

RESEARCH AND EVALUATION SUMMARY: 357 AND 359 RICHMOND STREET WEST

Principal (north) elevations, 357 and 359 Richmond Street West (Heritage Preservation Services, 2015)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1811	George Crookshank purchases "Lot H", a 10-acre parcel west of Peter Street in the Town of York Plan (Image 2)
1829	Crookshank registers Plan 1B on his property (Image 3)
1838	Henry C. Willmott purchases Lot 7 on the southwest corner of Peter Street and "Catharine Street" (later renamed as part of the westward extension of Richmond Street West)
1858	Boulton's Atlas illustrates the original buildings on Lot 7 (Image 4)
1870	Willmott's heirs transfer Lot 7 to Robert Grimmon
1884	The first Goad's Atlas for King-Spadina shows the buildings on Lot 7 (Image 5)
1886	Grimmon's widow, Margaret, begins selling parts of Lot 7
1889 Apr	Margaret Grimmon's son-in-law, Gilbert Cronshaw receives a building permit for the pair of semi-detached houses at "11 and 13 Catharine Street" (Image 6)
1889 Sept	The houses are described as "unfinished" on the tax assessment rolls
1890 Sept	Robert Scott and Stewart Wells are Grimmon's tenants in the houses at "7 and 9 Catharine" according to the city directory
1890	The pair of semi-detached houses is illustrated on Goad's Atlas (Image 7)
1909 June	Margaret Grimmon's daughter, Margaret Cronshaw, sells the property at 357 Richmond to Samuel Hyman
1939	Margaret Cronshaw's executor sells the property at 359 Richmond Street
1954	The subject properties are illustrated on an Underwriters' Survey Bureau Atlas after they are repurposed for small-scale industry (Image 11)
2015	The Margaret Grimmon Houses at 357 and 359 Richmond Street West are within the proposed boundaries of the King-Spadina Heritage Conservation District Study Area ¹

¹ <https://hcdtoronto.wordpress.com/category/king-spadina/>

The historical development and evolution of the properties at 357 and 359 Richmond Street West is traced in the images below. The sites are located in the King-Spadina neighbourhood that originated in the late 18th century as the Military Reserve west of the Town of York (Toronto). In the early 1800s, King Street (then Toronto's "Main Street") was extended westward across "New Town" where residential neighbourhoods were laid out adjoining an institutional enclave that included Upper Canada College's first campus, the third Provincial Parliament Buildings and the first General Hospital. While houses, ranging from impressive mansions near the waterfront to more modest dwellings tucked along the side streets, filled the community, its transformation to an industrial sector began in the late 1800s after the inaugural steam railways extended their tracks through the area. Following the Great Fire of 1904, the intersection of King Street West and Spadina Avenue marked the hub of Toronto's new manufacturing district. With much of the housing stock replaced by large-scale warehouses and factories, King-Spadina remained an active industrial centre until World War II, after which the exodus of manufacturers to Toronto's suburbs began. With the removal of the restrictive industrial zoning in the 1990s, a new wave of residential development appeared in the form of residential condominiums surrounding the surviving heritage buildings. The King-Spadina area is currently the subject of a Heritage Conservation District (HCD) Study, which includes the properties at 357 and 359 Richmond Street West.

The properties at 357 and 359 Richmond Street are located on part of Lot 7 in Plan 1B, which was registered in 1829 as one of the earliest residential subdivisions in King-Spadina. In 1870, Robert Grimmon purchased the allotment, which contained modest buildings on Catharine Street (present-day Richmond Street). Robert's widow, Margaret Grimmon continued to rent Lot 7 to a series of tenants until 1886 when she began subdividing and selling parts of the land. In April 1889, her son-in-law, Gilbert Cronshaw received a building permit for the construction of the pair of semi-detached house form buildings at "11-13 Catharine Street", which were described as "unfinished" when the tax assessment roll was compiled that September (Image 6). Margaret Grimmon's daughter, Margaret Cronshaw (1857-1931) sold the easterly unit at 357 Richmond to Samuel Hyman in 1909, but retained the property at 359 Richmond until her death in 1931.

The Margaret Grimmon Houses are prototypical examples of the Bay-n-Gable style favoured for multi-unit residential buildings at the end of the 19th century and described as "Toronto's own and Toronto's only, an anomaly indigenous to our city."² The majority of Toronto's Bay-n-Gables were semi-detached houses, with the principal elevations designed as mirror images with side-by-side entrances (to reduce noise between the two households) flanked by bay windows under gables with window openings that provided maximum light to the interiors.³ While all Bay-n-Gables shared these features, individual buildings were distinguished by decorative detailing from the Victorian era, as well as varied window shapes, including surviving examples in King-Spadina that are illustrated in Images 17 and 18. The Margaret Grimmon Houses feature two-storey bay windows beneath gables that retain part of the decorative wood detailing, as well as a mixture of flat-headed and segmental-arched openings on the principal (north) elevations.

² Cruikshank, 92

³ Cruikshank 96. The earliest Bay-n-Gables (including the first documented example in the Annex neighbourhood, shown in Image 16) featured single-storey bay windows, "abrupt roof shelters" that were replaced over time by full-length verandahs, and a combination of Italianate and Gothic Revival-inspired window shapes and detailing

The original brick exterior walls are seen in the photographs from 1973 that are attached as Images 12 and 13.

