



STAFF REPORT ACTION REQUIRED

Inclusion on the City of Toronto Inventory of Heritage Properties – 263-265 Queen Street East

Date:	October 22, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\November 19 2013\teHPS36

SUMMARY

This report recommends that City Council include the property at 263-265 Queen Street East on the City of Toronto Inventory of Heritage Properties. Located on the south side of Queen Street East, east of Sherbourne Street, the site contains a pair of two-storey commercial buildings.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 263-265 Queen Street East on the City of Toronto Inventory of Heritage Properties.

Financial Impact

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

ISSUE BACKGROUND

The property at 263-265 Queen Street East is located in the block on the south side of the street, east of Sherbourne Street. This site is next to the vacant properties at 267-269 Queen Street East, which contained three-storey commercial buildings dating to the late 19th century that were designated under Part IV, Section 29 of the Ontario Heritage Act and demolished in 2012. The City of Toronto is pursuing legal action against the owners of the properties at 267-269 Queen for demolishing the heritage buildings without the permission of City Council as required under Section 34(1) of the Ontario Heritage Act.

Following the demolition of the neighbouring structures, the commercial storefronts on the property at 263-265 Queen Street East remain the last of their type on the south side of the street between Sherbourne and Ontario Streets that convey the historical character of this block as the location of late 19th and early 20th century commercial buildings.

COMMENTS

Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 263-265 Queen Street East. As the result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for the City of Toronto Inventory of Heritage properties. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The Reasons for Listing are found in Attachment No. 3. The property at 263-265 Queen Street East is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under the categories of design and contextual values.

The Christina Lauder Buildings have design and contextual values as representative examples of commercial storefronts with period detailing that are historically linked to their surroundings and stand as important surviving reminders of the character of the block on the south side of Queen Street East between Sherbourne and Ontario Streets as it developed in the late 19th century with commercial buildings.

CONTACT

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map

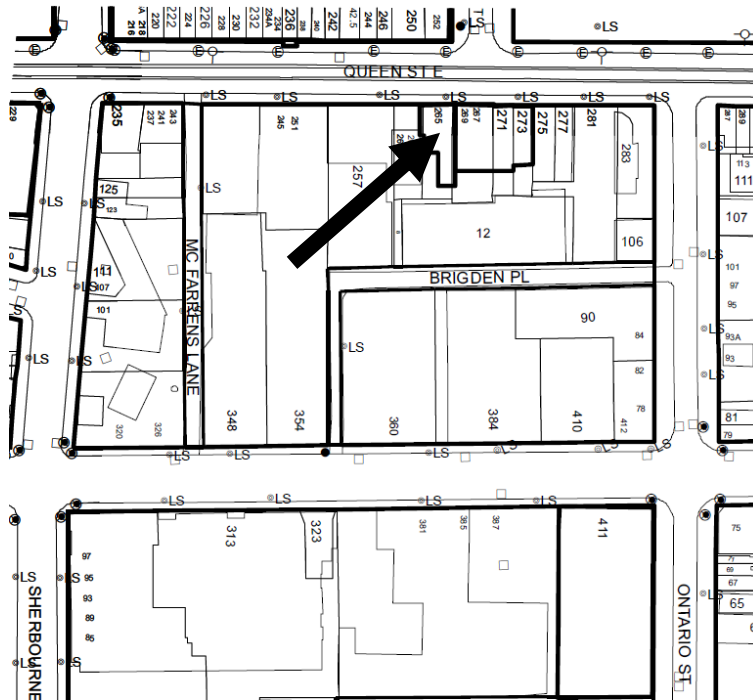
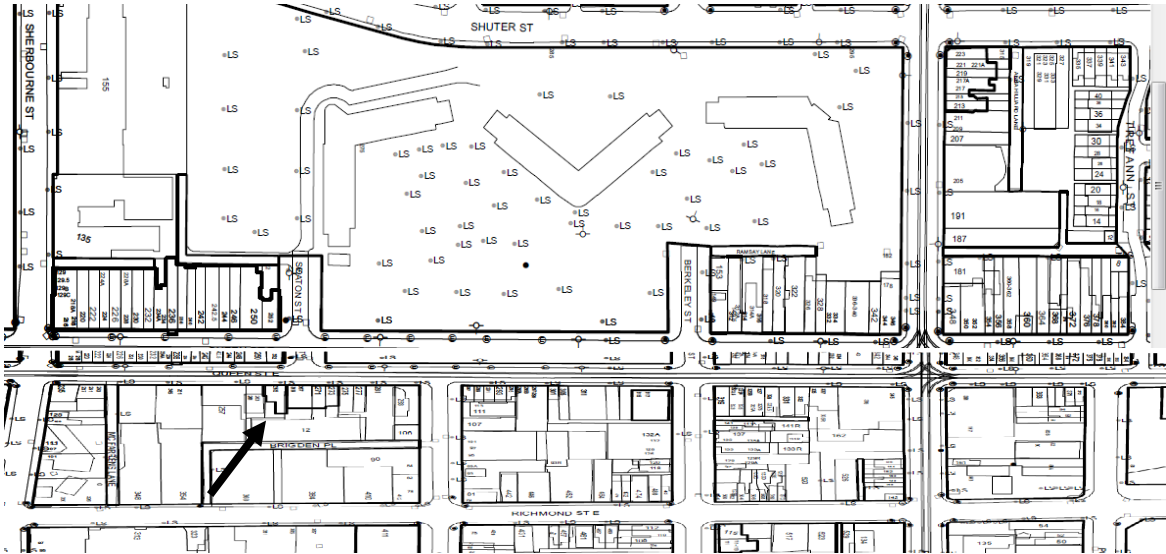
Attachment No. 2 – Photographs

