaining late 19th- and early-20th century atlases show no changes in the status of the properties or their neighbours to the north and northwest)



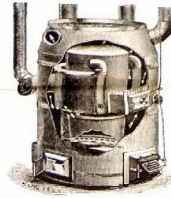
5. Goad's Atlas, 1910 revised to 1912 (left) and 1923 (right): showing the infill of Lot 1 north and northeast of the Charles Levey Houses, with the Lionel Rawlinson Building at present-day 18 Gloucester Lane (left) and the Robert Bustard Building at 615 Yonge Street (right)

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TORONTO, ONT. *May 12th 1888*

Tender and Specifications for Heating and Ventilating

*Two Houses 10 and 12 Gloucester St. City
For Alex. Paterson Esq.*

With 1 No. 10 "Economy" Wrought Steel Plate Furnace, Double Cased, furnished with Vapor Pan, Check Damper, Dust Damper, our Improved Anti-Choker Grate, and all the latest improvements, as described in our catalogue.

The Warm Air Pipes to be supplied with Dampers, with Patent Attachments for regulating the supply of Warm Air to the different apartments.

Furnace Dampers to be equipped with a Regulating Board, to be placed in the Hall, Dining-Room, or other convenient place, for operating the same on first floor.

All Furnace Collars to be double to ensure safety and durability.

The Warm Air Pipes, Register Boxes, etc., to be made of the best I. V. Tin Plate.

All Channels for Upright Pipes in new work or exposed openings to be thoroughly lined (to ensure safety) with good Tin.

The Smoke-Pipe to be made of heavy Galvanized Iron.

The Registers to be the TITTLE & BAILEY, N.Y., manufacture, of the latest improved patterns and finely finished.

All material to be of the best quality, and the work to be executed in the most thoroughly workmanlike manner.

The Cold Air Ducts some leading from the outside for introducing fresh air, and one from the inside of the building, either of which can be used as desired—to be built of good, sound, matched lumber, dressed on both sides.

We guarantee to warm the rooms in which Registers are placed to 70 degrees when the outside temperature is 10 degrees below zero.

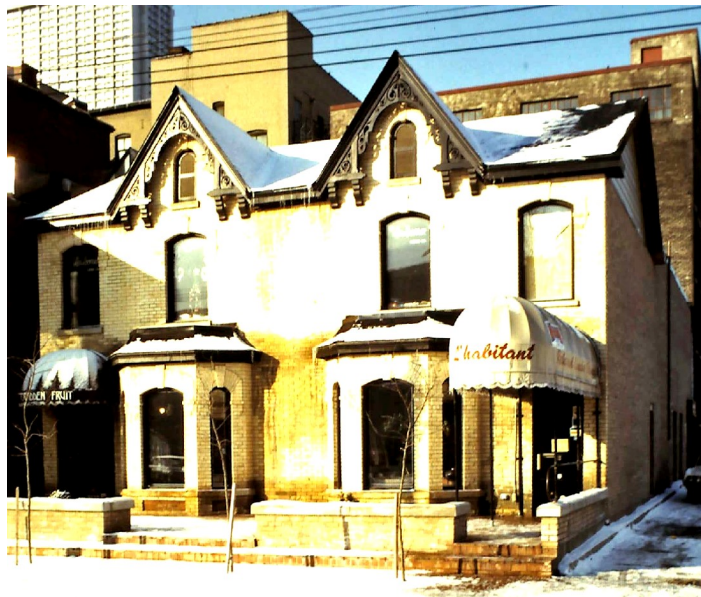
The purchaser to furnish good coal, careful attendance and a chimney with sufficient draught.

We will deliver and fit up Furnace, etc., complete, for the sum of *\$180⁰⁰* payable

each house

All dimensions to be made to order.

6. Tenders, May 1888: showing the invoice for heating services for the semi-detached houses at present-day 8 (12) Gloucester Street (City of Toronto Archives, Fonds 110, File 4)



7. Archival Photograph, Charles Levey Houses, 1974: showing the site at the time it was listed on the City of Toronto Inventory of Heritage Properties (Toronto Historical Board)



8. Current Photograph: showing the principal (south) facades of the Charles Levey Houses with the original brickwork (left) and the altered east elevation under the original gable roofline adjoining Gloucester Lane (right). The Lionel Rawlinson Building is visible to the north at 18 Gloucester Lane



9. Current Photograph: showing the setting of the Charles Levey Houses on the north side of Gloucester Street, east of Yonge Street (right) where the Masonic Hall Buildings anchor the northeast corner of the intersection (left)