Although the recladding of the exterior conceals the door and window detailing and part of the decorative woodwork in the gables has been removed, the Margaret Grimmon Houses retain their design and physical value and integrity as Bay-n-Gable house form buildings with the prototypical profile and arrangement of the primary elevations as mirror images with bay windows beneath roof gables.

The properties at 357 and 359 Richmond Street West are located on the south side of the street, west of Peter Street where they are adjoined by industrial buildings, including the former MacDonald Manufacturing Complex (now the 401 Richmond arts hub) at 401 Richmond Street West, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

EVALUATION

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's 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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

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, designer or theorist who is significant to a community	N/A

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

The properties at 357 and 359 Richmond Street West have cultural heritage value as surviving examples of semi-detached house form buildings designed in the Bay-n-Gable style that is linked to Toronto and identified by the arrangement of the principal (north) elevations as mirror images

with bay windows surmounted by projecting gables. At the end of the 19th century, the Toronto Bay-n-Gable style was particularly favoured for semi-detached houses in the city's residential neighbourhoods, including King-Spadina where the Margaret Grimmon Houses are among a select group of surviving examples.

The Margaret Grimmon Houses have associative value for their contribution to the understanding of the historical development of the King-Spadina neighbourhood where they are located on one of the earliest residential subdivisions in York (Toronto), which was registered as Plan 1B in 1829. Their construction as house form buildings in the late 19th century was part of the evolution of the King-Spadina area, from its origins in the early 1800s as an institutional enclave (where the third Provincial Parliament Buildings were located), to its transformation a century later as Toronto's new manufacturing district following the Great Fire of 1904. As part of the ongoing changes in King-Spadina, the Margaret Grimmon Houses were converted in the later 20th century for light industrial, then commercial uses, and remain important surviving examples of the historical development of the neighbourhood.

Contextually, the properties at 457 and 459 Richmond Street West support the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th century from an institutional enclave and residential neighbourhood to the city's industrial sector. The Margaret Grimmon Houses are historically and visually linked to their surroundings on Richmond Street West in the block between Peter Street (east) and Spadina Avenue (west) where they remain the only surviving residential buildings. They are adjacent to the significant former manufacturing complex at 401 Richmond Street West, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

SUMMARY

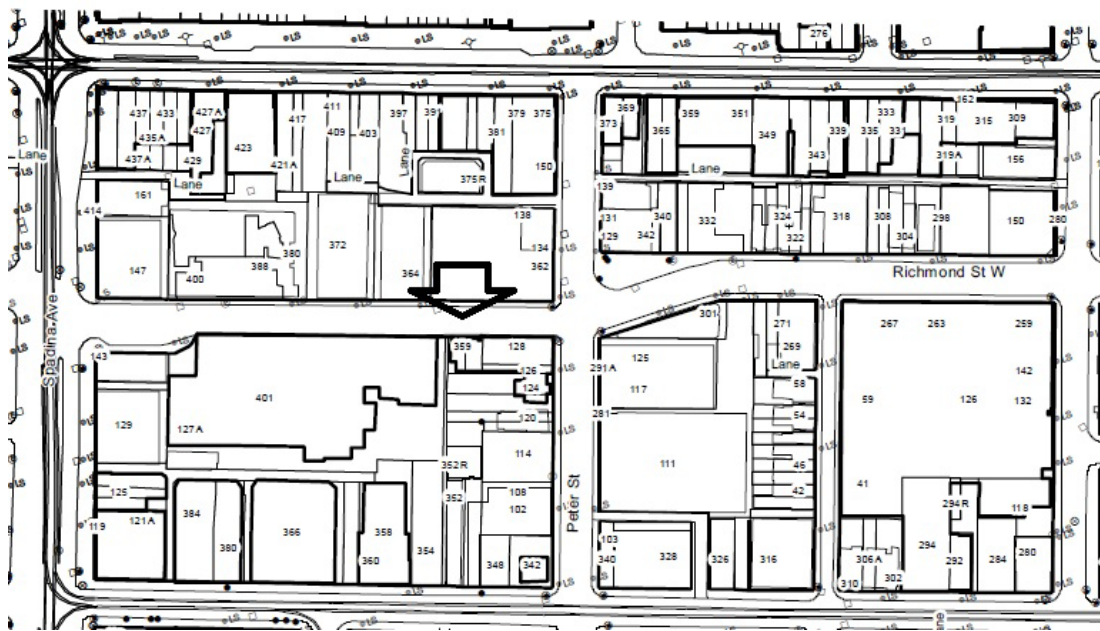
Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 357 and 359 Richmond Street West have cultural heritage value for their design, historical associations and context. Located on the south side of Richmond Street West between Peter Street and Spadina Avenue where they are designed in the distinctive Toronto Bay-n-Gable style identified with the city, the Margaret Grimmon Houses (1889) are important surviving examples of late 19th century semi-detached houses that contribute to the character of the King-Spadina area where they reflect the historical development and evolution of the neighbourhood.