Attachment No. 3 – Statement of Significance (Reasons for Listing)

Attachment No. 4 – Research and Evaluation Summary

LOCATION MAP: 263-265 QUEEN STREET EAST

ATTACHMENT NO. 1



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

The **arrows** mark the location of the site

PHOTOGRAPHS: 263-265 QUEEN STREET EAST

ATTACHMENT NO. 2



Showing the principal (north) façades (above) and the context of the Christina Lauder Buildings on Queen Street East (below) (Heritage Preservation Services, September 2013)

263-265 QUEEN STREET EAST (REASONS FOR DESIGNATION)

Christina Lauder Buildings

Description

The property at 263-265 Queen Street East is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage values. Located on the south side of Queen Street East between Sherbourne and Ontario Streets, the Christina Lauder Buildings (1875) are two-storey two-part commercial storefronts.

Statement of Significance

The property at 263- 265 Queen Street East contains the Christina Lauder Buildings, which have value as representative examples of commercial buildings from the late 19th century with the scale and gable roof identified with the first generation of stores in the area, as well as the detailing of the storefront and the decorative brickwork associated with period design.

The Christina Lauder Buildings demonstrate contextual value for their historical relationship to Queen Street East, east of Sherbourne Street as it developed in the late 19th century and where they stand as important surviving examples of the type of commercial buildings that characterized the block prior to the removal of the other period storefronts. They remain historically and visually related to their surroundings on Queen Street East opposite the commercial blocks at 216-242 Queen, which are listed on the City's heritage inventory as other surviving examples of late 19th century buildings in the vicinity.

Heritage Attributes

The heritage attributes of the property at 263- 265 Queen Street East

- The buildings historically known as the Christina Lauder Buildings
- The placement, setback and orientation of the structures on the south side of Queen Street East in the block between Sherbourne Street (west) and Ontario Street (east)
- The scale, form and massing on the two-storey plan under a gable roof
- The materials, with brick cladding and brick and wood detailing
- On the principal (north) façade, the organization of the first-floor storefronts that reflect period detailing
- The fenestration in the second storey with pairs of segmental-arched window openings with brick detailing
- The corbelled brickwork beneath the cornice

The side elevations (east and west), the rear wall (south) and the south additions are not identified as heritage attributes.

