

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**WILLIAM CLARKE ROW HOUSES  
1-11 ADELAIDE PLACE, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

February 2015

## 1. DESCRIPTION



Above: 1-11 Adelaide Place looking south from Adelaide Street West toward Waterloo Terrace;  
cover: west elevations of the William Clarke Row Houses  
(Heritage Preservation Services, 2015)

<b>1-11 Adelaide Place: William Clarke Row Houses</b>	
ADDRESS	1-11 Adelaide Place (east side, south of Adelaide Street West)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Military Reserve, Section G, Part Lot 9
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	William Clarke Row Houses
CONSTRUCTION DATE	1889
ORIGINAL OWNER	William Clarke, builder
ORIGINAL USE	Residential (row houses)
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	William Clarke, builder (attribution) <sup>1</sup>
DESIGN/CONSTRUCTION	Brick cladding, with brick, stone and wood detailing
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2015

<sup>11</sup> A building permit was not located and no reference to the buildings was found in the Globe's tender calls

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 1-11 Adelaide Place, and applies evaluation criteria to determine whether they merit inclusion on the City of Toronto Inventory of Heritage Properties and 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
1843	John Lysight receives the patent for Lot 9 in Section G of the Military Reserve
1858	No buildings are recorded on Boulton's Atlas
1876	Gross's bird's eye view of the area shows the subject properties vacant
1882 Nov	Lysight's heirs convey a 99-year lease for Lot 9 to William Clarke, builder
1883 & 1884	Clarke mortgages Lot 9 in two transactions for a total of \$4500
1889 Sept	Clarke's row houses are assessed at the "rear" of Adelaide Street West
1889	Adelaide Place is recorded for the first time in the City Directory of 1890 (with information compiled the previous year)
1890	Adelaide Place and Clarke's row houses are illustrated on the update to Goad's Atlas
1890 Dec	When the assessment roll for 1891 is compiled, Clarke's row houses are occupied by a labourer, blacksmith, polisher, clerk and two tailors
1915	The trustees of Lysight's estate and Clarke's heirs agree to end the lease
1947	Clarke's executors and Lysight's heirs transfer the properties to the Ideal Construction Company, which begins selling the individual houses in 1948

### ii. HISTORICAL BACKGROUND

#### King-Spadina Neighbourhood

The properties at 1-11 Adelaide Place are located in the King-Spadina neighbourhood. Historical maps and atlases, including those included in Section 6 of this report, trace the development and evolution of the area. Its origins dated to 1793 and the founding of the Town of York (Toronto) when the expansive area west of the townsite was set aside for the Garrison Common or Military Reserve. The rapid expansion of the municipality resulted in its westward expansion into the Military Reserve as "New Town" where the area adjoining present-day King and Simcoe Streets became the original locations of Upper Canada College and Government House (the Lieutenant Governor's official residence, chosen for its proximity to the Third Parliament Buildings directly south). Adjoining this institutional enclave, King Street West and the neighbouring streets were developed with residential buildings. However, in the 1850s when the tracks of the first steam railways crossed the Military Reserve, the adjacent land was secured for industrial uses. After the Great Fire of 1904 destroyed the original industrial sector at Front and Bay Streets, the manufacturing district relocated to this area adjoining the major cross-roads of King Street West and Spadina Avenue.

King-Spadina remained Toronto's primary manufacturing enclave until World War II, after which countless companies relocated to the suburbs and numerous industrial buildings stood vacant or underutilized. In 1996, the City of Toronto adopted the King-Spadina Secondary Plan, which removed the restrictive zoning and encouraged the adaptive reuse of existing properties. Twenty years later, the transformation of King-Spadina continues as Toronto's Entertainment District and a sought-after residential community.

### 1-11 Adelaide Place

The properties at 1-11 Adelaide Place occupy part of Lot 9 in Section G of the Military Reserve, which was granted to John Lysight in 1843 (Image 2). The development of the parcel with modest dwellings is illustrated on Boulton's Atlas of 1858 and a bird's eye view of Toronto illustrated by Gross in 1876 (Images 4 and 6). However, land records indicate that no transactions occurred until 1882 when Lysight's heirs entered into a 99-year lease with William Clarke.

