

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



CHARLES FROGLEY BUILDING
850 YONGE STREET AND
1-9 YORKVILLE AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2015

1. DESCRIPTION



Above: view of the west side of Yonge Street, south of Yorkville Avenue (right) and showing the Charles Frogley Building on the southwest corner of the intersection; cover: east elevation of the property at 850 Yonge Street (the attached wing and additions identified as 1-9 Yorkville Avenue are not shown) (Heritage Preservation Services, 2014)

850 Yonge Street and 1-9 Yorkville Avenue: Charles Frogley Building	
ADDRESS	850 Yonge Street and 1-9 Yorkville Avenue (southwest corner of Yonge and Yorkville)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Concession 2 FB, part Lot 21
NEIGHBOURHOOD/COMMUNITY	Yorkville
HISTORICAL NAME	Charles Frogley Building ¹
CONSTRUCTION DATE	c. 1855
ORIGINAL OWNER	Arthur Bostwick, gentleman
ORIGINAL USE	Residential (single detached house form building)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None found ²
DESIGN/CONSTRUCTION	Brick cladding with brick, stone, terra cotta, glass and wood detailing
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	1885: mansard roof, oriel windows and rear (west) wing added
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	January 2015

¹ Although the main building was constructed in the mid 19th century as a residence for Arthur Bostwick, it is identified in various histories of Toronto with Charles Frogley, the Yorkville baker who updated and expanded it in the late 19th century with features of the Second Empire style

² At the time of the writing of this report, no architect or builder is identified for the original building or the 1880s updates

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 850 Yonge Street and 1-9 Yorkville Avenue 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).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1853	The Village of Yorkville is incorporated
1855	George Bostwick purchases land on the west side of Yonge Street, between present-day Cumberland Street and Yorkville Avenue
1856	The city directory lists Bostwick as a resident on the corner of Yonge and William Streets (the latter is present-day Yorkville Avenue)
1860	An archival photograph shows Bostwick's house form building
1862	The first surviving tax assessment roll for Yorkville records George Bostwick, a "gentleman" on the subject property (he remains on-site until 1874)
1874	The assessment roll for 1875 (with information compiled the previous year) lists Dr. Arthur Jukes Johnson as Bostwick's tenant
1875 Aug	Bostwick sells the site to Johnson
1876	When Yorkville's last surviving assessment roll is recorded in 1876 for 1877 taxes, Johnson is identified as the owner and occupant of the site
1876	A bird's eye view of Toronto shows Yorkville where Johnson's premises are illustrated
1883 Feb	The City of Toronto annexes Yorkville
1883 Mar	Charles J. Frogley, Sr. acquires Johnson's property
1883 Sept	In the first tax assessment roll for St. Paul's Ward (incorporating Yorkville), Johnson is identified as the tenant to Frogley, with the building valued at \$3340
1884 Sept	The assessed value of Frogley's property remains at \$3340
1884	The first Goad's Atlas to include Yorkville shows Frogley's building on the southwest corner of Yonge and Yorkville
1885 Sept	Frogley is listed as the occupant of 850 Yonge Street (where he employs three bakers) and the assessed value of the property rises to \$5000, suggesting that the mansard roof, oriel windows and rear (west) wings were added at this time ³
1894	Frogley acquires the neighbouring property to the south (present-day 848A Yonge) from James Weir with a 3-storey brick building dating to 1892
1903	Frogley leases his properties to the Frogley Company Ltd, which rescinds the lease in 1909
1909	George R. Warwick purchases Frogley's properties
1912	Goad's Atlas of 1910 updated to 1912 is the first to record the rear (west) brick extensions to Frogley's property at 850 Yonge
1974 Mar	The property at 850 Yonge Street (including 1 Yorkville Avenue) is listed on the City of Toronto Inventory of Heritage Properties

³ Building permits are missing for the period between April 1883 and July 1885

ii. HISTORICAL BACKGROUND

Yorkville

The property at 850 Yonge Street (including the rear wing identified as 1 Yorkville Avenue and the west additions at 3-9 Yorkville Avenue) is located in Yorkville, which originated as an independent community prior to becoming the first municipality annexed by the City of Toronto in 1883. Nearly a century earlier when Toronto was founded as the Town of York in 1793, the area between present-day Bloor Street and Eglinton Avenue was subdivided into 100-acre farm lots that were accessed along concession lines and side roads. Yonge Street was surveyed during the same period as the main route from York to the northern hinterland, although portions of the road remained impassible for many years. An inn (the future Red Lion) was established on Yonge, north of the first concession line (Bloor) in the early 19th century and later became a popular hostelry for travellers passing through a toll gate near the intersection. On the northwest corner of Yonge and Bloor, York's first non-denominational cemetery opened in 1826 as the York General Burying Ground (commonly known as Potter's Field, it was marked on Cane's map of 1842, which is attached as Image 2). However, by the 1830s the first brick yards and breweries were operating in the ravine and along the watercourse that crossed Yonge Street north of Bloor, resulting in the subdivision of the adjacent lands for housing, shops and services.