RESEARCH AND EVALUATION SUMMARY: 263-265 QUEEN STREET EAST

Principal (north) facades of the Christina Lauder Buildings at 263-265 Queen Street East
(Heritage Preservation Services, September 2013)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1853 May	Plan 124 is registered on the former Town Lots bounded by present-day Queen, Sherbourne, Adelaide and Ontario Streets
1871 May	The east part of Lot 5 under Plan 124 is purchased by Christina Lauder
1874 Aug	Christina Lauder mortgages the east portion of Lot 5, suggesting the subject buildings were financed at this time ¹
1875	The City Directory records tenants at 211-213 Queen (the subject property); a decade later, Christina's husband, Robert Lauder operates a grocery store in the west unit
1880	The first Goad's Atlas for Toronto depicts the Christina Lauder Buildings as two-storey stucco structures
1889 Sept	In the first tax assessment roll with the current street numbers, the Christina Lauder Buildings at 263-265 Queen are described as two-storey brick and rough cast, suggesting that the brick facades have been added ²
1917	After standing vacant the previous year, the assessed value of the building at 265 Queen rises dramatically; by this time, the properties at 263-265 Queen are owned by Christina Lauder's estate, which retains them until the 1970s
1920s-1960s	Over these decades, the unit at 263 Queen contains a Chinese laundry; in the 1950s and 1960s, the Charles Lauder & Company (founded by Robert and Christina Lauder's son) operates a confectionary at 265 Queen

¹ In September 1874, Christina Lauder's husband, Robert bought the west part of Lot 5. The family also owned the adjacent property to the east where the two-unit three-storey brick commercial block at 215-217 Queen (later renumbered as 267-269 Queen) was under construction in September 1886 (the Robert Lauder Buildings at 267-269 Queen were designated under the Ontario Heritage Act in 1989 and demolished in 2013)

² Earlier and subsequent assessment rolls record rough cast (stucco) structures on the subject sites

The property at 265 Queen Street East (including the portion known for convenience purposes as 263 Queen) is located on the south side of the street in the block between Sherbourne and Ontario Streets (Image 1). After the founding of York (Toronto) in the late 18th century, Queen Street (originally Lot Street) was laid out north of the townsite and marked the south end of the 100-acre "park lots" reserved for members and associates of the provincial government. The town lots along the south side of Queen were illustrated on the Town of York Plan (Image 2). John White, the Province of Upper Canada's first Attorney General who died in an infamous duel in 1800, received the parcel on Queen Street opposite his Park Lot. It became part of the tract subdivided by George William Allan (founder of Allan Gardens) in the mid 19th century by Plan 124 (Image 4). Under this plan, Lot 5 was conveyed to grocer Robert Lauder and his wife in the 1870s, with Christina Lauder receiving the east part where the two-unit two-storey commercial buildings at present-day 265 Queen were in place in 1875.³ The maps and photographs below depict the appearance of the buildings and their surroundings over time (Images 5-13). The Lauder family retained the property at 265 Queen for a century.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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

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 ⁴	N/A

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

The property at 265 Queen Street East (including the portion identified for convenience purposes as 263 Queen) demonstrates cultural heritage value for its design and contextual significance. The Christina Lauder Buildings have value as representative examples of

³ While wood structures are illustrated on Boulton's Atlas of 1858 (Image 3), the buildings were first recorded in the street directories in 1875

⁴ Permits for buildings in the City of Toronto do not survive prior to 1882, and a review of the tender calls in the Globe newspaper did not reveal an architect or contractor for this site

commercial buildings from the late 19th century with the scale and gable roof identified with the first generation of stores in the area, as well as the detailing of the storefront and the decorative brickwork associated with period design.

The Christina Lauder Buildings demonstrate contextual value for their historical relationship to Queen Street East, east of Sherbourne Street as it developed in the late 19th century and where they stand as important surviving examples of the type of commercial buildings that characterized the block prior to the removal of the other period storefronts. They remain historically and visually related to their surroundings on Queen Street East opposite the commercial blocks at 216-242 Queen, which are listed on the City's heritage inventory as other surviving examples of late 19th century buildings in the vicinity.

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 265 Queen Street East (including the portion known for convenience purposes at 263 Queen) has design and contextual values. The Christina Lauder Buildings are significant for their historical links to their surroundings along Queen Street East where they stand as important surviving reminders of the character of the block on the south side of this major thoroughfare as it developed in the late 19th century with commercial buildings between Sherbourne and Ontario Streets.