William Clarke (ca. 1852-1921) was a Toronto builder who resided in the King-Spadina neighbourhood and constructed houses in the west end of the city. Following his securing of the lease on the Adelaide Street tract, Clarke built two pairs of semi-detached houses at present-day 505-507 and 509-511 Adelaide (1883), occupying the latter properties during the late 19th century. In September 1889, Clarke was assessed as the owner of six attached row houses located behind Adelaide Street on a laneway identified in the city directories as Adelaide Place. The row houses were occupied by the fall of 1890 when a blacksmith, polisher (possibly at the neighbouring Toronto Silverplate Company), clerk and two tailors were Clarke's tenants. Although Clarke agreed in 1913 to end his lease with the Lysight executors, the heirs of both families jointly conveyed the properties at 1-11 Adelaide Place to the Ideal Construction Company following World War II.

### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 1-11 Adelaide Place are found on the cover and in Sections 2 and 6 of this report. The William Clarke Row Houses consist of a series of six attached house form buildings sharing features identified with the most popular styles of the late Victorian era. The mansard roofs from Second Empire designs are combined with the gabled rooflines of the Gothic Revival style, while the frontispieces and round-arched openings are drawn from Italianate architecture.

The William Clarke Row Houses feature 1½-storey plans under mansard roofs (that allow a full storey in the upper level) with shed-roofed dormers on the west slopes. The south (1 Adelaide) and north (11 Adelaide) ends of the roofs are marked by brackets. Above raised stone bases with window openings, the structure is clad and trimmed with red brick (which is currently painted on 3, 5 and 11 Adelaide Place), including the base

and string courses and the window trim.<sup>2</sup> The six units are divided into three pairs with the principal (west) elevations organized as mirror images. On each pair, the main entrances are raised and centred in the wall at the base of gable-roofed frontispieces. The entries are placed in round-arched surrounds with transoms beneath pairs of flat-headed window openings in the upper storey. On either side, the outer bays contain single monumental segmental-arched window openings with transoms and, on 7 Adelaide Place, wood window trim. Some of the transoms contain stained glass. The south (1 Adelaide Place) and north (11 Adelaide Place) side walls are viewed from the street, although the brickwork on the north elevation is presently concealed by cladding. No heritage features are identified on the rear (east) walls.

iv. CONTEXT

The location of the properties at 1-11 Adelaide Place is shown on Image 1. The William Clarke Row Houses are placed on the east side of the street, which extends south from Adelaide Street West to Waterloo Terrace. The buildings are adjoined on the north by the William Clarke Houses (1883) at 505-507 and 509-511 Adelaide Street West and, further east at 497 and 499 Adelaide Street West, the Marvyn Houses (1890). The William Clarke Row Houses contribute to the character of the King-Spadina neighbourhood, reflecting its historical development as a residential community after the Military Reserve was opened to development and before the area was transformed in the early 20<sup>th</sup> century as Toronto's new manufacturing district.

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.

<b>Design or Physical Value</b>	
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 Example of a Style and Type** – The William Clarke Row Houses have cultural heritage value as a group of surviving row houses on Adelaide Place, which display a mixture of architectural features drawn from the most popular styles of the late Victorian era. Arranged into three pairs of buildings with the principal (north) elevations

<sup>2</sup> According to the atlas attached as Image 10, the buildings were clad with brick, rather than solid brick construction

designed as mirror images, the row houses are particularly distinguished by the combination of mansard roofs from the Second Empire style and the gabled frontispieces identified with the Gothic Revival and Italianate styles.

<b>Historical or Associative Value</b>	
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, designer or theorist who is significant to a community	N/A

**Community** - The value of the William Clarke Row 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. They were constructed by local builder William Clarke, who built these and the adjoining semi-detached houses at 505-507 and 509-511 Adelaide (where he also resided), all of which survived after the community was transformed as the King-Spadina industrial district following the Great Fire of 1904.

<b>Contextual Value</b>	
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 and Surroundings** – Contextually, the William Clarke Row 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, visually and physically linked to their settings on Adelaide Place, which is a distinctive residential enclave between Adelaide and King Streets.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 1-11 Adelaide Street West have design, associative and contextual values as surviving house form buildings with period detailing that retain their integrity, provide an understanding of the historical development of this area as a residential community in the 19<sup>th</sup> century, and contribute to the historical character of the King-Spadina neighbourhood where they are historically, visually and physically linked to their settings.