SOURCES

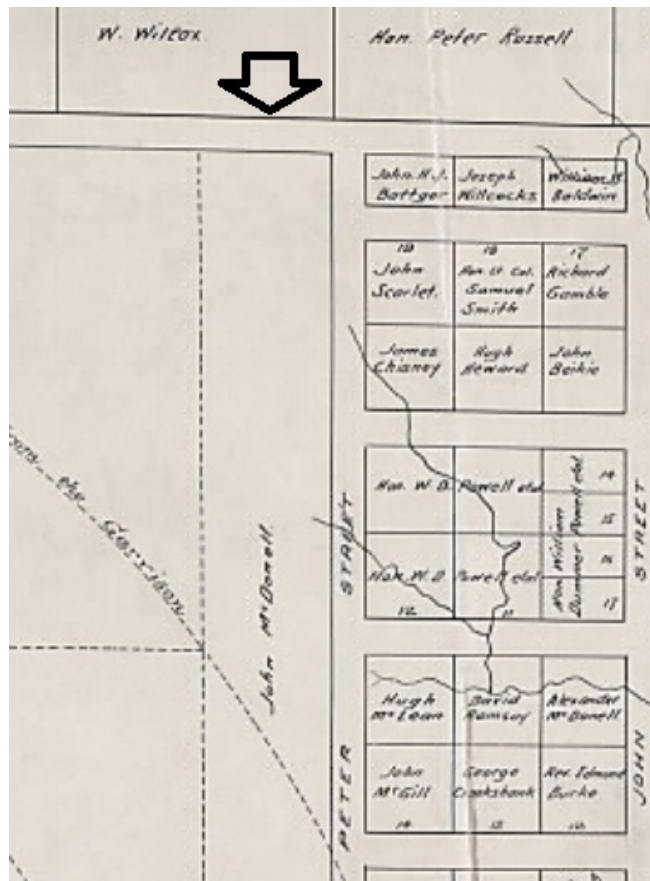
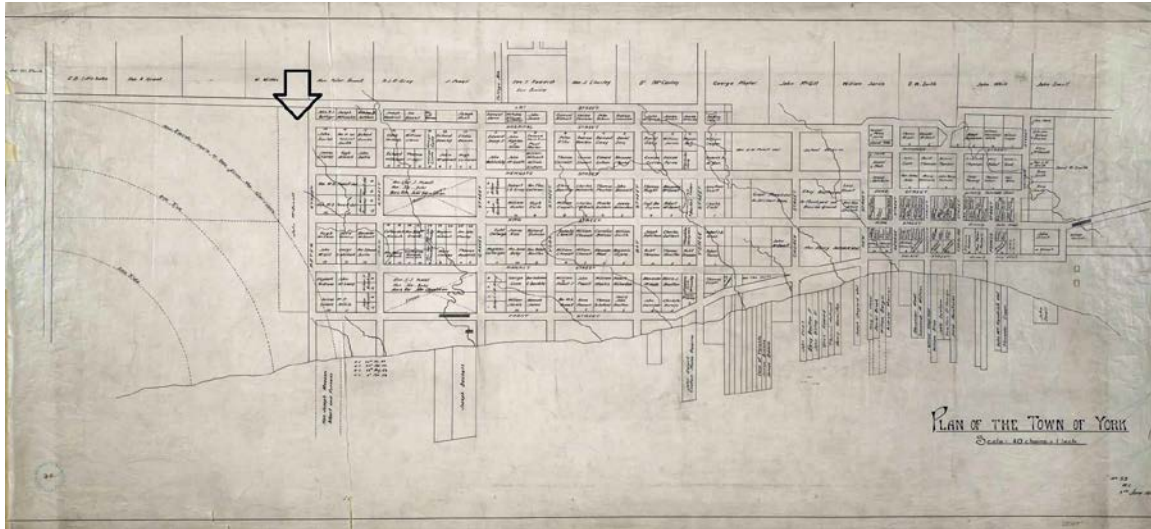
Abstract Indices of Deeds, Town of York Plan, Block H, 1818, and Plan 1B, Lot 7, 1829
Archival Photographs, City of Toronto Archives, Fonds 2043, File 26
Assessment Rolls, City of Toronto, St. Andrew's Ward, 1880-92, and Ward 4, Division 1, 1893 ff.
Boulton's Atlas, 1858
Building Permit #132, April 20, 1889
City of Toronto Directories, 1850 ff.
Cronshaw and Grimmon family records, www.ancestry.com
Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2003

"401 Richmond: Building", www.401richmond.net
Goad's Atlases, 1884-1923
Lundell, Liz, The Estates of Old Toronto, 1998
McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
Plan of York, 1818
Robertson, J. R. Landmarks of Toronto,
<http://www.landmarksoftoronto.com/the-mclean-homestead/>
Underwriters' Insurance Bureau Atlas, Vol. 1, 1954

