

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



93-95 BERKELEY STREET

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

4 March 2015

1. DESCRIPTION



Above: Principal (west) and side (south) elevations of the Christie, Brown & Co. Stables
(Heritage Preservation Services, December 2013)

Cover: Berkeley Street elevations of the Christie, Brown & Co. Stables, Sproatt & Rolph
Architects, 1905 (City of Toronto Archives)

Address and Name of Property	
ADDRESS	93-95 Berkeley Street
WARD	28
LEGAL DESCRIPTION	PL 7A PT LTS 17 & 18 & LT24 RP 63R2841 PT 1 SUBJ TO ROW << ENTRANCE ADDRESS FOR 93 BERKELEY ST
NEIGHBOURHOOD/COMMUNITY	St. Lawrence neighbourhood
HISTORICAL NAME	Christie, Brown & Co. Stables
CONSTRUCTION DATE	1906
ORIGINAL OWNER	Christie, Brown & Co.
ORIGINAL USE	Stables
CURRENT USE*	Offices
ARCHITECT/BUILDER/DESIGNER	Sproatt & Rolph Architects, Adam Beatty, Contractor
DESIGN/CONSTRUCTION	Brick and stucco cladding with stone details
ARCHITECTURAL STYLE	Beaux Arts Classical
ADDITIONS/ALTERATIONS	Demolition of two-stall hospital, alteration of double door on south façade at second floor level and replacement with window
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on Heritage Register
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	4 March 2015

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 93-95 Berkeley 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
1793	The town of York is laid out with Parliament Street (now Berkeley Street) as the eastern most street of the ten block grid. The site is on the outer edge of the grid.
1796-7	The first parliament buildings are built at the foot of Parliament Street (now Berkeley Street).
1813	The parliament buildings are burnt down in an attack by the United States.
1820	A second parliament building is built on the same site.
1824	Fire destroys the second parliament buildings.
1829	Third Parliament buildings constructed on Simcoe Place (now known as Front St.).
1842	The property known today as 93-95 Berkeley Street and part of Lot 24 is shown as planted with a formal garden on Cane's <i>Topographical Map of the Cities and Liberties of Toronto, 1842</i> . By this date a court house and jail were constructed on the south east corner of Front and Berkeley Streets.
1848	William M Christie, age 19, emigrates from Scotland. As a bakery apprentice, he bakes bread in Yorkville.
1853	William Christie and George Maver open their own bakery business
1860	In partnership with James McMullen, Christie focuses entirely on biscuit making
1868	The partnership of Christie, Brown & Co. is established.
1872	Christie, Brown & Co. builds a new factory at Duke (now Adelaide Street East) and Frederick Streets. To accommodate growth the complex is extended in 1883, 1892, 1899 and 1914.
1876	At the Centennial International Exhibition in Philadelphia Christie wins silver and bronze medals for his biscuits.
1880	Goad's Atlas indicates that the site (Lot 24) is vacant and remains so until 1913.
1890	By this date two out of every three workers in biscuit making in Toronto work for Christie Brown & Co.
1900	William Christie dies. The business is taken over by his son Robert J Christie.
1905	Sproatt & Rolph Architects prepare plans and specifications for the stables.
1906	The assessment rolls indicate an unfinished building on Part of Lot 24. Adam Beatty, contractor is identified as the owner or lessee.
1907	The assessment rolls indicate that the building, now identified as stables, is complete and is valued at \$16,980 and is owned by Christie Brown and Co. Ltd, naming Robert J Christie as the president.
1913	Sproatt & Rolph with Jenning & Ross are commissioned to add a new factory and warehouse to the Christie, Brown & Co. complex.
1926	Robert J Christie dies.
1928	Christie, Brown & Co. is acquired by Nabisco.
1978	The Christie, Brown & Co. complex at 200 King St with frontage on Adelaide

	Street East is included on the City of Toronto's Inventory of Heritage Properties.
2015	Mr. Christie bakery and outlet is still located on Park Lawn Road in Etobicoke.

ii. HISTORICAL BACKGROUND

Berkeley Street and the St. Lawrence Neighbourhood

The location of the property at 93-95 Berkeley Street is shown on the property data map below (Image 1) on the east side of the street north of Adelaide Street East. Berkeley Street, originally known as Parliament Street, was the eastern most boundary of the ten block grid established with the laying out of the town of York in 1793, which now forms part of the St Lawrence neighbourhood. The first parliament buildings, completed in 1796-7 and burnt down in 1813, replaced in 1820 and burnt down again in 1824, were located at the foot of Berkeley Street. After the construction of the new parliament buildings on Front Street West, the street was populated by other civic institutions including a court house and jail (Image 2). The character diversified to become more commercial and industrial along with residential properties. Many of these historic buildings survive today and include the shops at the north east corner of King and Berkeley (1845), Fire Hall No. 4 (1859), the row houses on the south east corner of Berkeley at Adelaide (1871-2), and the Consumers Gas Company (1882). In the block in which 93-95 Berkeley Street is located, houses from the late 19th century survive at both ends and on both sides.

The property known as 93-95 Berkeley Street was first identified in 1842 as a lot with formal planting divided by a long lane in Cane's *Topographical Map of the Cities and Liberties of Toronto*. (Image 2as above) By 1880, Goads map (Image 3) identifies it as a vacant lot and while development takes place on either side it remains vacant until a stable for Christie, Brown & Co. is built by the contractor Adam Beatty between 1905 and 1906. (Images 4 and 5) The Christie, Brown & Co. factory which had been established in 1872 at Frederick and Duke Streets (now Adelaide Street East) was just a few blocks to the west. (Images 6 and 7)

Christie, Brown & Co. was founded in 1868, by William Mercer Christie who invited former employer Alexander Brown to join him in partnership. Christie Street, Christie Pits and the Christie subway station are all associated with commemorating William Mercer Christie. Arriving in Canada at the age of 19 in 1848 and already apprenticed as a baker in his birthplace of Scotland, Christie owned his own company by 1853 with his first partner George Maver. His meteoric rise as Canada's best and best-known biscuit maker, a reputation which has survived more than 100 years after his death, despite the minor setbacks and several partnerships but each time he started business anew and business flourished. After winning first prize at the Toronto exhibition in 1858 he focused on biscuit making exclusively, winning silver and gold medals at the Centennial International Exhibition in Philadelphia in 1876 and by 1890, two of every three biscuit makers in Toronto were employed by Christie, Brown & Co. In 1891, the publication *Toronto Old and New* reported glowingly of his success:

The further extension of the business was met with the erection of the present mammoth factory at the corner of Duke and Frederick Streets - now 3 times the original size. The produce of this factory is sold in Canada from the Atlantic to the Pacific, and has reached a high point of excellence. Personally Mr. Christie is a man of high worth and his firm enjoys the confidence of commercial circles both in and out of Toronto.¹

The factory, built in 1872 and extended in 1883, 1892, 1899 and 1914, was included on the City of Toronto's Inventory of Heritage Properties in 1978 and now forms part of George Brown College. (Image 8)

Architects: Sproatt & Rolph

The stables were designed by the partnership of Henry Sproatt (1866-1934) and Ernest Rolph (1871-1958), partners in one what has been called "one of the most important architectural partnerships in Canada after 1900."² In partnership from 1900-1934, the firm gained a reputation for its high quality design and range of commissions for residential, institutional, commercial and industrial buildings. The practice extended its influence across Ontario and as far away as Manitoba and Nova Scotia. Important projects included the Birge Carnegie Library, Victoria College (1908-10), Hart House (1911-19), Upper Canada College (1923-4), Canada Life Building (1930-31), Royal York Hotel (1927-29 with Ross and Macdonald), and Eaton's College Park (1929-30 with Ross and MacDonald) and the Ontario Hydro Electric Power Commission Building (1934-5) now the Princess Margaret Hospital. In 1913, they were given a second commission by Christie Brown & Co. to build an additional factory and warehouse at King and Frederick Streets adjacent to the existing complex which they undertook in partnership with Jennings & Ross.

iii. ARCHITECTURAL DESCRIPTION

The Christie, Brown & Co. Stables at 93-95 Berkeley Avenue, located mid-block on the east side of Berkeley Street between Richmond and Adelaide Streets East, a two storey red brick structure facing the street with a long single storey stuccoed wing at the rear of the property, was designed by Sproatt & Rolph and dates from 1906. (Images 9 and 10)

The building is a fine and rare representative of a stable designed in the Beaux Arts Classical Style. This style may be said to have emerged in 1893 at the Chicago World's Fair Columbian Exhibition celebrating the 400 year anniversary of Columbus' 'discovery' of America. The style was largely based on ancient Roman precedent, especially the colossal baths and basilicas and was applied primarily to public buildings, railway stations, museums, libraries and other institutions, as an appropriate expression of civic aspirations of civility, grandeur and munificence all promoting the public good. The primary features were a grand scale and so double and triple storey colonnades and

¹ Adam, p 186.

² Hill, ed. Entry 579

arcades were used. The materials were preferably a white stone, or white stone details and the language was classical. Originating in 1893, the Beaux Arts Classical style continued at least into the 1930s in Toronto and was featured in such buildings as Union Station, 1911-1930, the Toronto Harbour Commission Building, 1917, the Princes' Gates, 1927 and the Canada Life Building, the last of which was designed by Sproatt & Rolph in 1931.

The stables were designed after the death of William Christie under the authority of his son Robert Jaffa Christie, who became President of the company, and constructed by the contractor Adam Beatty. The west elevations of the buildings retain a relationship with the original Christie, Brown & Co. factory by being built in red brick with stone (instead of yellow brick) trim. (Images 9, as above, and 11) The influence of the new century and a move away from the Victorian style to a Beaux Arts Classicism is evident in the double story three-bay arcade which unites the façade, the tripartite thermal windows (so-named for their association with Roman baths) and the two stone rondels also associated with Classicism. However in spite of these new stylistic features similarities between the two buildings created by father and son persist. (Images 8, as above, and 12) These are evident in the organization of the façade in a series of bays with a projecting plane of arches, as at the stables or pilasters, as at the factory. Other similarities are seen in the semi-circular headed windows, the decorative use of alternating materials such as yellow brick or white stone to pick out keystones and impostes in the arched heads and in the use of pediments along the parapet of the roof (now demolished at the factory).

In 1913 Sproatt & Rolph were commissioned with Jennings & Ross to design additional offices and factory for the original Christie, Brown & Co. factory at the north-west corner of King and Frederick Streets. (Image 13) The 1913 structure continued several architectural features in the combination of brick with a contrasting stone, the use of a giant arcade at the first two floors as well as six storey pilasters in the upper stories and pediments creating a consistent if evolving architectural language between the 1870s factory, the 1900s stable and the 1910s office and factory.

The "South & Lane Elevation" reflects this as the arcade, brick and stone are carried along the side of the carriage house and then the materials switch to stucco and smaller doors and windows for the stable. (Images 14-15) The windows were specially designed for the stalls with metal frames to allow controlled opening.

At the time of construction the site measured 66 x 140' and the building originally occupied the entire length of the site apart from an access lane along the southern edge. The plan shows the central passageway for the carriages with its granolithic floor surface with bays for 3 on either side. (Image 16) Eight additional carriages were accommodated on the upper level. At the rear four large stalls and thirteen regular stalls of oak with wood block floors were provided for horses. Two additional stalls were provided in the external horse hospital.

The section shows the detailing of materials and fixtures including the central skylight which lit not only the horse shower room but the adjacent stalls. (Images 17 and 18) The

small windows provided ventilation to each stall. The building has been converted for office and film studio usage however some elements survive from the original time as a stables for Christie, Brown & Co. (Images 19-22.)

iv. CONTEXT

The Christie, Brown & Co. stables are located on the east side of Berkeley Street between Adelaide and Richmond Streets East. Built in 1906 the stables form part of an evolutionary collection of buildings constructed since the Town of York was laid out in 1793 and Berkeley Street formed the eastern edge of the town. The types of buildings and their dates have varied from parliament buildings and court houses with jails, to row houses, commercial blocks, fire halls and gas companies (converted as theatres). Some of the buildings were of municipal significance. Others, like the row houses, play a more modest role in the city's life. The stables contributed to the commercial role of the provision of cookies across the city and are part of the nationally significant Christie, Brown & Co. history. Today stables contributes to the rich historical context of the street as much as it does to the built context with its two-story, red-brick, parapeted form with the large thermal windows held within an arcade. The street continues to have a mix of functions – arts related, commercial and residential, as well as a mix of building forms and styles from many eras and the stables is a significant contributor to that diversity.