## 5. SOURCES

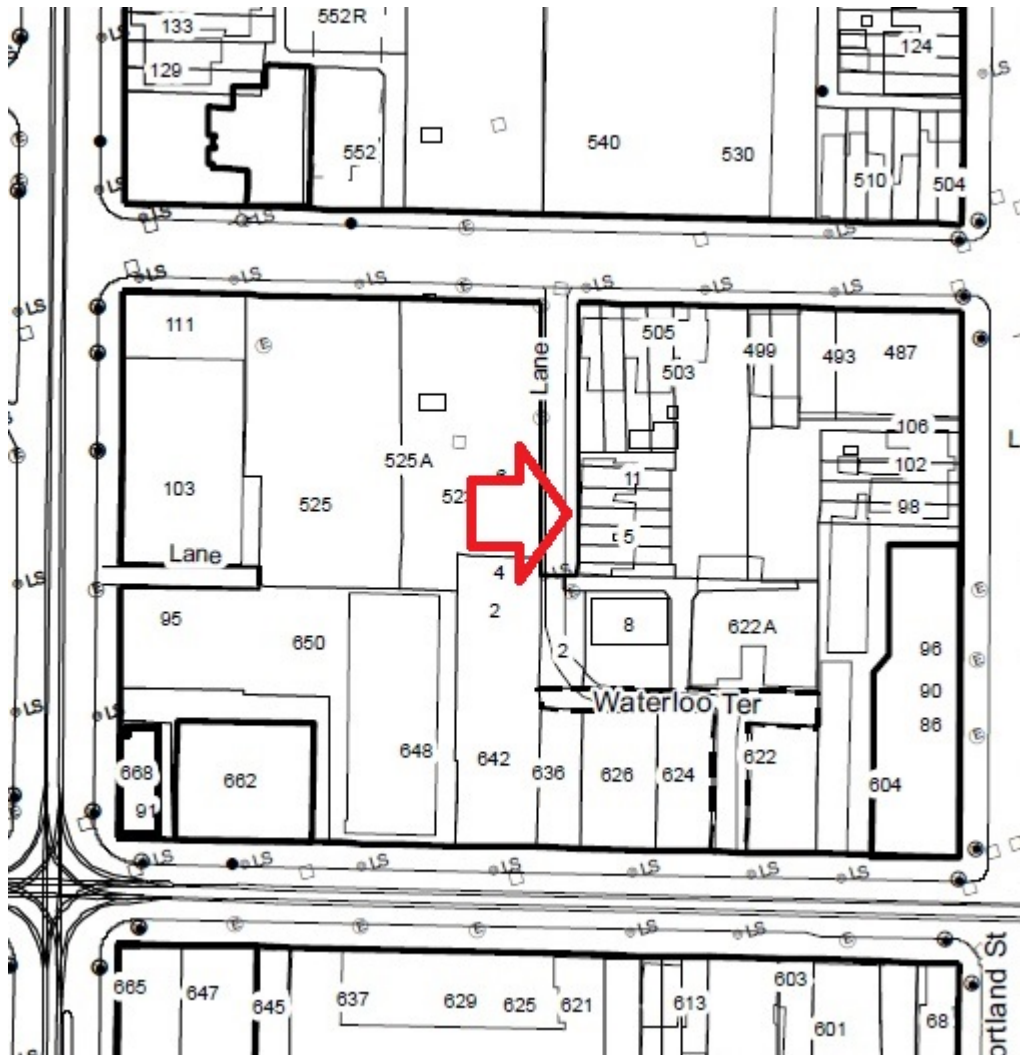
### Archival Sources

Abstract Indices of Deeds, Military Reserve, Section G, part Lot 9  
Archival Photographs, City of Toronto Archives (individual citations in Section 6)  
Assessment Rolls, City of Toronto, St. Andrew's Ward, 1880-1892, and Ward 4, Division 1, 1893 ff.  
Boulton, City of Toronto Atlas, 1858  
Cane, Topographical Plan of the City and Liberties of Toronto, 1842  
City of Toronto Building Records, Toronto and East York, 1954-86  
City of Toronto Directories, 1880 ff.  
Goad's Atlases, 1884-1923  
Gross, Bird's Eye View of the City of Toronto, 1876  
Hawkins, Toronto Military Reserve, 1837  
Underwriters' Survey Bureau Atlas, 1954  
Wadsworth and Unwin, Map of the City of Toronto, 1872