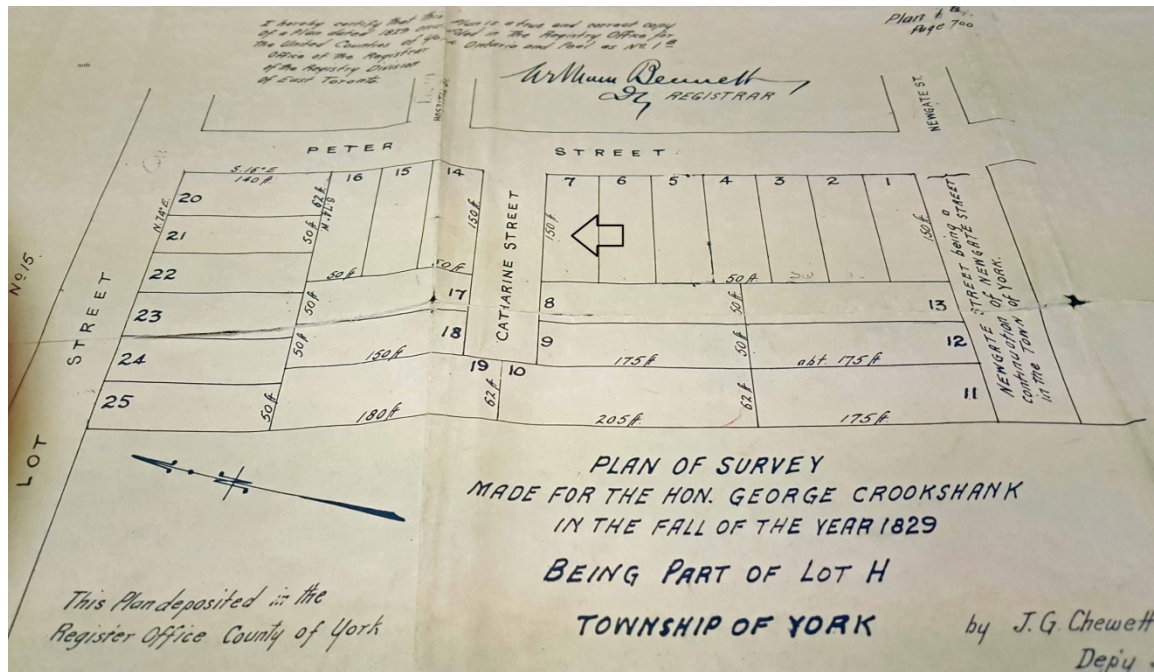
IMAGES – the images are organized chronologically and the **arrows** mark the location of the subject properties. All maps are oriented with north on the top with the exception of the plan attached as Image 3.



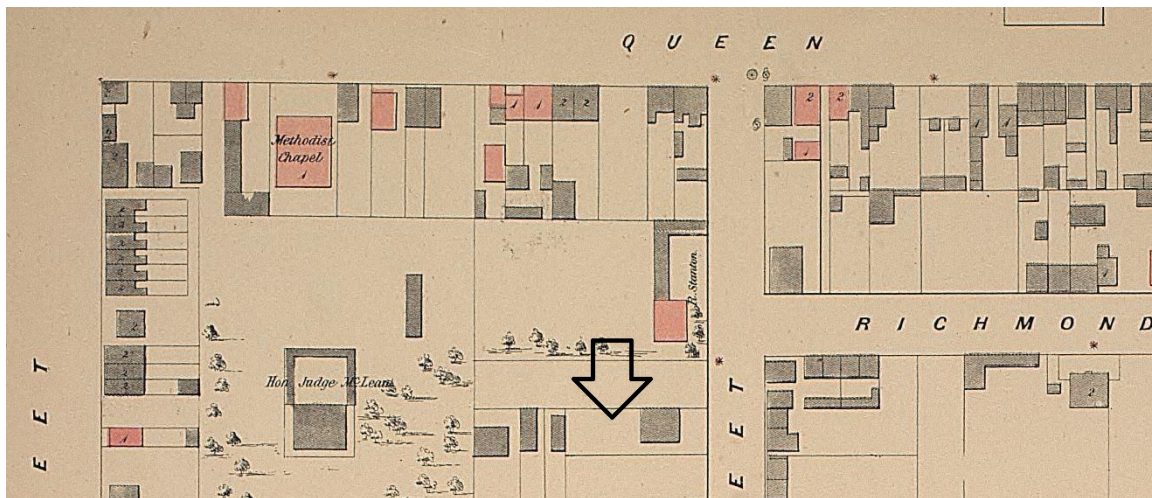
1. City of Toronto Property Data Map: showing the location of the properties at 357 and 359 Richmond Street West on the south side of the street, west of Peter Street.



2. Plan, Town of York, 1818: showing the westward expansion of the Town of York to Peter Street where Block H (adjoining the remaining Military Reserve) was granted to John McDonell and conveyed to George Crookshank as the future location of Plan 1B.