By the mid 19th century, the steady development of the hamlet on Toronto's northern border was facilitated by an omnibus running directly from the Red Lion to Toronto's St. Lawrence Market (Image 3). Incorporated as the Village of Yorkville in 1853, the community's official boundaries were set at present-day Bloor Street, Sherbourne Street, Walker Avenue and a line near Bedford Road (Image 4).⁴ Yorkville's population doubled between 1851 and 1861 and, during the latter year the introduction of the first horse-drawn street railway offered more reliable access. Yorkville boasted 5000 residents in 1881, two years prior to its annexation by the neighbouring City of Toronto.⁵

During the 20th century as a Toronto neighbourhood, Yorkville evolved from a stable residential community to a primary cultural and commercial destination in the city. The widening of Bloor Street east and west of Yonge Street by 1929 necessitated the removal of the residential and commercial buildings along the route and their replacement by large scale developments occupied by insurance companies and medical practitioners. This activity drew small-scale proprietors into the Yorkville neighbourhood where much of the residential building stock was converted to commercial uses. The decline of the area after World War II made it an affordable enclave for artists. In the 1960s (when the construction of the subway line along Bloor Street resulted in further redevelopment), Yorkville was a beacon for Toronto's music scene and "hippie culture". The following

⁴ As shown on historical maps and atlases, Yorkville's boundaries encompassed parts of today's South Rosedale and the East Annex

⁵ With Yorkville's annexation as St. Paul's Ward, two streets required new names, with Sydenham becoming Cumberland Street and William renamed Yorkville Avenue. They anchor the block where the subject property is found and remain primary commercial streets in the Yorkville neighbourhood

decade witnessed the community's transformation into a high-end shopping destination, supported by the conversion of remaining residential buildings into shops or their replacement by low-scale mixed use developments that included York Square and Hazelton Lanes. In the 1990s, part of Yorkville was designated as one of Toronto's first heritage conservation districts. Additional properties were recognized on the City's heritage register, including Fire Hall No. 10 (1889, and incorporating the tower from the 1876 village fire hall and the coat-of-arms from the 1860 town hall), which was associated with the 19th century Village of Yorkville, as well as the Charles Frogley Building at 850 Yonge Street, with the latter site updated after the City of Toronto annexed the community.

850 Yonge Street (including 1-9 Yorkville Avenue)

The subject properties on the southwest corner of Yonge Street and Yorkville Avenue are situated on part of Township Lot 21 in Concession 2 from the Bay, which was granted to military veteran and politician, David William Smith in 1798. The acreage was immediately sold to John Elmsley, the Chief Justice of Upper Canada, whose widow began disposing portions of the land in the 1820s, including a parcel with frontage on Yonge Street to Levi Fairbanks.

In 1855 after two changes in ownership, Arthur Bostwick acquired the land on the southwest corner of Yonge Street and William Street (Yorkville Avenue). Bostwick commissioned a two-storey residential building, which was completed by 1856 when the city directory recorded him on-site. The dwelling was illustrated in a photograph dating to 1860 (Image 5). Bostwick occupied the premises until 1873 when Dr. Arthur Jukes Johnson (1848-1921), a physician and surgeon became the tenant. Born in Yorkville where he returned after receiving his medical training in England, Dr. Johnson purchased the property at 850 Yonge Street in 1875. After establishing his practice in this location, Johnson also consulted as a pathologist at Toronto General Hospital. Johnson sold his Yorkville property to Charles J. Frogley in 1883, but continued to rent the premises until his combined house and office was completed at 52 Bloor Street West two years later. In his new location, Johnson was appointed Toronto's first chief coroner (1903) and became known in the city and beyond for providing medical evidence in many controversial trials.

In 1885, two years after acquiring the property at 850 Yonge Street, Charles J. Frogley, a long-time baker in Yorkville, relocated to this site. His move coincided with a significant increase in the assessed value of the property, suggesting that the mansard roof, oriel windows and rear extensions (which were assigned street numbers on Yorkville Avenue) were added at this time. By the mid 1890s, Frogley purchased the neighbouring building to the south at present-day 848A Yonge where he expanded his business (as shown in the undated archival photograph attached as Image 11). Frogley retained the properties until 1909. The Charles Frogley Building is illustrated in the historical images found in Section 6 (including those numbered 11-16).

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 850 Yonge Street (including the west wing identified as 1 Yorkville Avenue and the west additions at 3-9 Yorkville Avenue) are found on the cover and in Sections 2 and 6 of this report. The Charles Frogley Building is an unusual example of a mid 19th century residential building that was altered in the 1880s for commercial uses. The archival photograph appended as Image 5 shows the outline of the house form building, which was designed with the symmetrical features of the Georgian style that was favoured for residential edifices in the early 19th century. The original configuration with the end chimneys was preserved when the building was updated in the 1880s according to the popular Second Empire style.

Identified by its distinctive mansard (double-gable) roof, the Second Empire was named for the reign of Napoleon III in early 19th century France, a period when alterations to the Louvre influenced architectural design in Europe and North America. Introduced to Toronto with the Ontario Lieutenant-Governor's official residence on King Street West (now the site of Roy Thomson Hall), the Second Empire style was widely adopted for all types of buildings across the city, including the Charles Frogley Building as it was transformed from residential to commercial use.