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 Heritage Register. 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	X

The Christie, Brown & Co. Stables is valued as a fine and rare representative and well-crafted example of a stable building designed in relation to the nearby main factory complex of Christie, Brown & Co. on Adelaide Street East. The stable structure displays the similar use of materials, red brick with contrasting trim (here stone), the organizing principle of an arcade across a double-story façade with semi-circular and segmental-arched headed windows. The stables is valued as it represents the new taste for Beaux Art Classicism, the style favoured for civic buildings at the turn of the twentieth century, which may be seen to be an appropriate stylistic choice for a building which, although a stable, was part of a business whose success in the world of biscuit-making provided top quality biscuits across the nation and was a significant employer of biscuit makers. The

building demonstrates a high degree of technical achievement in stable architecture as it included an elevator for the wagons, the use of "granolithic" a contemporary floor material first known to be used in 1881, segregated "hospital" stalls located outside of main building, a horse cleaning room at the centre under the skylight, red oak stalls, and special system of delivering feed to the horses.

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

The Christie, Brown & Co. Stables is associated with the history of the nationally significant company of Christie, Brown & Co. which in its various iterations flourished from 1853 through to its absorption by Nabisco in 1928. Its founder William Mercer Christie began his life in Toronto in 1848 as a 19-year old immigrant making bread in the early hours and delivering the fresh goods to consumers in Yorkville before the day's break. By the time of his death in 1900 his goods evolved from being hand-crafted to machine-made employing two of every three biscuit makers in Toronto and delivering over 400 types of biscuits and cakes across the country. The stables are part of this Canadian culinary business success story. The City has recognized his contribution in the naming of Christie Street and Christie Pitts. The TTC subway station continues the commemoration.

The design and detailing of the stables yields information about the provisions for the care and accommodation of horses employed in delivery for commercial businesses at this time and for the wagons and stables.

The stables is valued for its association with the architects Sproatt and Rolph, partners in one of Toronto's leading firms from 1900-1934, with a reputation for its range of commissions for residential, institutional, commercial and industrial buildings. The practice extended its influence across Ontario and as far away as Manitoba and Nova Scotia. Important projects included the Birge Carnegie Library, Victoria College (1908-10), Hart House (1911-19), Upper Canada College (1923-4), Canada Life Building (1930-31), Royal York Hotel (1927-29 with Ross and Macdonald), and Eaton's College Park (1929-30 with Ross and MacDonald) and the Ontario Hydro Electric Power Commission Building (1934-5) now the Princess Margaret Hospital.

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

Contextually, with its long established presence on Berkeley Street, the Christie, Brown & Co. Stables contributes to an understanding of the evolution of the street which from its earliest date combined institutions of civic importance (the first two parliament buildings, the courthouse, jail and firehall no. 4) as well as those of commercial and industrial importance (shops from the 1840s at the north east corner of King Street and Berkeley Street and the Consumers Gas Building 1882) as well as numerous residential properties from as early as the 1870s. Along with these other structures the Christie, Brown & Co. Stables maintains the historic character of one of Toronto's first founding streets and its subsequent evolution and is a local landmark.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 93-95 Berkeley Street has design, associative and contextual values. The Christie, Brown & Co. Stables is a fine representative example of Beaux Arts Classicism applied to company stables whose design also reflects the parent company factory building. As a part of the historical emergence and development of the Christie and Brown and Co. business, the Stables Building maintains and supports the historical character of the neighbourhood where it remains visually and historically linked to its surroundings and is a landmark on Berkeley Street.

5. SOURCES

Archival Sources

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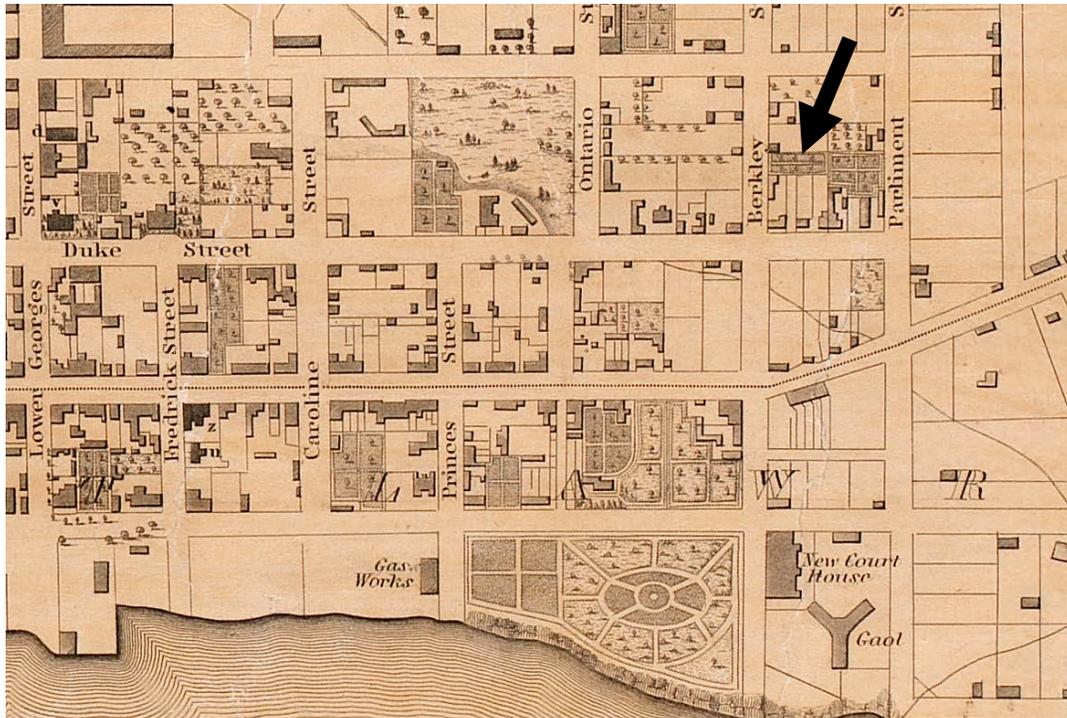
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992.

