

STATEMENT OF SIGNIFICANCE:  
497 AND 499 ADELAIDE STREET WEST  
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 6

The properties at 497 and 499 Adelaide Street West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values.

Description

Located on the south side of Adelaide Street West, west of Portland Street in the King-Spadina neighbourhood, the Marvyn Houses (1890) are a pair of 2½-storey semi-detached house form buildings.

Statement of Significance

The Marvyn Houses have cultural heritage value as a pair of surviving semi-detached houses on Adelaide Street West, which display features of the Gothic Revival style popular for residential buildings in the late 19<sup>th</sup> century. Designed as mirror images, the houses are distinguished by the wood detailing in the gables and the decorative brickwork on the bay windows.

The value of the Marvyn Houses is also associated with their role in providing information about the historical evolution of the community, which began as a residential neighbourhood on land formerly allocated for the Military Reserve. The pair of semi-detached houses was among the series of dwellings constructed along King, Portland and Adelaide Streets by John Marvyn and members of his family, who remained land owners in the area until the World War II era. The Marvyn Houses at 497 and 499 Adelaide Street West survived after the community was transformed as the King-Spadina industrial district following the Great Fire of 1904, which resulted in the removal of most of the other residential buildings.

Contextually, the Marvyn Houses contribute to the historical character of the King-Spadina neighbourhood as surviving house form buildings that represent the initial development of the Military Reserve as a residential neighbourhood in the mid to late 19<sup>th</sup> century where they remain historically and visually linked to their settings on Adelaide Street West.

Heritage Attributes

The heritage attributes of the Marvyn Houses on the properties at 497 and 499 Adelaide Street West are:

- The placement, setback and orientation of the buildings on the south side of Adelaide Street West, west of Portland Street, where the principal elevations face north toward Adelaide Street West
- The scale, form and massing of the pair of 2½-storey house form buildings with rectangular-shaped plans under cross-gable roofs with wood bargeboard in the north gables
- The materials, with brick cladding and brick, stone and wood trim, including the brick detailing on the bay windows
- The arrangement of the principal (north) elevations of the houses as mirror images, where the main entrances are raised and placed side-by-side in the centre of the first (ground) floor, and include segmental-arched transoms with brick flat arches (the transom has been altered on 497 Adelaide)
- The 2½-storey bay window in the outer bay of each house, with segmental-arched openings in the first (ground) storey, flat-headed openings in the second floor, and the round-arched opening in the attic level
- The side elevations (east and west) of the houses, which are viewed from Adelaide Street West