The Charles Frogley Building is clad with brick and trimmed with brick, stone, terra cotta, glass and wood (the materials are now concealed by paint). The structure rises three stories to the mansard roof, which has slate cladding and fire break walls with brackets and, on the north end, chimneys (one of which has been altered). On the east slope, an oversized gabled dormer contains a pair of round-arched window openings with decorative brickwork and terra cotta trim beneath a closed pediment that incorporates the name "Frogley's." An unadorned pair of dormers marks the west slope of the roof. On the principal (east) elevation facing Yonge Street, the 1885 storefront has been altered, but the pair of distinctive oriel windows in the second storey retains original features, including stained glass transoms. In the third floor, a trio of flat-headed window openings have simple detailing (the decorative detailing, added in 1885, is shown before and after its removal in Images 16 and 17). On the north elevation facing Yorkville Avenue, symmetrically-placed flat-headed window openings are found above the first storey (the extension of the storefront on the north wall was a 20th century alteration, as documented in the archival photographs in Section 6) and on the attached two-storey rear (west) wing. Wood windows survive on the building, which is extended by single-storey rear additions.

i. CONTEXT

The location of the property at 850 Yonge Street (including the addresses at 1-9 Yorkville Avenue) is shown on the property data map attached as Image 1. The Charles Frogley Building anchors the southwest corner of Yonge Street and Yorkville Avenue at the north end of the block of 19th century commercial buildings, most of which date to the period before the City of Toronto annexed the Village of Yorkville. With its neighbours in the

block, the Charles Frogley Building faces east where the Albert Britnell Bookstore (1928) at 765 Yonge, between Bloor Street East and Asquith Avenue is also a recognized heritage property. The Charles Frogley Building marks the east entrance to Yorkville Avenue where the Yorkville Branch of the Toronto Public Library (1907) at 22 Yorkville and Fire Hall #10 (1889) at 34 Yorkville are recognized on the City's heritage register.⁶ Further west, between Bay Street and Avenue Road, parts of the former Village of Yorkville were designated as the Yorkville-Hazelton Heritage Conservation District in 2002.⁷

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 Example of a Style and Type -The Charles Frogley Building has cultural heritage value for its design as mid-19th century residential building that was constructed as part of the intact surviving block on Yonge Street in Yorkville and updated in the 1880s as part of its transformation to commercial uses. The changes to the structure that were made in the popular Second Empire style, including the distinctive mansard roof with detailing that incorporates "Frogley's" name, contribute to the Charles Frogley Building's visual presence on the corner of Yonge and Yorkville.

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	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder,	N/A

⁶ The 1889 fire hall incorporates the tower from the 1876 village fire hall, as well as the coat-of-arms from the Yorkville Town Hall, demolished in 1941. Further west on Yorkville Avenue, several 19th century house form buildings are recognized on the City's heritage register (with some also designated under Part IV, Section 29 of the Ontario Heritage Act), including the property at 100 Yorkville that was converted into a private hospital that became the first location for Mount Sinai Hospital

⁷ http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/hcd_yorkville_proposal.pdf

designer or theorist who is significant to a community	
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Community - The property at 850 Yonge Street (including 1-9 Yorkville Avenue) is also valued for its historical association with the Village of Yorkville (1853-1883), which was an incorporated municipality prior to its annexation by the City of Toronto. The Charles Frogley Building is representative of the transformation of the community, as it was built as a residential building in the hamlet before housing a doctor's office during the period when the village was absorbed into the adjoining city, and afterward was updated for a business that complemented the other commercial uses on Yonge Street in the Yorkville neighbourhood.

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

Character – Contextually, the Charles Frogley Building contributes to the character of Yonge Street, north of Bloor Street where it reflect the late 19th century development of the area at the time it evolved from an independent village to a city neighbourhood along the important corridor known as Toronto's "main street."

Surroundings – The Charles Frogley Building is also historically, visually and physically linked to its surroundings on Yonge Street where it is an integral part of the intact group of contiguous late 19th century commercial buildings that extends along the entire block on the west side of the street from Cumberland Street to Yorkville Avenue and marks the east entry into the commercial heart of the former Village of Yorkville.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 850 Yonge Street and 1-9 Yorkville Avenue have design, associative and contextual values as a rare example of a mid-19th century residential building associated with the development of Yorkville that was updated with Second Empire features following the community’s annexation and anchors the north end of the intact group of 19th century structures that support the character and setting of the block between Cumberland Street and Yorkville Avenue on Yonge Street.

