

Appendix "B"
Item CC9.6 - made public on October 13, 2015

REASONS FOR DESIGNATION: 75 KING STREET EAST
(STATEMENT OF SIGNIFICANCE)

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John F. Smith Building

Description

The property at 75 King Street East (with a convenience address of 77 King Street East) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual values. Located on the south side of King Street East between Leader Lane (west) and Church Street (east), the John F. Smith Building (1839) is a 3½-storey commercial building.

Statement of Cultural Heritage Value

The John F. Smith Building is a representative example of a commercial building that is related through its provenance, scale and setback to the group of extant structures on the south side of King Street East between Church Street and Leader Lane. Although altered, it stands as one of the earliest surviving buildings in the neighbourhood and the city with the pattern of fenestration in the upper stories and the gable roof with firebreaks identifying its early 19th century vintage.

The property at 75 King Street East contributes to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town," survived the Great Fire of 1849 as the commercial and institutional heart of Toronto, and withstood the economic downturn of the area in the 20th century before it was revitalized in the 1960s. Predating the Great Fire, the John F. Smith Building contributes to the continued vitality of the city's oldest neighbourhood.

Contextually, the John F. Smith Building is significant in defining, maintaining and supporting the historic character of King Street in the St. Lawrence Neighbourhood, which is identified by the low scale and appearance of the surviving stores, banks, hotels, warehouses and institutional edifices. As a commercial building dating to 1839, the John F. Smith Building remains a significant component of a group of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

The John F. Smith Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it is placed near the west end of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest surviving structures in Toronto.

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Heritage Attributes

The heritage attributes of the property at 75 King Street East are:

- The 3½-storey commercial building that shares its scale, massing and setback with the adjoining buildings on the east and west
- The surviving detailing on the gable roof with **the firebreaks extending above the roofline**
- The symmetrical organization of the three-bay north façade above the first-floor storefront (which has been altered), where the original pattern of the fenestration has flat-headed window openings organized by piers with capitals

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REASONS FOR DESIGNATION: 79 KING STREET EAST
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James McDonell Building

Description

The property at 79 King Street East (which includes the property with a convenience address of 81 King Street East) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual values. Located on the south side of King Street East between Leader Lane (west) and Church Street (east), the McDonell Building (1843) is a four-storey commercial building.

Statement of Cultural Heritage Value

The James McDonell Building is an important representative example of a commercial building from the early 1840s (with subsequent updates) that contributes through its vintage and scale to the group of extant structures that remain on the south side of King Street East between Church Street and Leader Lane. Predating the Great Fire of 1849, the James McDonell Building is one of the oldest extant structures in the city.

The property at 79 King Street East contributes to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town," survived the Great Fire of 1849 as the commercial and institutional heart of Toronto, and withstood the economic downturn of the area in the 20th century before it was revitalized in the 1960s. The James McDonell Building pre-dates the Great Fire and, through its updating in the late 19th century and afterward, contributes to the continuing vitality of the city's oldest neighbourhood.

The James McDonell Building is associated with the career of the notable early Toronto architect John Howard, who undertook the project as a private commission while serving as the City of Toronto's official surveyor and engineer. This structure (although altered) stands with the neighbouring commercial buildings at 83 and 85 King Street East as important surviving examples of Howard's work.

Contextually, the property at 79 King Street East is significant in defining, maintaining and supporting the historic character of King Street in the St. Lawrence Neighbourhood, which is identified by the low scale and appearance of the surviving stores, banks, hotels, warehouses and institutional buildings. As a commercial building dating to the mid 1800s that was updated over time, the James McDonell Building remains an integral component of a group of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

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The James McDonell Building is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it stands as part of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest remaining structures in Toronto.

Heritage Attributes

The heritage attributes of the property at 79 King Street East are:

- The four-storey commercial building, which shares its scale, massing and setback with the neighbouring buildings to the west and east
- The materials, with brick cladding and stone trim on the principal (north) Façade
- The roof detailing with decorative corbelling along the cornice that dates to the late 19th century when the structure was remodelled with Second Empire detailing
- The principal (north) façade, which is symmetrically organized into three bays above the first-floor store front (which has been altered)
- The fenestration in the second through the fourth stories, where flat-headed window openings have stone lintels and sills (**some of the openings in the second storey have been altered**)

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REASONS FOR DESIGNATION: 91 KING STREET EAST
(STATEMENT OF SIGNIFICANCE)

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Albany Club

Description

The property at 91 King Street East (which includes the property with a convenience address of 93 King Street East) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual values. Located on the south side of King Street East between Leader Lane (west) and Church Street (east), the Albany Club (1930) is a four-storey institutional building that replaced two units of the five-part Victoria Row, a mid-19th century commercial block.

Statement of Cultural Heritage Value

The property at 91 King Street East has design value as an excellent example of an institutional building designed in the Modern Classical style that was influenced by the gentlemen's clubs introduced in England and North America. Its stone-clad facade with classical detailing inspired by Italian Renaissance designs contributes to its architectural significance.

The Albany Club is an institution of significance in Toronto, which was founded in the 19th century by the Conservative Party as a political club with links to both federal and provincial politics. Regarded as the last surviving political club in Canada, the Albany Club has retained an active and visible presence on King Street East for over a century.

The property at 91 King Street East contributes to an understanding of the development and significance of the St. Lawrence Neighbourhood as it evolved from its origins as "Old Town," survived the Great Fire of 1849 as the commercial and institutional heart of Toronto, and withstood the economic downturn of the area in the 20th century before it was revitalized in the 1960s. The Albany Club has contributed to the St. Lawrence Neighbourhood for over a century since it established its premises on King Street East in the oldest part of the city.

The updates to the Albany Club were designed by one of its members, the Toronto architect C. J. Gibson, who was known for his residential commissions in the city's upscale neighbourhoods. The Albany Club was one of a select number of institutional commissions accepted by Gibson, along with the Earlscourt Library (which is recognized on the City of Toronto's heritage inventory).

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Contextually, the property at 91 King Street East is significant in defining, maintaining and supporting the historic character of King Street in the St. Lawrence Neighbourhood, which is identified by the low scale and appearance of the surviving stores, banks, hotels, warehouses and institutional edifices. As an institutional building that was remodelled in 1930, the Albany Club is an integral component of a group of surviving commercial and institutional edifices that illustrates the evolution of King Street East as the Town of York's original "main street".

The Albany Club is also physically, visually and historically linked to its surroundings on King Street East between Leader Lane and Church Street where it is placed near the east end of a collection of commercial and institutional buildings from the late 19th and early 20th centuries that includes some of the oldest surviving structures in Toronto.

Heritage Attributes

The heritage attributes of the property at 91 King Street East are:

- The four-storey institutional building, which relates its scale, setback and massing to the neighbouring buildings on the west and east
- The materials, with stone cladding and trim on the principal (north) facade
- The tripartite organization of the north facade with a base, shaft and cornice
- The base, where the main entrance is placed in the west half of the wall in an elaborate stone surround with paired wood doors and classical detailing
- The flat-headed window openings flanking the north entry and in the east half of the base
- The second and third floors, where the flat-headed window openings are separated by two-storey stone piers with classical detailing
- The fourth storey with an arcade of round-arched openings
- The roof detailing with a scrolled pediment, and the piers with decorative balls that mark the outer corners of the roof
- ~~On the interior, the dining hall with the ceiling beams and brackets, wood paneling and minstrel's gallery~~