### Secondary Sources

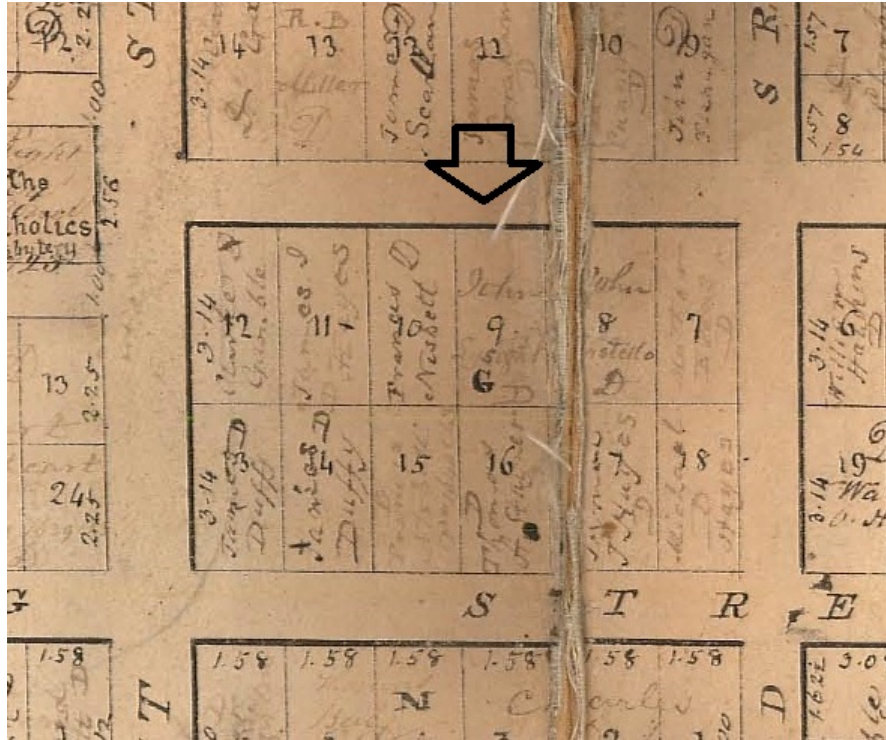
Arthur, Eric, Toronto: no mean city, 3rd ed. revised by Stephen A. Otto, 1986  
Clarke Family Records, [www.ancestry.ca](http://www.ancestry.ca)  
Dendy, William, Lost Toronto, 2nd ed., 1993  
Harstone, Jon, Between the Bridge and the Brewery, 2005  
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

5. IMAGES – the **arrows** mark the location of 1-11 Adelaide Place



1. City of Toronto Property Data Map: showing the location of the properties on the east side of Adelaide Street, south of Adelaide Street West