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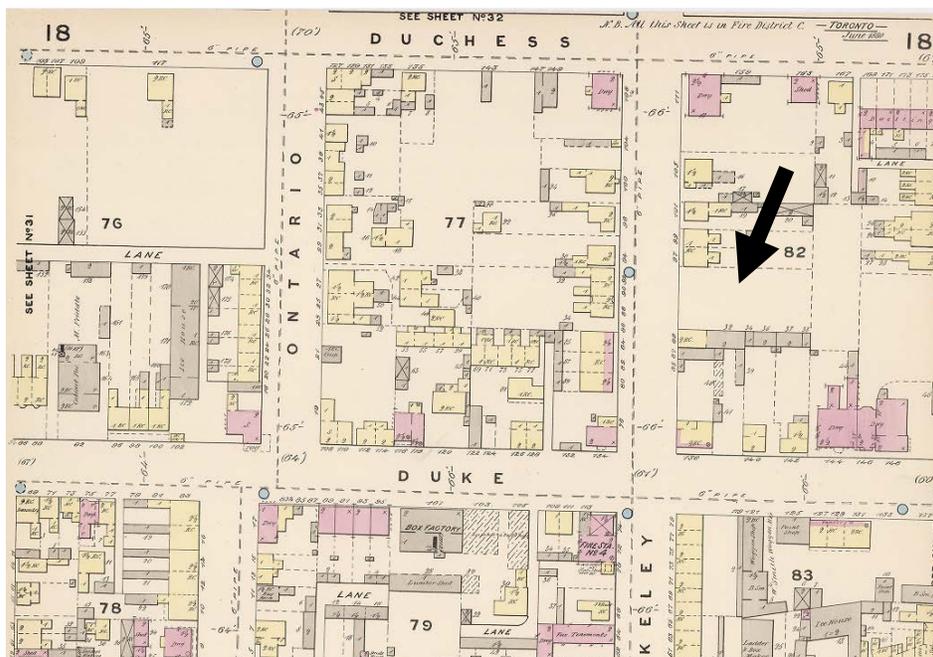
6. IMAGES



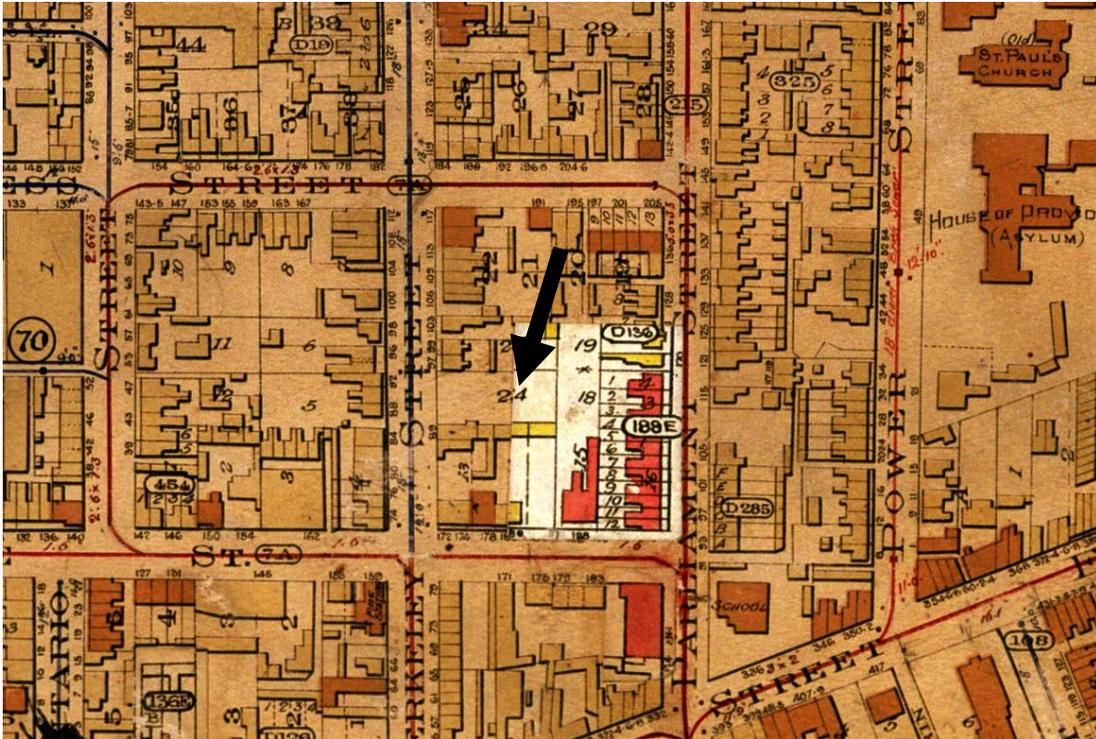
1. City of Toronto Property Data Map: showing the location of the property at 93-95 Berkeley Street where the **arrow** marks the site of the Christie, Brown & Co. Stables Building. The image also shows the length of Berkeley down to the first Parliament site on the south side of Front Street.