5. SOURCES

Archival Sources

Abstract Index of Deeds, City of Toronto (Yorkville), Plan 355, Lots 3-6
 Abstract Index of Deeds, York Township, Concession 2 from the Bay (West), Lot 21
 Archival Photographs, Toronto Public Library, Toronto Historical Board,
<https://chuckmantorontonostalgia.wordpress.com/2013/01/23/postcard-toronto-yonge-street-n-of-bloor-yorkville-town-hall-nice-version-early/>, and

<http://cookbookstoreblog.blogspot.ca/2014/02/history-of-our-building-at-850-yonge-st.html> (individual citations in Section 6)

Assessment Rolls, Village of Yorkville, 1862-77

Assessment Rolls, City of Toronto, St. Paul's Ward, 1884-92 and Ward 3, Division 3, 1893 ff.

Browne, Map of the Township of York, 1851

Building Records, City of Toronto, Toronto and East York, 1946 ff.

Cane, Topographical Plan of the City and Liberties of Toronto, 1842

City of Toronto Directories, 1851 ff.

Decennial Censuses, 1871 ff.

Goad's Atlases, 1884-1923

Gross, Bird's Eye View of Toronto, 1876

Liddy, Plan of the Incorporated Village of Yorkville, 1882

Miles and Company, Illustrated Historical Atlas of the County of York, 1878

Underwriters' Insurance Bureau Atlas, Vol. 1, 1965

Secondary Sources

Arthur, Eric, Toronto: no mean city, 3rd ed. revised by Stephen A. Otto, 1986

"Arthur Jukes Johnson," entry in Dictionary of Canadian Biography Online, http://www.biographi.ca/en/bio/johnson_arthur_jukes_15F.html

Blumenson, John, Ontario Architecture, 1990

Dendy, William, Lost Toronto, 2nd ed., 1998

Frogley Family Records, www.ancestry.ca

Hutcheson, Stephanie, Yorkville in Pictures 1853-1883, 1978

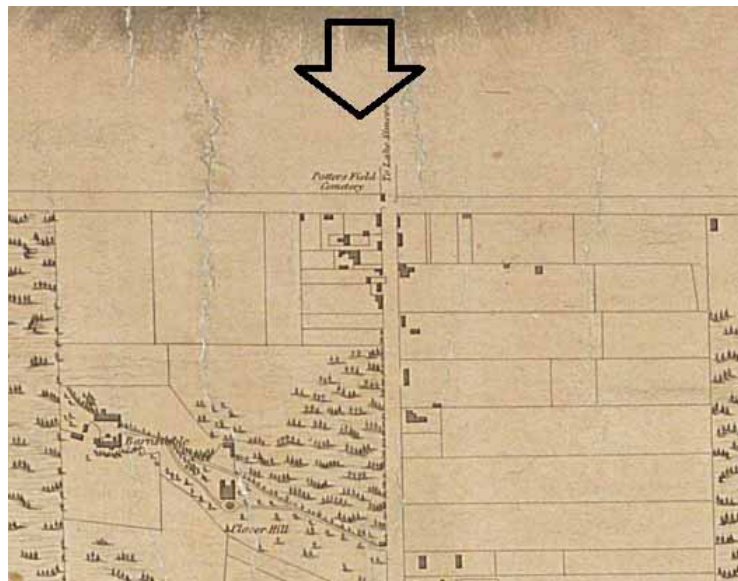
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

Mulvany, C. Pelham, Toronto: past and present, 1884

6. IMAGES⁸ – the **arrows** mark the location of the subject property

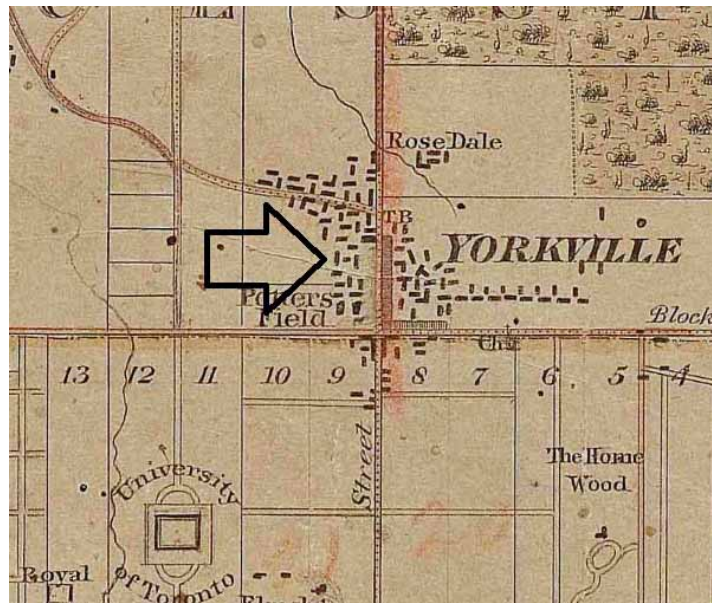


1. City of Toronto Property Data Map: showing the block on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north) where the properties at 850 Yonge Street and 1-9 Yorkville Avenue are located.