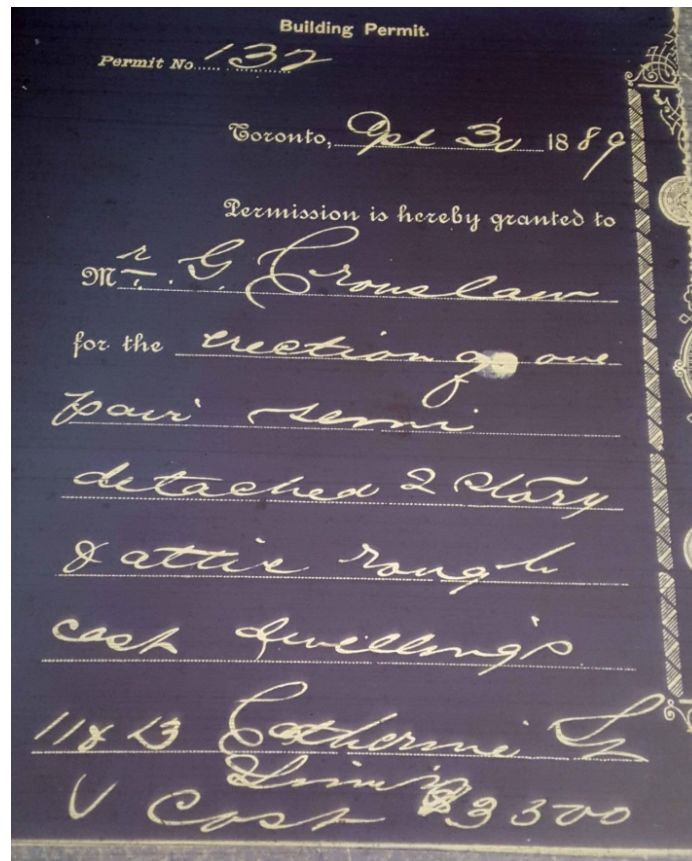
3. Plan 1B, 1829: showing the future location of the subject properties on part of Lot 7 with frontage on "Catharine Street" (which was renamed after the westward extension of present-day Richmond Street West). The plan is oriented with north on the left where Lot Street was later renamed Queen Street.



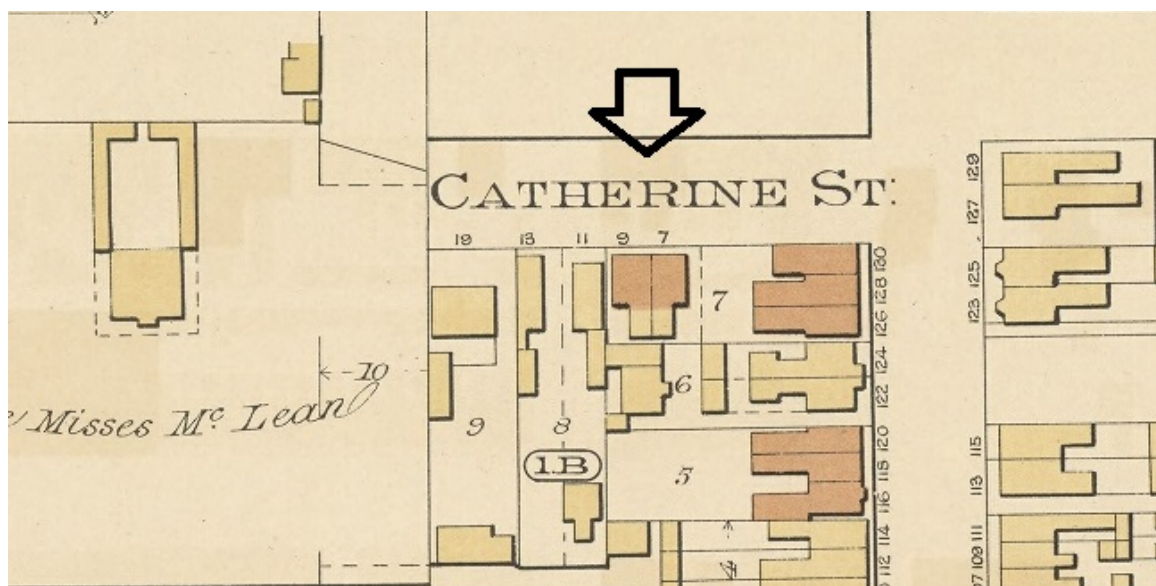
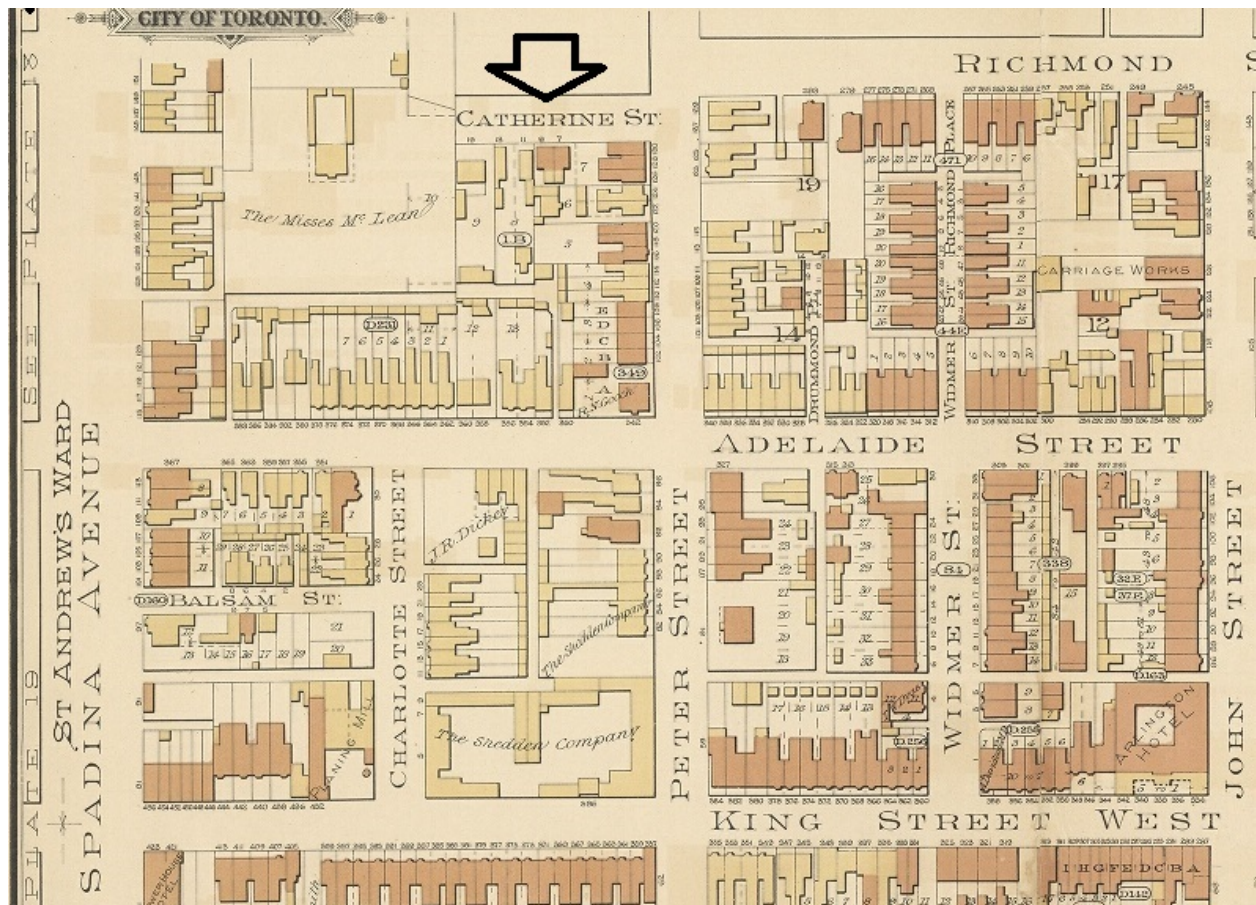
4. Boulton's Atlas, 1858: showing the original development of Lot 7 (Catharine Street is aligned but not named on the map) with modest buildings, and the residential subdivision around the McLean Estate to the west (left).