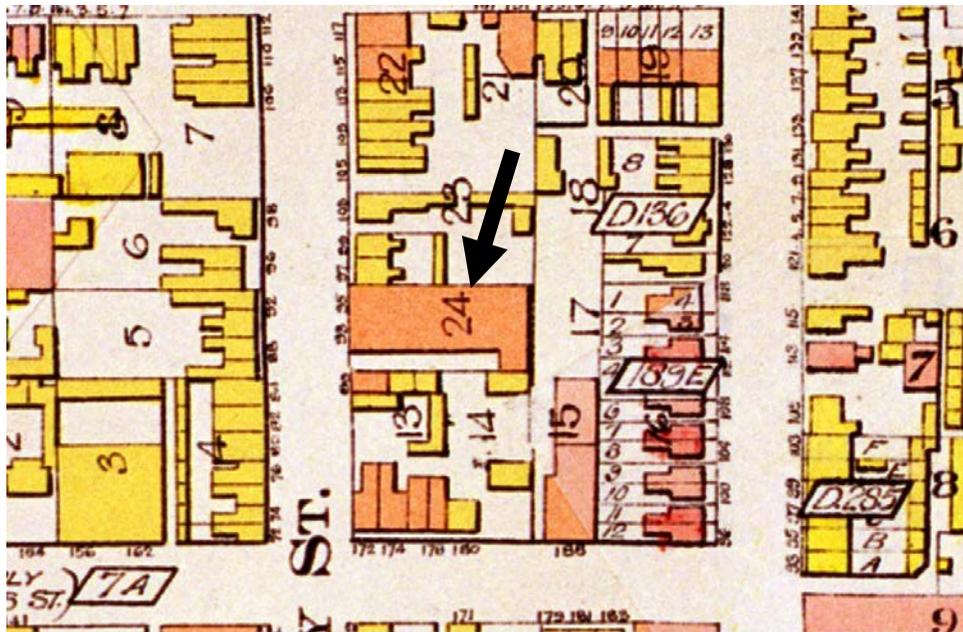
2. Topographical Map of the City and Liberties of Toronto, 1842: shows the lot currently occupied by the stables building planted with a formal garden. The court house and jail are shown at the base of Berkeley Street and the new Parliament Street is shown to the east. (*City of Toronto Archives*)



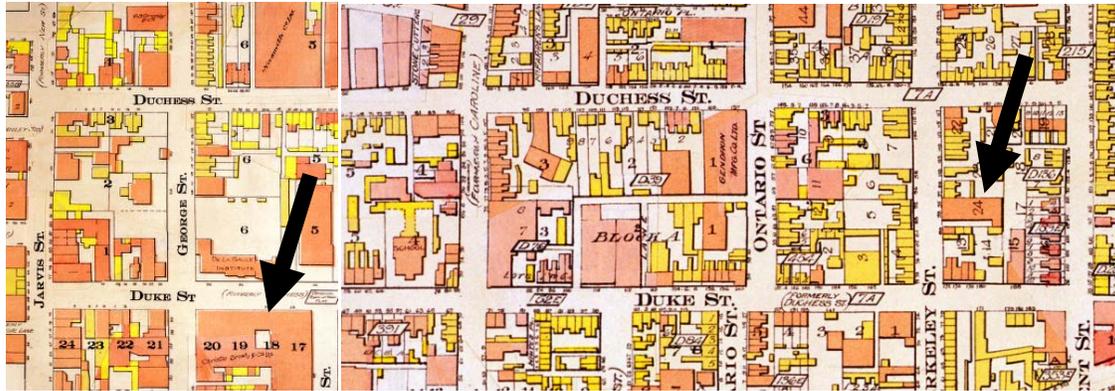
3. Goads Atlas, 1880: showing the vacant lot. (*City of Toronto Archives*)



4. *Goads Atlas, 1903*: showing Lot 24 still vacant and the properties at either side, that is 89 and 97 occupied. (City of Toronto Archives)



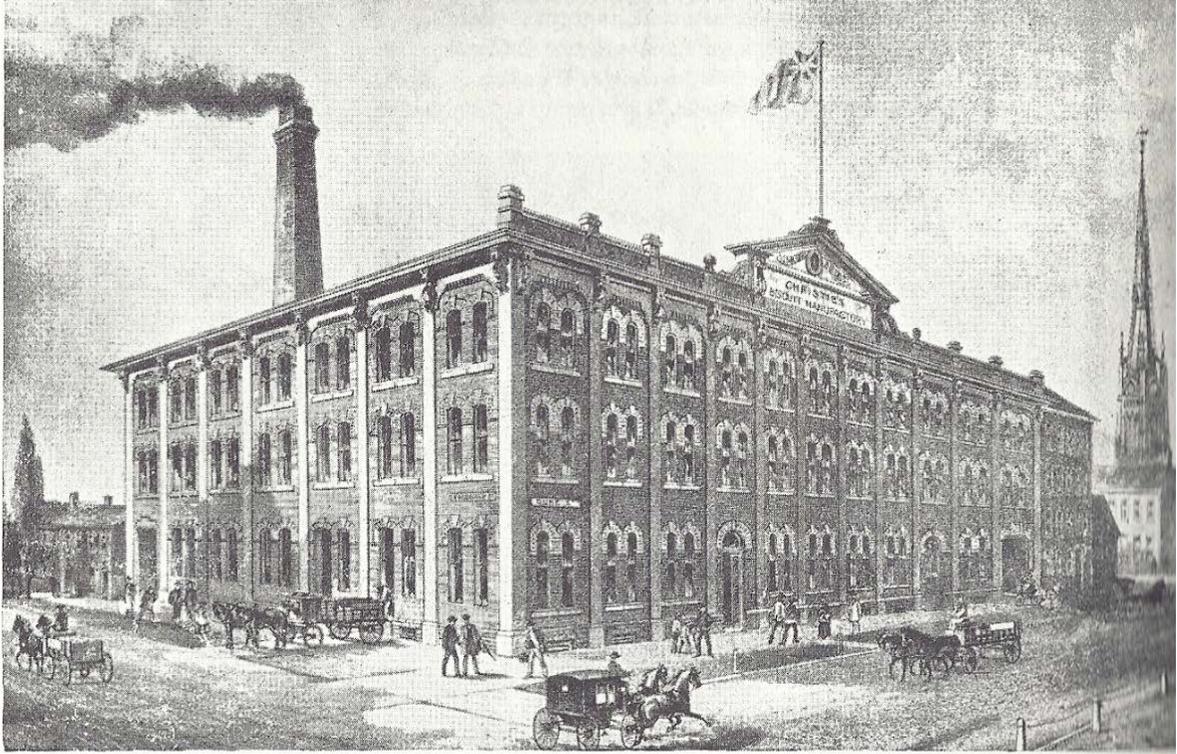
5. *Goads Atlas, 1913*: showing the stable building occupying Lot 24 with an access lane on the south side of the property. (City of Toronto Archives)



6. *Goads Atlas, 1913*: Showing the Christie, Brown & Co. Factory at Duke (now Adelaide Street East) and Frederick Streets in relation to the Stables Building on Berkeley Street. (*City of Toronto Archives*)



7. *City of Toronto Property Data Map*: Showing the current relationship of the Christie, Brown & Co. Factory (now George Brown College), at Duke (Adelaide Street East) and Frederick Streets in relation to the Stables Building on Berkeley Street.