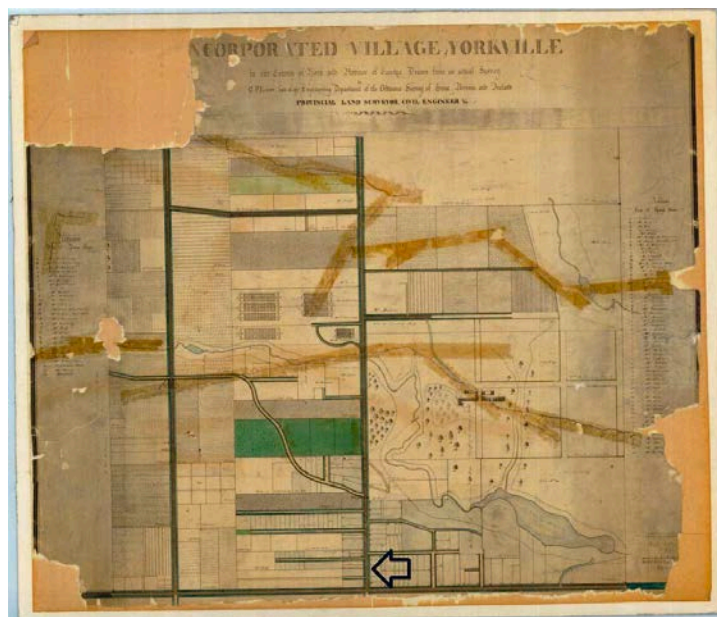


2. Cane's Topographical Map of the City of Toronto, 1842: showing the area where Yorkville developed adjoining Potter's Field and north of the City of Toronto boundary at the first concession line (Bloor Street)

⁸ Additional maps and atlases tracing the development of Yorkville (but not reproduced here) are available, including those via <http://oldtorontomaps.blogspot.ca/>



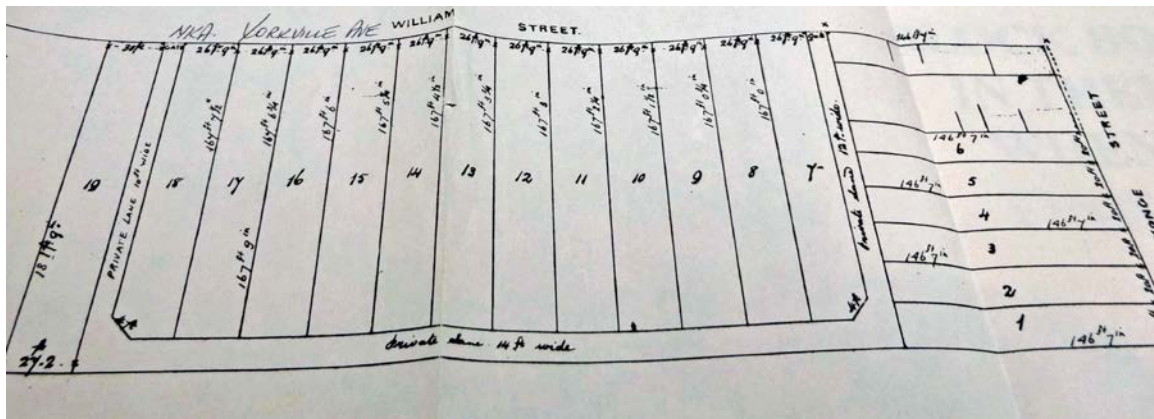
3. Browne's Plan of the City of Toronto, 1851: showing the development of the community at the south end of Township Lot 21, two years prior to the incorporation of the Village of Yorkville (other archival resources indicate a mixture of residential, commercial and small-scale industrial buildings along Yonge Street and Davenport Road)



4. Liddy's Plan of the Incorporated Village of Yorkville, 1852: showing the subdivision of the lands, including those along the west side of Yonge Street where the subject property was subsequently developed



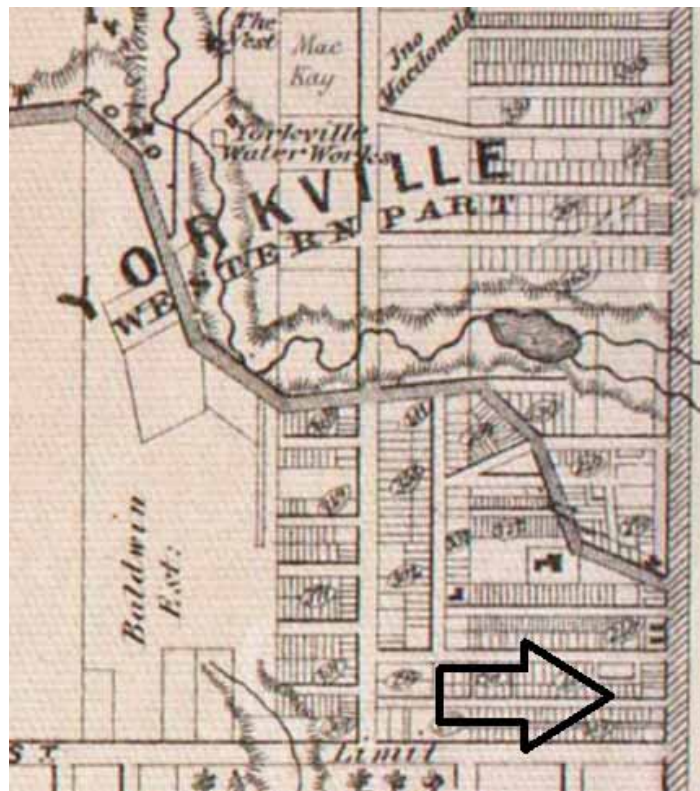
5. Archival Photograph, Yonge Street, Yorkville, 1860: showing the status of the block south of present-day Yorkville Avenue where the entrance to the street is marked by the **arrow** and the house form building at 850 Yonge is in place at the southwest corner of the intersection (the mansard roof and oriel windows were added 25 years later as part of the building's commercial conversion) (Toronto Public Library, Item 1985)