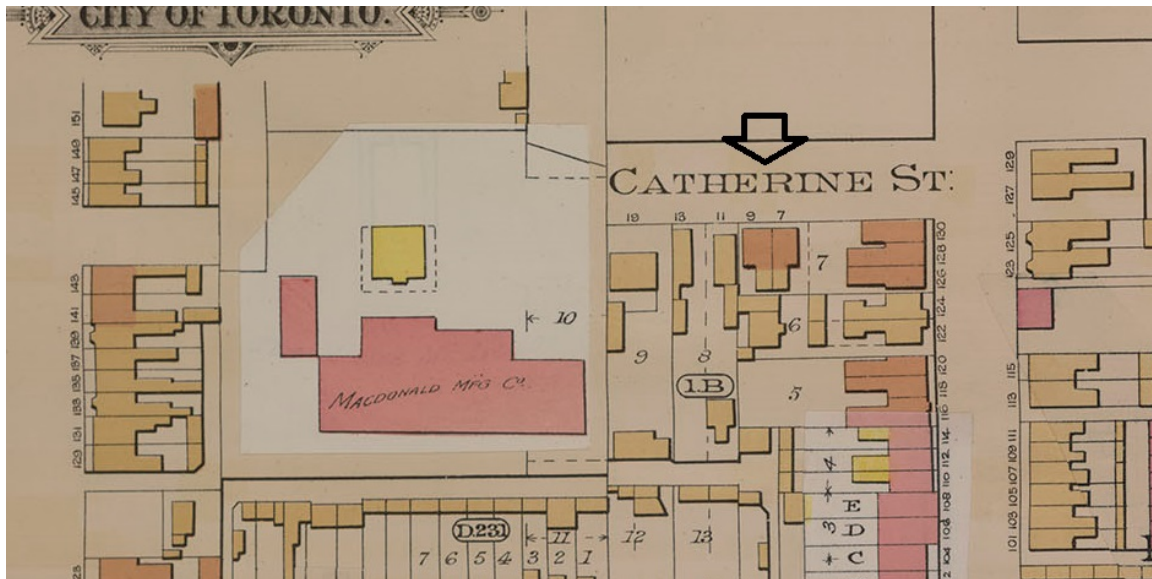
5. Goad's Atlas, 1884: the first Goad's for this part of Toronto shows the subject properties with the original wood and roughcast buildings (Catharine Street is misspelled "Catherine")