BISCUIT MANUFACTORY OF MESSRS. CHRISTIE, BROWN & CO., DUKE STREET.

8. "Biscuit Manufactory of Messrs. Christie, Brown & Co.": at the south-west corner of Duke (now Adelaide St E) and Frederick Streets (*Toronto: Old and New*, p. 176)



9. Christie, Brown & Co. Stables: west and south facades with stucco extension at rear of property. (*Heritage Preservation Services, December 2013*)



10. South and West Elevations: showing the rear one-storey wing with small arched windows for the horses' stalls and stuccoed elevations. (*Heritage Preservation Services, December 2013*)



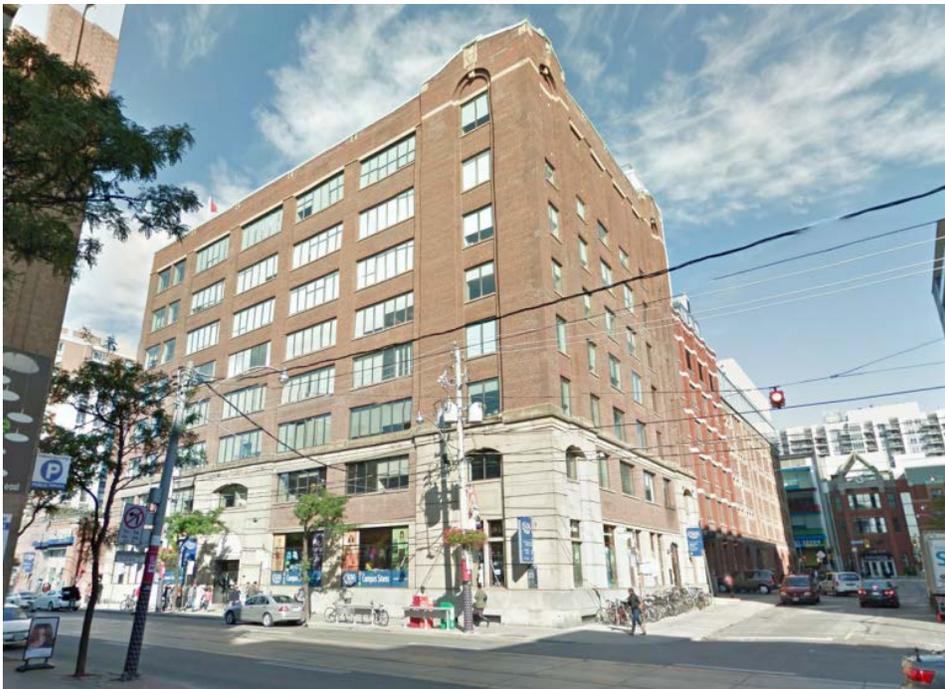
11. Sproatt & Rolph, "Front or Berkeley Street Elevation," (detail) 1905: showing the main façade with the double storey arcade, the tri-partite windows of the upper story and in the distance the single storey elevation of the horse hospital (demolished). Note the double doors and ramp with protective bollards at either side of the carriage entrance. (*City of Toronto Archives*)



12. Biscuit Manufactory of Messrs.Christie, Brown & Co., now George Brown College: showing the full height pilasters, round-headed windows. Note the base has been altered and the pediment has been removed .

(Google Maps: accessed February 26, 2015

https://maps.google.ca/maps?q=301+Adelaide+Street+east&bav=on.2.or.&bvm=bv.86956481.d.aWw&biw=1600&bih=724&dpr=1&um=1&ie=UTF-8&sa=X&ei=DbPvVJa7AZKZyAS-oICgDA&ved=0CAYQ_AUoAQ&output=classic&dg=brw)

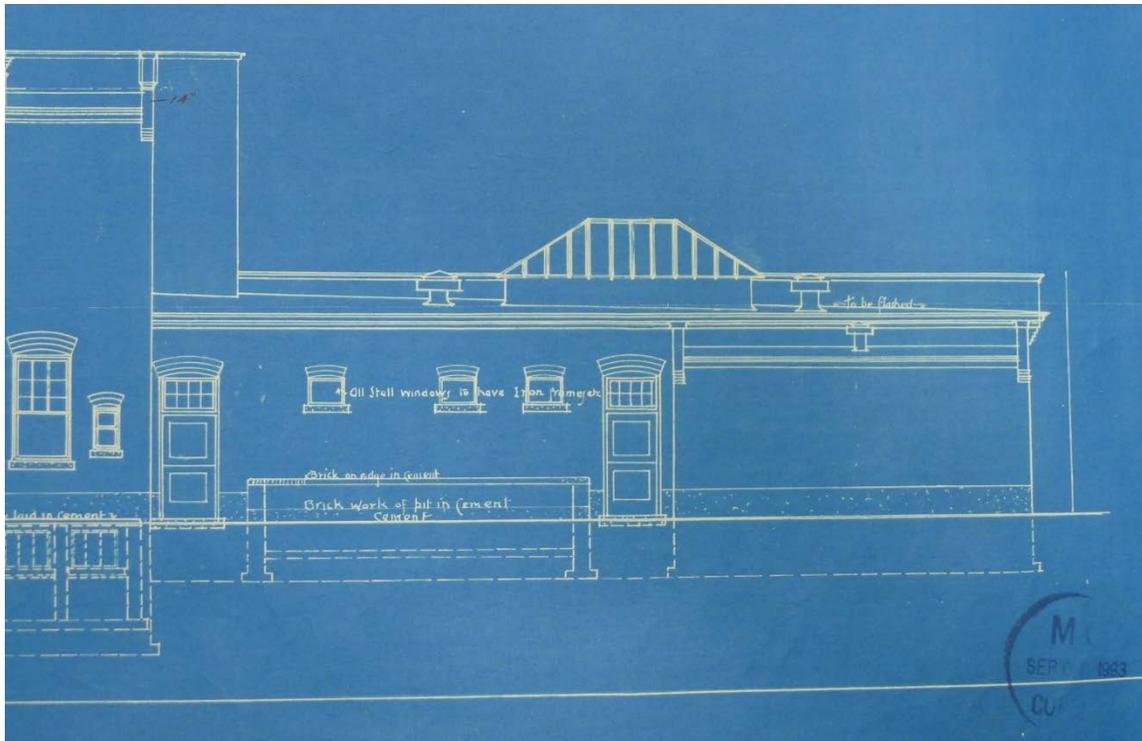


13. Sproatt & Rolph, with Jennings & Ross, Christie, Brown & Co. Factory, 1913: showing the additional commission at the north west corner of King and Frederick Streets. (Google Maps:

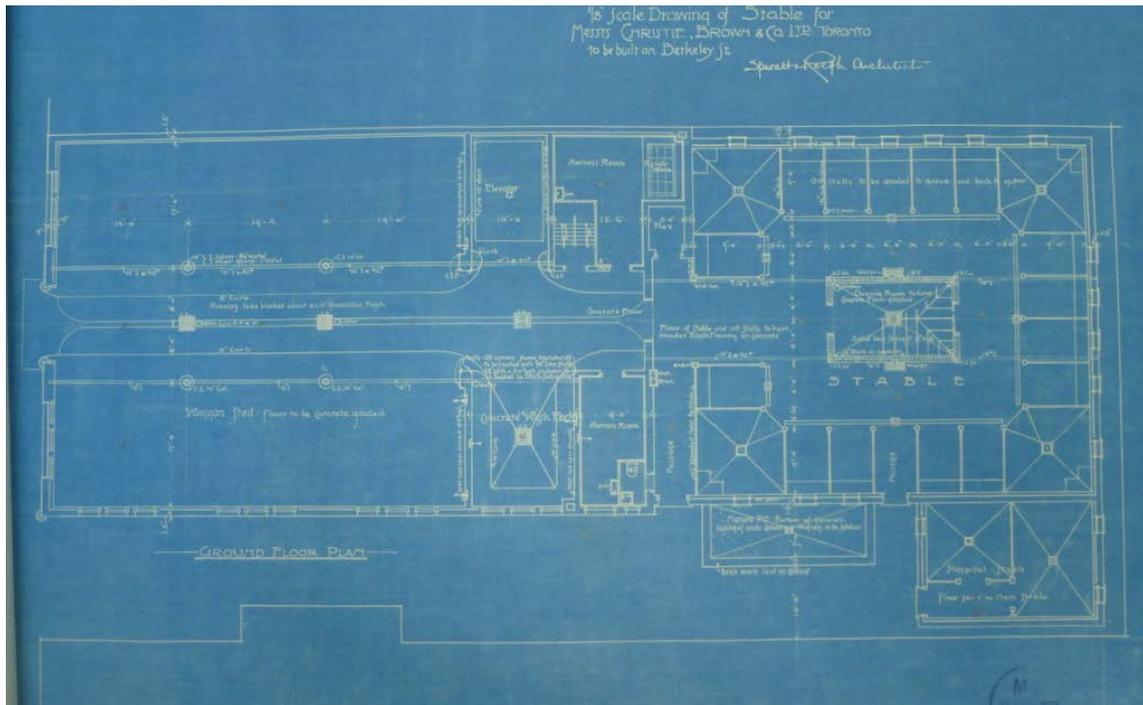
https://maps.google.ca/maps?biw=1120&bih=557&q=King+street+and+frederick+street&bav=on.2.or.&bvm=bv.87269000.d.aWw&um=1&ie=UTF-8&sa=X&ei=h5TwVOq3M4aGyQSN9oKgCg&ved=0CAYQ_AUoAQ&output=classic&dg=brw accessed 27 February 2015)



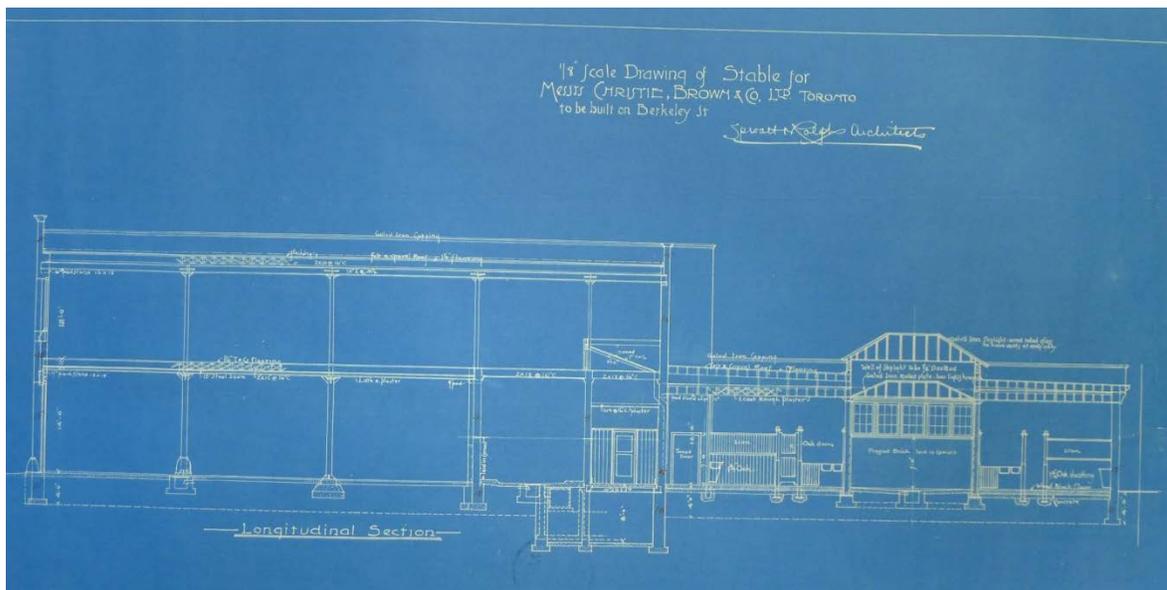
14. Sproatt & Rolph, "South & Lane Elevation" (detail) 1905: showing the south façade of the carriage building with the double storey arcade, and tri-partite 'thermal' windows. Note the double doors at the upper level for delivery of goods. (*City of Toronto Archives*)