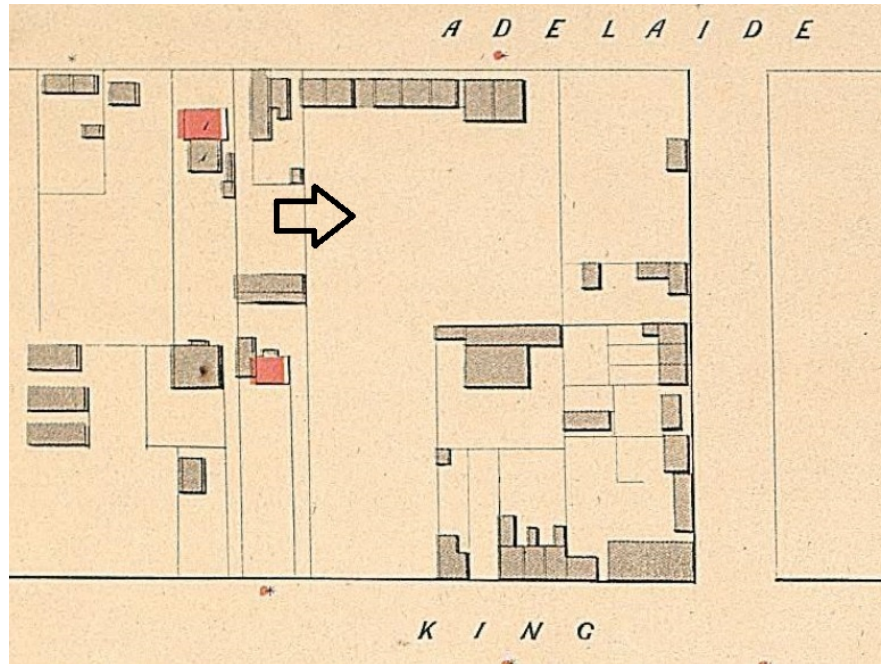




2. Hawkin's Toronto Military Reserve, 1837: showing the block bounded by present-day King, Portland, Adelaide and Bathurst Streets where Adelaide Place was later developed on part of Lot 9



3. Cane's Topographical Map of the City and Liberties of Toronto, 1842: showing the initial development of the area with the first buildings in the block

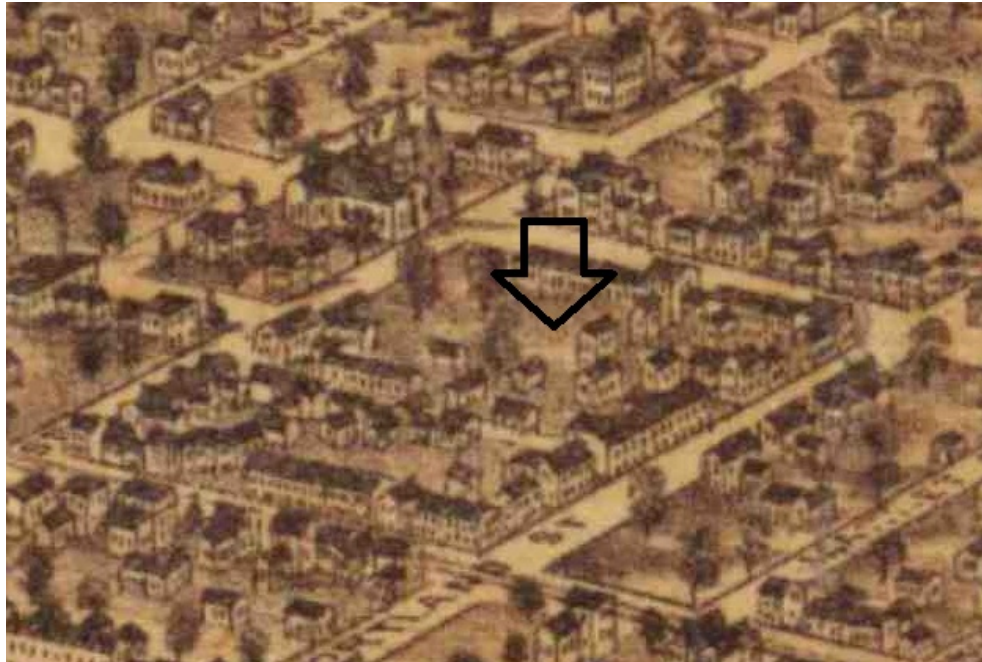


4. Boulton's Atlas, 1858: showing the original frame structures in place along King, Portland and Adelaide Streets by this date, while the subject sites remained vacant