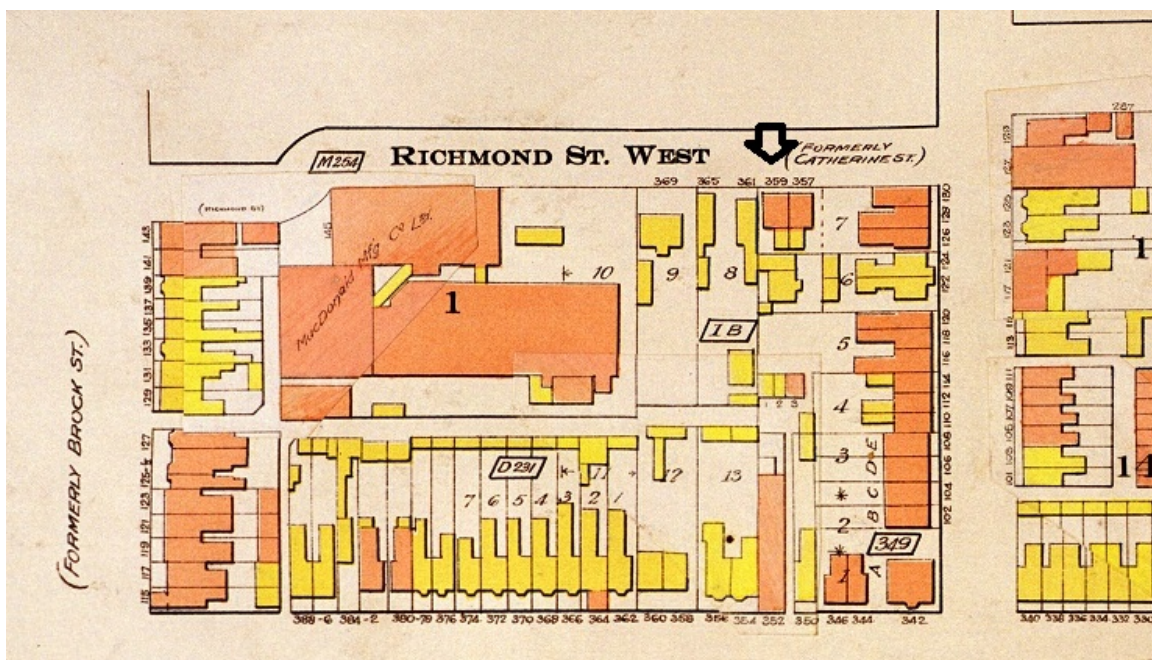
6. Building Permit 132, April 30, 1889: issued to the property owner's son-in-law for the pair of semi-detached house form buildings at present-day 357 and 359 Richmond Street West (City of Toronto Archives).



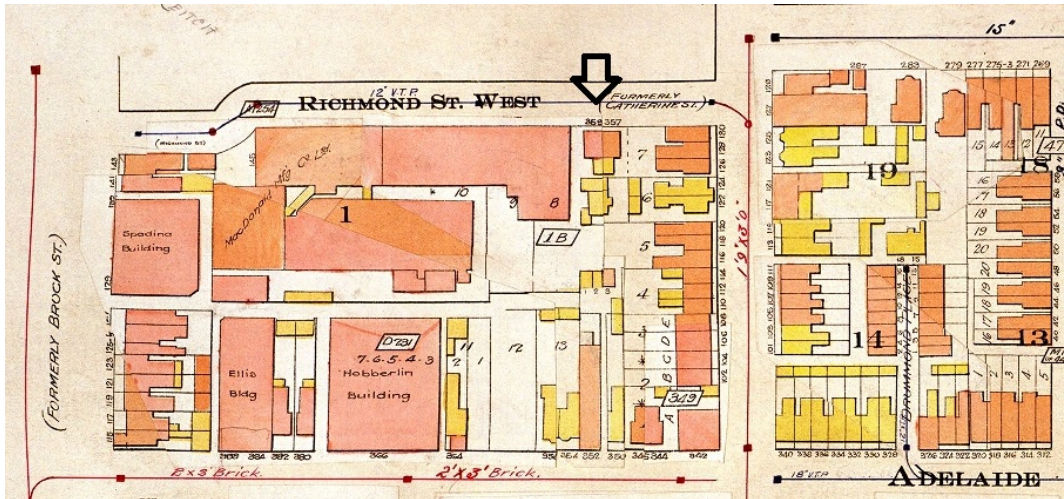
7. Goad's Atlas, 1890: the next update to Goad's shows the pair of semi-detached houses in place on the subject properties, east of the McLean Estate. The larger area (above) shows the first large-scale industrial buildings at King and Peter Streets that were introduced into the residential neighbourhood east of Spadina Avenue.



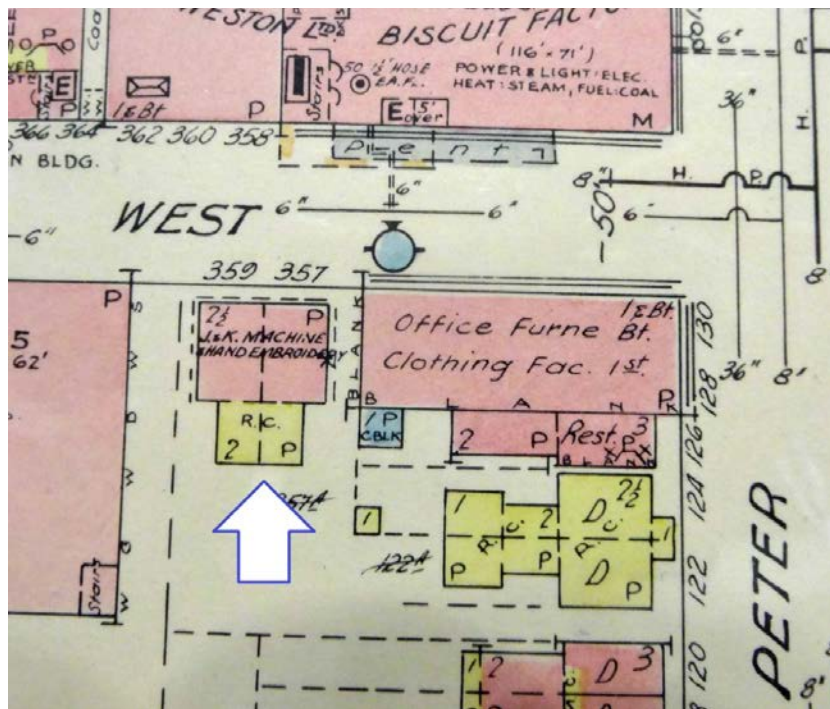
8. Goad's Atlas, 1903: showing the subject properties after the first phase of the Macdonald Manufacturing Company's lithography complex was built to the southwest, with the rest of the surrounding neighbourhood still devoted to residential housing. Catherine Street was misspelled on this atlas, and the 1910 revised to 1912 version (below), which was produced after the street was renamed following the westward extension of Richmond Street West.