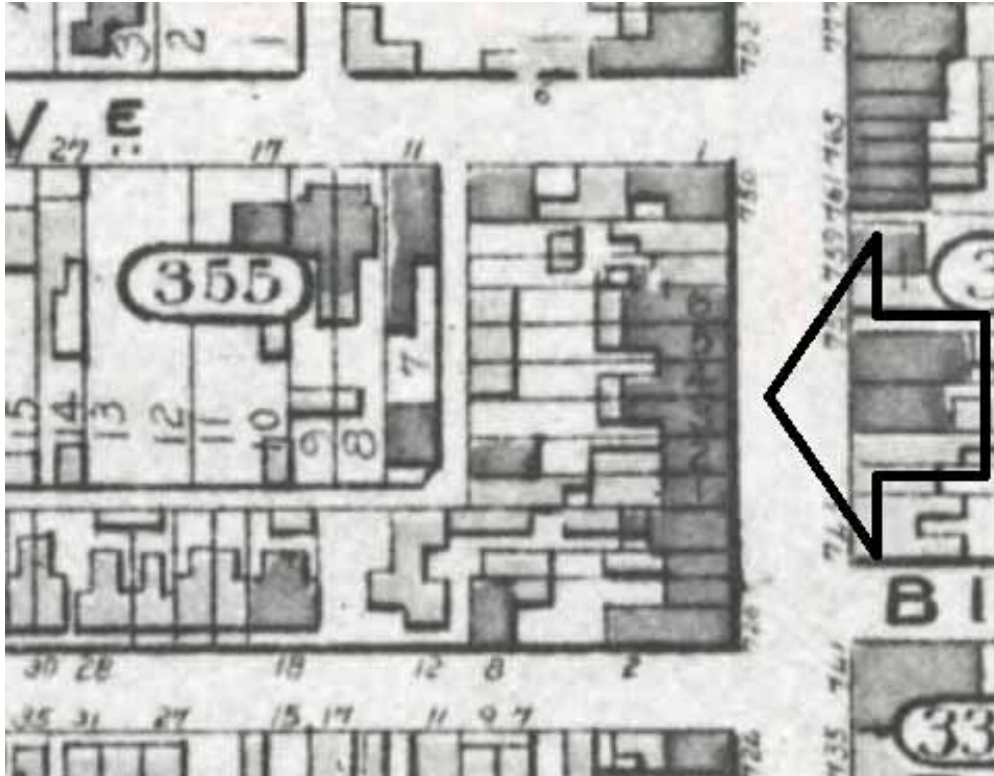
6. Plan 355, Yorkville, 1874: showing the subdivision of part of York Township Lot 21 on the west side of Yonge Street, south of present-day Yorkville Avenue, apart from the subject property that is unnumbered on the southwest corner of the intersection (Toronto Land Registry Office)



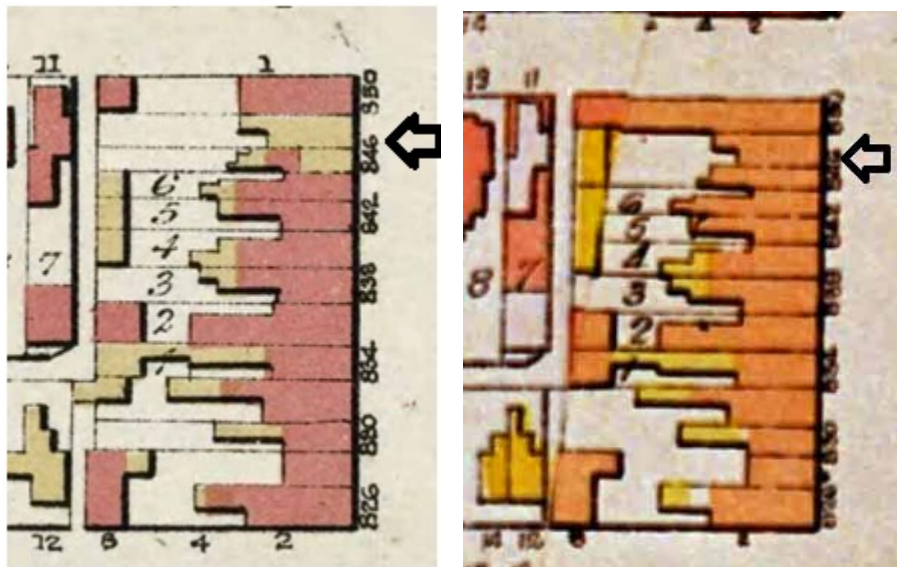
7. Gross's Bird's Eye View of Toronto, 1876: showing the west side of Yonge Street where parts of the block between present-day Cumberland Street and Yorkville Avenue has been developed including the building at present-day 850 Yonge