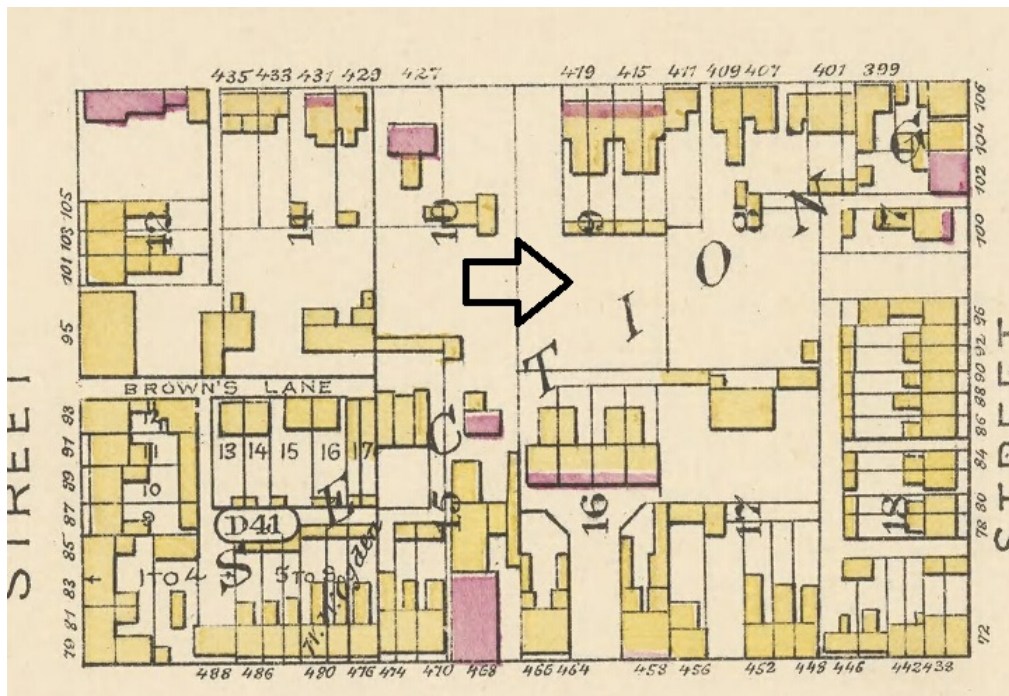


5. Wadsworth and Unwin's Map of the City of Toronto, 1872: showing the subdivision of the southwest corner of the block under Plan D41