9. Goad's Atlas, 1910 revised to 1912: showing the subject properties after Richmond Street West was extended west from Peter Street to Spadina Avenue and resulted in the renumbering of the houses as 357 and 359 Richmond.



10. Goad's Atlas, 1910 revised to 1923: the update illustrates the extension of the MacDonald Manufacturing Company's complex eastward to adjoin the properties at 357 and 359 Richmond.



11. Underwriters' Survey Bureau Atlas, Vol. 1, 1954: showing the subject properties following World War II when the semi-detached houses were repurposed for small-scale industry.



12. Archival Photographs, 357 and 359 Richmond Street West, 1973: showing the buildings before the addition of the stucco cladding, with the principal (north) elevations (top), the entrances (below left) and the lane separating 359 Richmond from the former industrial complex at 401 Richmond (below right) (City of Toronto Archives, Fonds 2043, File 26)



13. Archival Photograph, 357 and 359 Richmond Street West, 1973: showing the context of the properties at 357 and 359 Richmond Street West from Peter Street where they are adjoined by industrial buildings, including the former manufacturing complex at 401 Richmond (right) prior to its transformation as the "401 Richmond" arts hub and designation under Part IV, Section 29 of the Ontario Heritage Act (City of Toronto Archives, Fonds 2043, File 26).



14. Current Photograph, 357 and 359 Richmond Street West, 2015: showing the properties from the same angle as Image 13 above (Heritage Preservation Services).



15. Current Photograph, 357 and 359 Richmond Street West, 2015: showing the principal (north) elevations of the houses (left) and the west wall of 359 Richmond (right), which overlooks the laneway separating it from the adjoining 401 Richmond complex (Heritage Preservation Services).



16. Photograph, Struthers-Ross Houses, 30 and 32 Lowther Avenue: showing Toronto's prototypical house style with the semi-detached houses described in 2003 as "the earliest model of the Bay-n-Gable yet uncovered in archival research". The first houses designed in the style typically featured single-storey bay windows and detailing drawn from Italianate and Gothic Revival sources. This particular example is larger and more elaborate than most Bay-n-Gables with its location on an expansive site in the Annex neighbourhood (Cruikshank, 93).



Above left: 497 and 499 Adelaide Street West; above right: 70 and 72 Bathurst Street West⁴



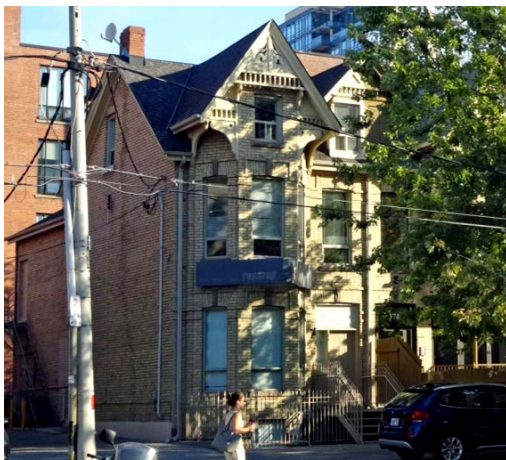
Above left: 129 and 131 Bathurst Street; above right: 540 and 542 Richmond Street West

17. Current Photographs: King-Spadina Semi-Detached Bay-n-Gable Houses, 2015: these houses share the prototypical Bay-n-Gable composition with the pairs of gables over the bay windows, but are distinguished by the variety of window shapes and detailing. The unusual houses at 129 and 131 Bathurst have barely projecting 'flat' bays, while those at 540 and 542 Richmond Street West are later versions of the style with Period Revival detailing that are included on the City of Toronto's Heritage Register (Heritage Preservation Services).

⁴ The Adelaide Street properties are designated under Part IV, Section 20 of the Ontario Heritage Act. On Bathurst Street, the neighbouring pair of houses at 64 and 66 Bathurst are near identical, but have been altered



Above: 46 and 48, 50 and 52, and 54 and 56 Stewart Street



Above left: 374 and 376 Wellington Street West; above right: 422 and 424 Wellington Street West

18. Current Photographs, King-Spadina Semi-Detached Bay-n-Gable Houses, 2015: The Bay-n-Gable Houses on Stewart Street stand out as three neighbouring pairs of semi-detached houses, which are distinguished from the houses on neighbouring Portland Street, Richmond Street West and Widmer Street that were built as row houses. The properties at 422 and 424 Wellington Street West are more elaborate examples of the style that are included on the City of Toronto's Heritage Register (Heritage Preservation Services).