8. Miles and Company's York County Atlas, 1878: showing the layout of Yorkville west of Yonge Street prior to its annexation by the City of Toronto (only landmarks including the Yorkville Town Hall and St. Paul's Church on Yonge Street are marked on the map)



9. Goad's Atlas, 1884: showing Yorkville following annexation where the subject property at 850 Yonge Street anchors the southwest corner of Yonge Street and Yorkville Avenue



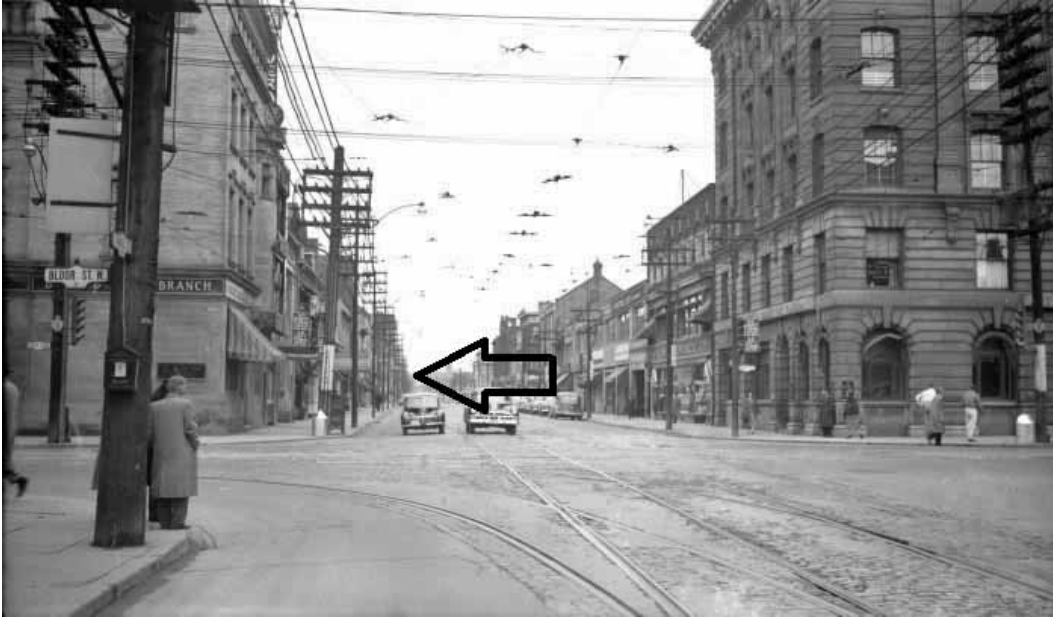
10. Goad's Atlases, 1890 (left) and 1910 revised to 1912 (right): showing the updates to the property at 850 Yonge Street where the rear additions extended westward along Yorkville Avenue, but were not illustrated on Goad's until the early 20th century



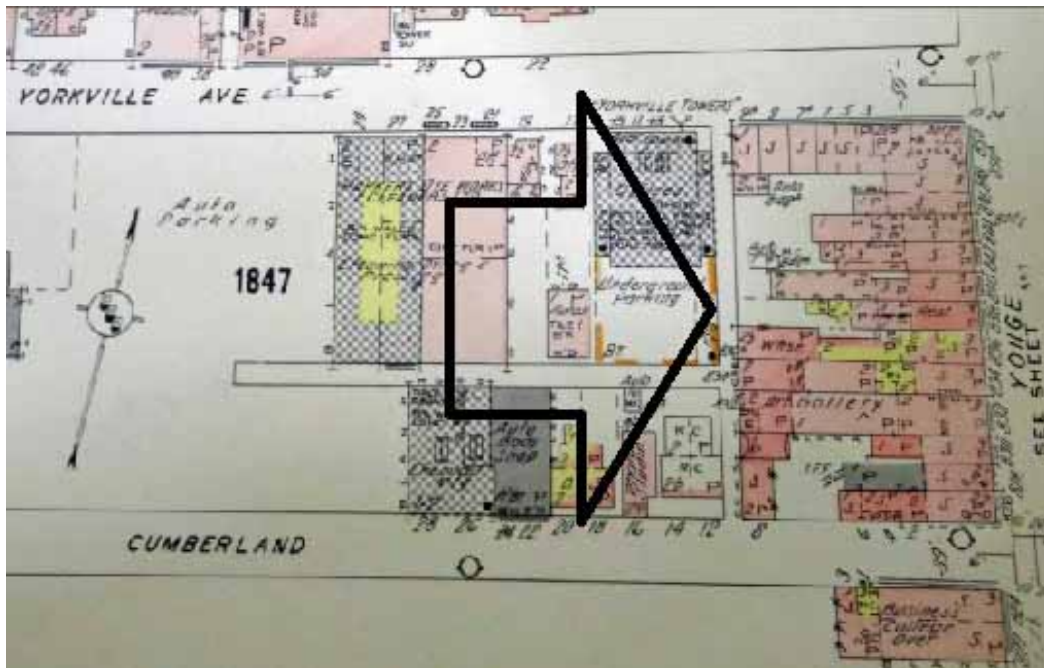
11. Archival Photograph, Southwest Yonge Street and Yorkville Avenue, undated: showing the updates made to the properties at present-day 850 Yonge and 1-9 Yorkville by Charles Frogley (the image post-dates 1896 when Frogley acquired part of the James Weir Buildings at present-day 848A Yonge and extended his signage and awning across its facade) (<http://cookbookstoreblog.blogspot.ca/2014/02/history-of-our-building-at-850-yonge-st.html>)