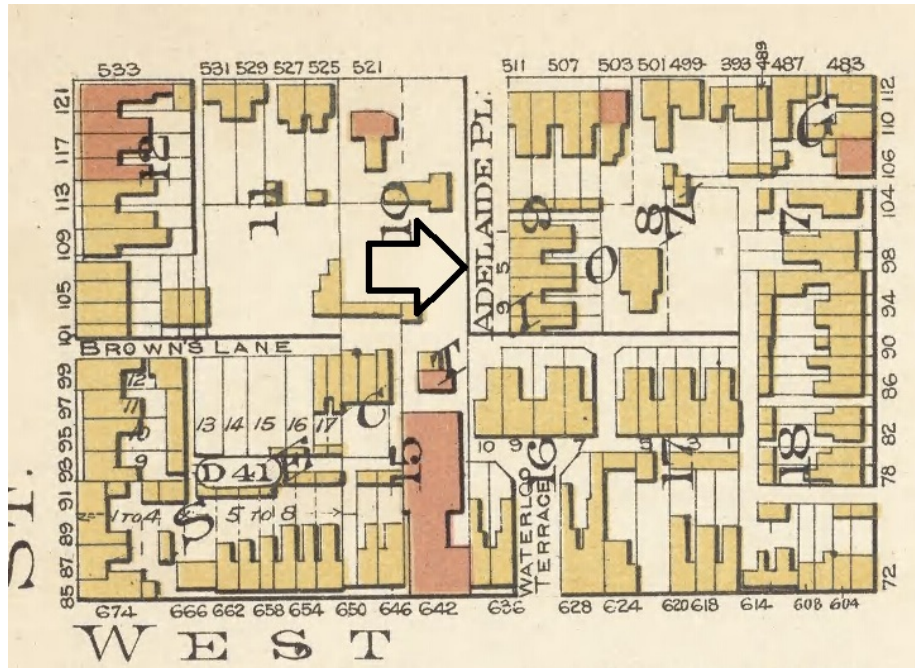




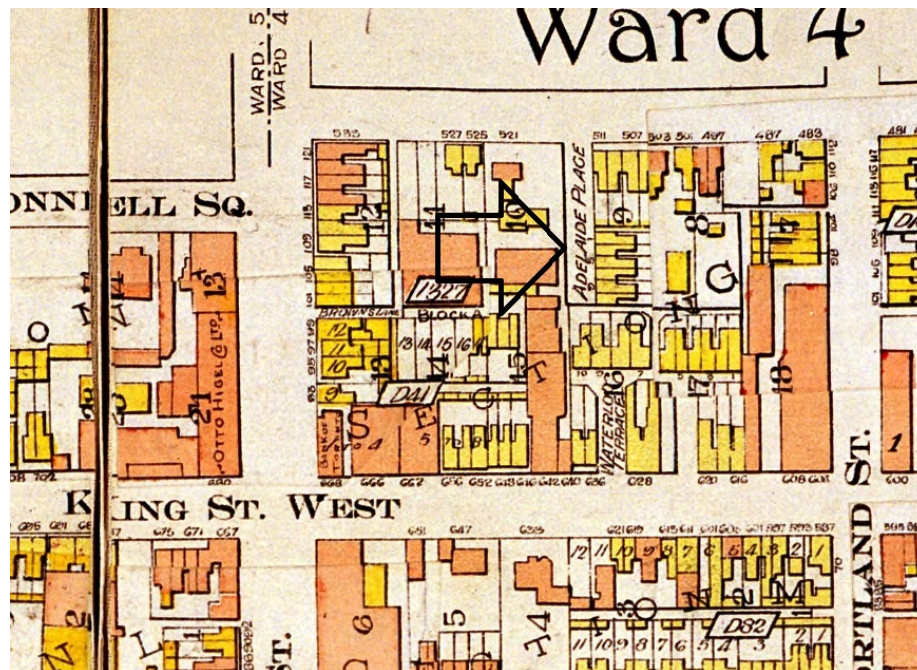
6. Gross's Bird's Eye View of Toronto, 1876: showing the modest buildings in place in the block northwest of King and Portland Streets with the open space where the William Clarke Row Houses were later developed



7. Goad's Atlas, 1884: the first Goad's atlas covering this area shows the open space before Adelaide Place was laid out

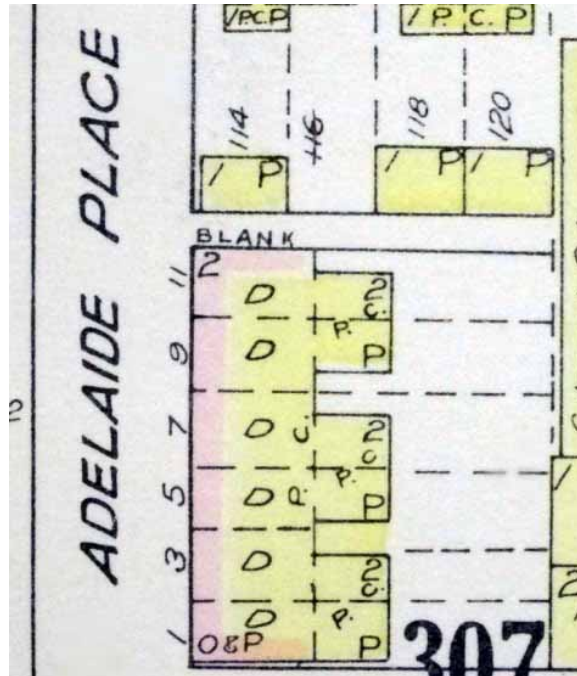


8. Goad's Atlas, 1890: the update marks the laneway as "Adelaide Place" where the William Clarke Row Houses are illustrated on the east side of the street



9. Goad's Atlas, 1910 revised to 1912: shows the introduction of industrial buildings to the area after the Great Fire of 1904 and their proximity to the William Clarke Row Houses