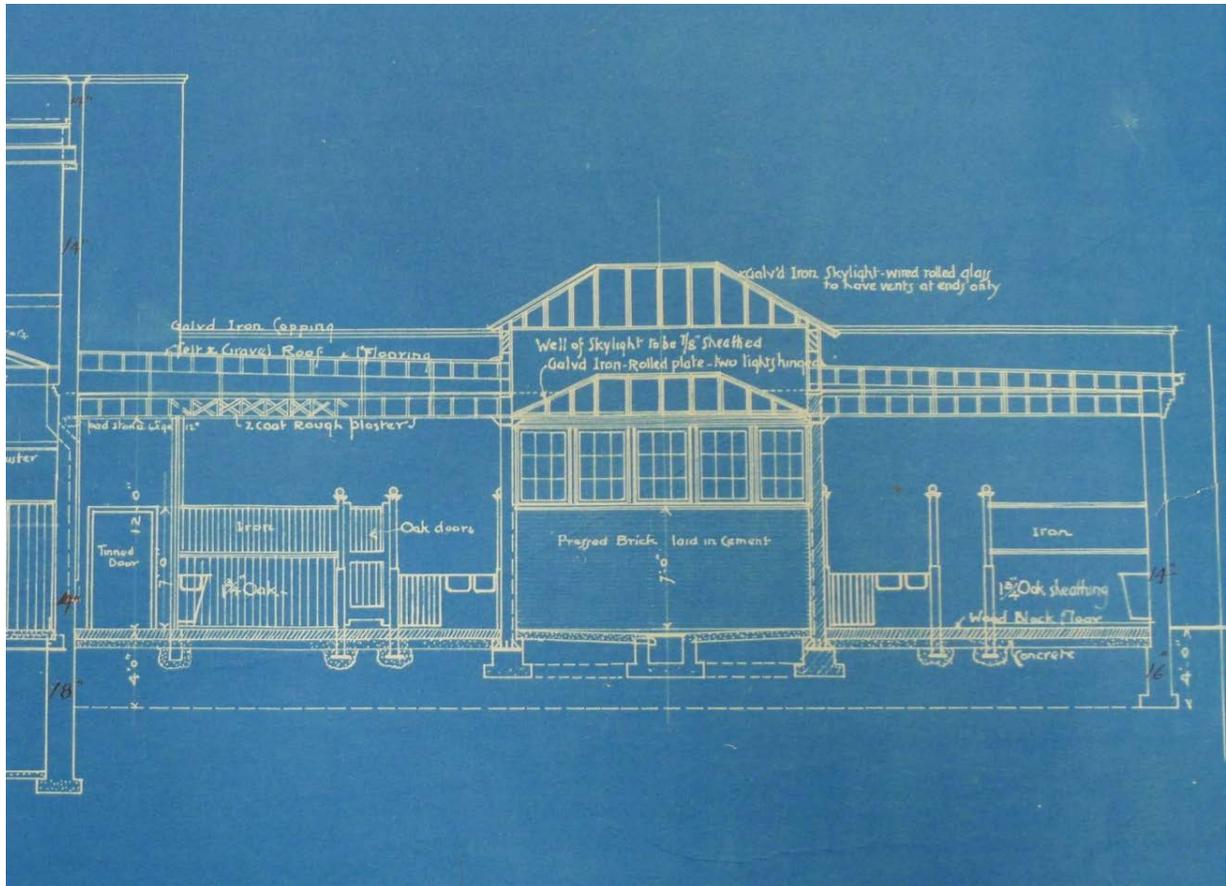
15. Sproatt & Rolph, "South & Lane Elevation" (detail) 1905: showing the south façade of the stable building with the stall windows and the skylight for the horse shower room. Notes say "all stall windows to have iron frames" (*City of Toronto Archives*)



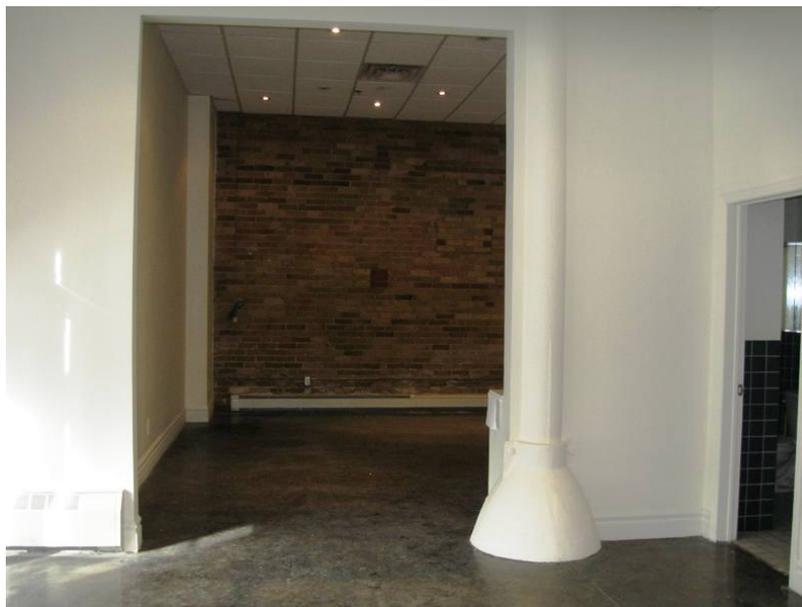
16. Sproatt & Rolph, Ground Floor Plan 1905: showing the carriage house with lower drive way on the left with an elevator and wash station and a harness rooms, and the stables on the right. (City of Toronto Archives)



17. Sproatt & Rolph, Longitudinal Section: showing the double-storey carriage house on the left and the stables on the right with central sky-lit cleaning room. (City of Toronto Archives)



18. Sproatt & Rolph, Longitudinal Section (detail): showing the stables materials and details. (*City of Toronto Archives*)



19. Carriage house interior: showing remaining steel column with protective bollard that lined the carriage entry way. (*Heritage Preservation Services, January 2014*)



20. Stables interior skylight. (*Heritage Preservation Services, January 2014*) (



21. Stables interior roof structure: showing the combination of steel beams with wood structure. (*Heritage Preservation Services, January 2014*)



22. Stables interior: showing the original wall with evidence of stall partition and original metal framed windows with missing closing devices. (*Heritage Preservation Services, January 2014*)