SOURCES

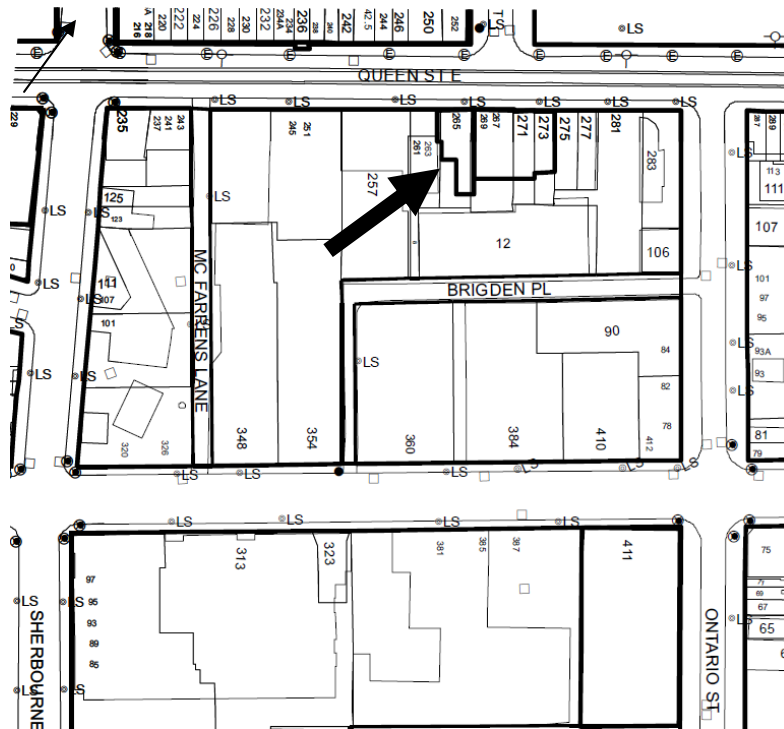
Archival Sources

Abstract Index of Deeds, Town of York Plan, Town Lot 3, and Plan 124, Lot 5
Archival Photographs, City of Toronto Archives and Toronto Historical Board
(individual citations with the images below)
Assessment Rolls, City of Toronto, St. Thomas's Ward, 1875-1892, Ward 2, Division 1,
1893 ff.
Boulton's Atlas, 1858
Browne's Plan of the City of Toronto, 1862
City of Toronto Directories, 1870 ff.
Goad's Atlases, 1880-1923
Plan of York, 1818
Underwriters' Insurance Bureau Atlas, January 1964

Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986
Martyn, Lucy Booth, Toronto: 100 years of grandeur, 1984
McHugh, Patricia, Toronto: a city guide, 2nd ed., 1989

IMAGES



1. City of Toronto Property Data Map: showing the location of the property on the south side of Queen Street East between Sherbourne Street (west) and Ontario Street (east)



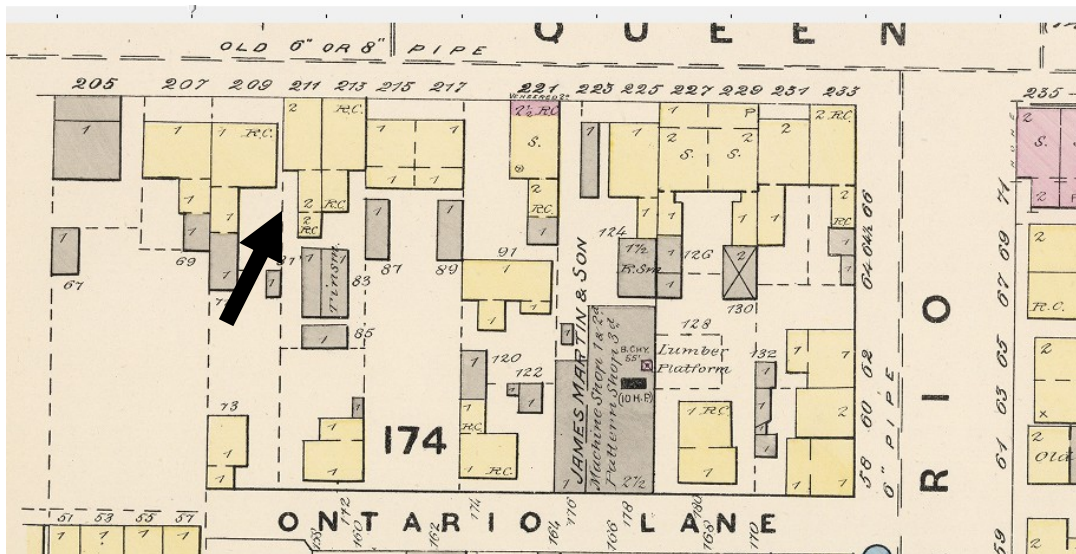
2. Plan of York, 1818: extract showing the subject property before the town lots south of Lot (Queen) Street between Sherbourne (left) and Ontario Street (right) were assembled and subdivided under Plan 124 in 1853