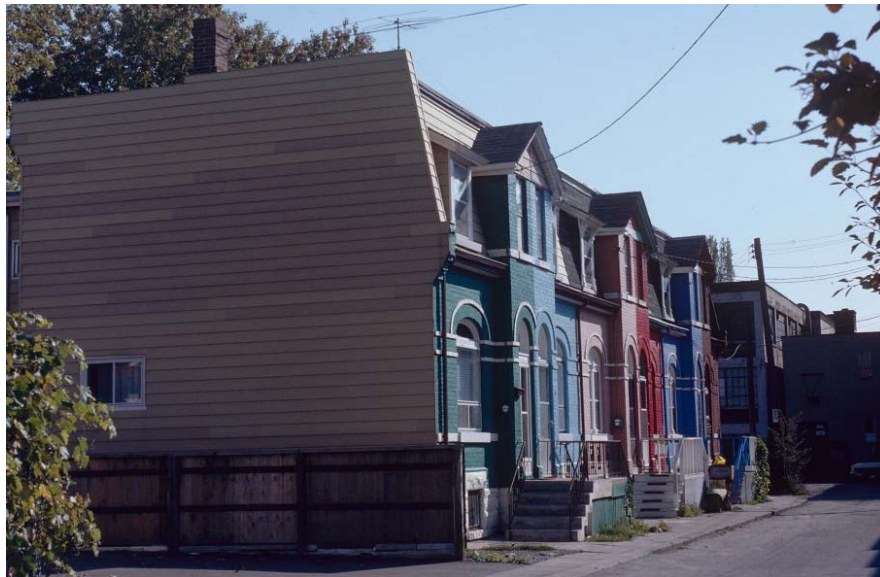




10. Underwriters' Survey Bureau Atlas, 1954: showing the status of the properties in the later 20th century and indicating that the row houses are brick clad rather than solid brick construction

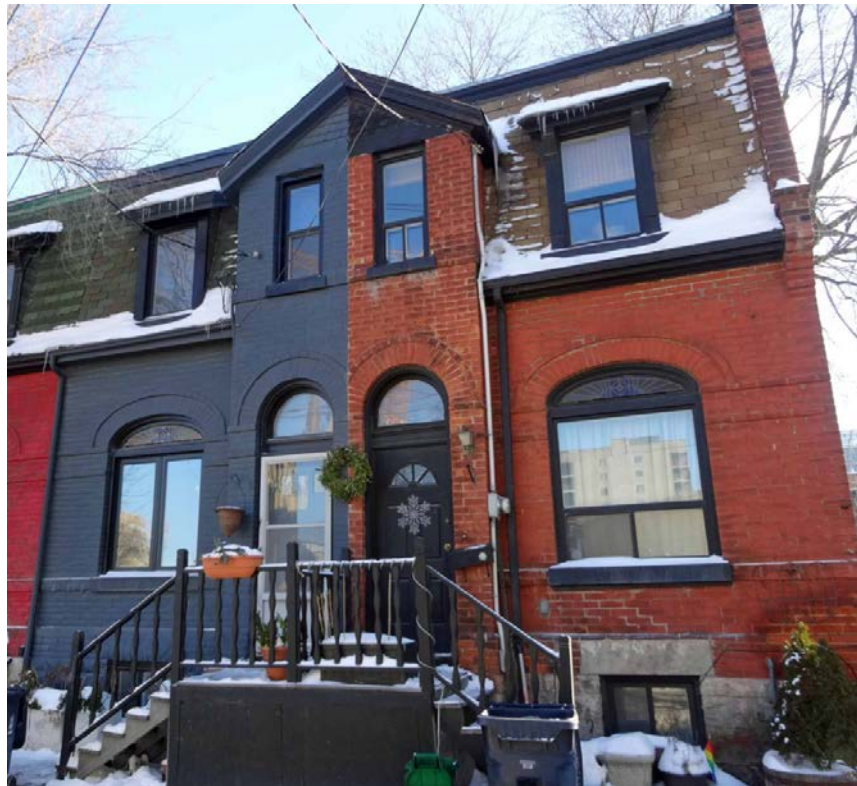


11. Archival Photograph, Adelaide Place, 1973: looking east from Bathurst Street and showing the William Clarke Row Houses on the east side of Adelaide Place, south of Adelaide Street West (City of Toronto Archives, Fonds 2043, Series 1587, File 3)



12. Archival Photographs, 1-11 Adelaide Place, 1981: looking north from Waterloo Terrace (above) and south from Adelaide Street West (below), showing the row houses on the east side of the street (City of Toronto Archives, Fonds 1526, Items 18 and 19)





13. Current Photographs, 1-11 Adelaide Place, 2015: showing the group of row houses (above) and the west elevation of the row house at 1-3 Adelaide Place (below) (Heritage Preservation Services)



14. Current Photographs, 1-11 Adelaide Place, 2015: showing the row houses at 5-7 Adelaide Place (above) and 9-11 Adelaide Place (below) (Heritage Preservation Services)





15. Current Photograph, 1-11 Adelaide Place, 2015: looking east and showing the William Clarke Row Houses on the east side of the street south of Adelaide Street West (left) with the adjoining mixture of residential and industrial buildings ([www.bing.com/maps](http://www.bing.com/maps))