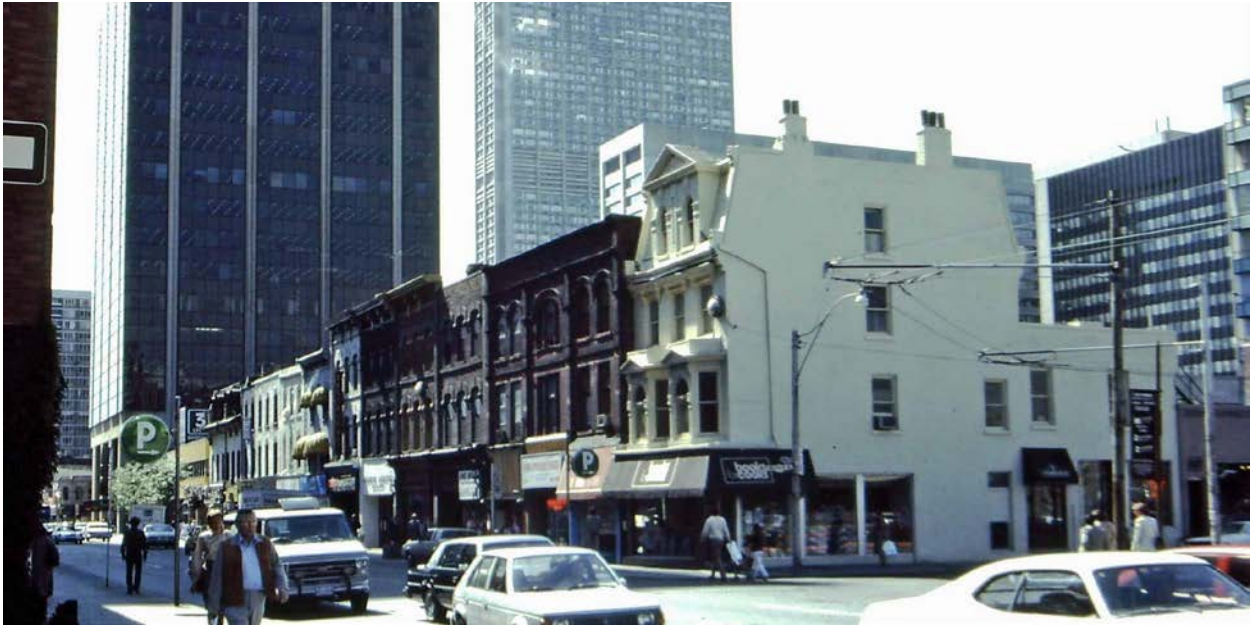
12. Postcard of Yonge Street, north of Bloor Street, c. 1907: showing the subject property at 850 Yonge on the southwest corner of Yorkville Avenue and its proximity to the Yorkville Town Hall with the landmark clock tower (the latter building was destroyed by fire in 1941) (<https://chuckmantorontonostalgia.wordpress.com/2013/01/23/postcard-toronto-yonge-street-n-of-bloor-yorkville-town-hall-nice-version-early/>)



13. Archival Photograph, Yonge Street north of Bloor Street, 1953: the low-rise buildings along the street, including the block between present-day Cumberland Street and Yorkville Avenue (identified by the **arrow**) where the subject properties at 850 Yonge Street and 1 Yorkville Avenue are found (Toronto Reference Library, Item #1966)



14. Atlas, Underwriters' Survey Bureau, 1965: showing the status of the Charles Frogley Building on the southwest corner of Yonge Street and Yorkville Avenue



15. Archival Photograph, 1982: showing the subject properties at 850 Yonge and 1-9 Yorkville Avenue anchoring the north end of the in the block on the west side of Yonge Street (right) (Toronto Historical Board)



16. Archival Photographs, 1974 (left) and 1985 (right): showing the property at 850 Yonge Street (left) and part of the single-storey additions along Yorkville Avenue (right) (Toronto Historical Board)



17. Current Photographs, 850 Yonge Street and 1 Yorkville Avenue: showing the east elevation on Yonge (above), and the two-storey west wing with part of the single-storey additions along Yorkville (below) (Heritage Preservation Services, 2014)