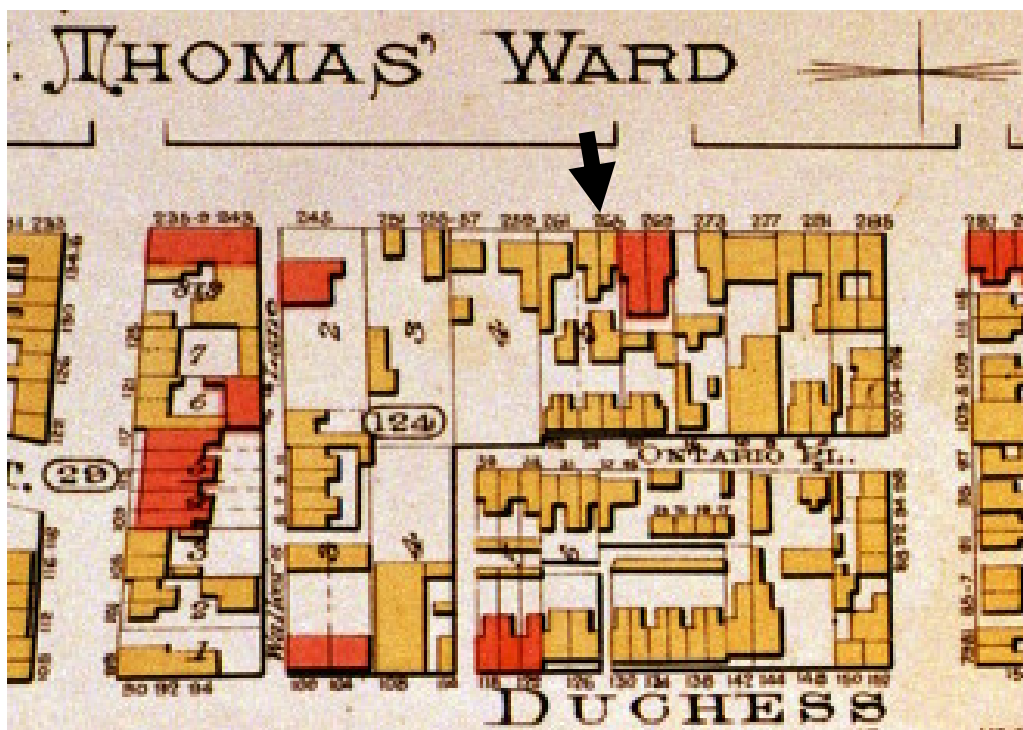
3. Boulton's Atlas of Toronto, 1858: the first fire insurance atlas for the city illustrated the development to date of the block along the south side of Queen Street East between Sherbourne (left) and Ontario (right)



4. Browne's Plan of the City of Toronto, 1862: showing the subdivision of the lands south of Queen Street East where the subject property occupies the east part of Lot 5



5. Goad's Atlas, 1880: the first Goad's fire insurance atlas for Toronto shows the block along the south side of Queen Street East, west of Ontario Street before the current street numbering where the subject buildings are illustrated at 211-213 Queen





9. Archival Photograph, Queen Street East, 1973: view west of Ontario Street showing the two- and three-storey commercial blocks anchored at the west end by 265 Queen (right) (City of Toronto Archives, Fonds 2043, Series 1587)



10. Archival Photograph, 263-265 Queen Street East, c.1973: showing the buildings with the brickwork painted (Toronto Historical Board)



11. Archival Photograph, Queen Street East, c. 1980s: view west toward Sherbourne Street showing 265 Queen at the west end of the group (Toronto Historical Board)



12. Archival Photograph, 263-265 Queen Street East, 1993: showing the storefronts with recessed entrances and the decorative brickwork on the second-storey openings and beneath the roofline (Toronto Historical Board)



13. Current Photographs, 263-265 Queen Street East, September 2013: showing the gable roofline and the exposed west elevation (Heritage Preservation Services)