

RESEARCH AND EVALUATION SUMMARY:
2512R YONGE STREET
The Eglinton Orange Hall



An archival photograph showing the Eglinton Orange Hall in 1958 (Toronto Public Library)

Prepared by:
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City Planning Division
City of Toronto

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HISTORICAL CHRONOLOGY

Key Date	Historical Event
1798	Lot 2, Concession 1WYS, within Township of York, was granted to James Ruggles whose family retained it as a farmland until 1835.
Early 19 th century	A log school was built at the southwest corner of Yonge Street and St. Clements Avenue, served as the School Section No.2 (S.S.2). This was the first school in the area of north Toronto.
1850	Following the adoption of the new Common School Act and also the poor condition of the log school, the York Township Council passed a bylaw to build a new school for S.S.2.
1851	The trustees of S.S.2 purchased the subject property from Ward family and built a one room brick building, serving as the S.S.2 common school until 1887, when a new larger school was erected on Erskine Avenue.
1878	York County Atlas illustrates George Ward's farm and the location of the school on the subject lot.
1887	The Eglinton Young Men's Christian Association purchased the property and it was operated as an Anglican Church until the St. Clement's Anglican Church was built in 1892.
1889	Villages of Davisville and Eglinton were incorporated into the village of North Toronto which became a town a year later.
1890	The fire insurance map depicted the schoolhouse on a lot at the corner of Yonge Street and St Clements Avenue, which later subdivided into three lots.
Late 19 th century	The subject property housed a Presbyterian Church until 1908 when the congregation moved to its new location at 14 St. Clements Avenue.
1909	The members of Eglinton Orange Lodge purchased the subject property and continue to own it to the present day.
1910	The fire insurance map shows further subdivisions, and the Orange Hall building on 2300 Yonge Street, identified as 2512 Yonge Street since 1915.
1912, Dec 15	North Toronto Annexation
1922	The assessment rolls show an increase in the building value (from 1000 to 1500), it is likely that an addition was built.

The property at 2512R Yonge Street is located on a private laneway accessed by St. Clements Avenue, east of Duplex Avenue, behind the property at 2506 Yonge Street, and north of Castelfield Avenue in Yonge-Eglinton neighbourhood. Historically, it comprises parts of Lot 2, Concession 1WYS, within Township of York, County of York, which was granted to James Ruggles in 1798, later purchased by James Price and then George Ward (Image 2 and 3). The first school in the area of north Toronto was built at the south west corner of Yonge Street and St Clements Avenue.¹ It was a log structure operating as the common school of School Section No.2 (S.S.2) until 1851 when a brick one-room school, the present day Orange Hall, was built on the same block.

By the adoption of 1850s Common School Act, the York Township Council took the responsibility for building schools and retaining local trustees. In 1851, the Council was

¹ At this time, staff cannot confirm the construction date of the Eglinton log schoolhouse. A number of secondary sources (including TDSB and John Court) noted 1816 as the year of construction, while according to Don Ritchie and Lyman Jackes, it was built in 1842.

concerned about the poor physical state of the S.S.2 log school, and thereby passed three bylaws to assess S.S.2, purchase of a site and build a schoolhouse. In April of 1851, the trustees of S.S.2, purchased one quarter of an acre of the lands, the subject property, from George and Leonora Ward. The brick schoolhouse operated as an elementary school until 1887 when the ratepayers of S.S.2 reached agreement that a larger building was needed. The 1851 schoolhouse's successor is a two storey building east of Yonge Street on Erskine Avenue, known as John Fisher Public School. The Eglinton Young Men's Christian Association purchased the property (1887) and it started operating as an Anglican Church until the St. Clement's Anglican Church was built in 1892. It then became a Presbyterian Church until the congregation moved to its new location at 14 St. Clements Avenue in 1908. The following year, the Eglinton Lodge, L.O.L., No. 269, purchased the property and since then it has been operated as the Eglinton Orange Hall.

By 1890 the block north of Castlefield Avenue was subdivided and registered as Plan 734, Range IV, with three lots on Yonge Street that remained unchanged by early 20th century (Image 4). The subject building, along with three other structures, was located on a corner lot south of St. Clements Avenue, which later subdivided into three lots. The Goad's Atlas of 1913 shows the Orange Hall located at 2300 Yonge Street, identified as 2512 Yonge Street since 1915 (Image 5 and 6). According to the assessment rolls and City of Toronto directories, the Orange Hall fronted Yonge Street until a new structure was built in front of it.

The original 1851 building located on the east portion of the subject property has a rectangular shape plan with brick cladding, under a gable roof with extended eaves and frieze. The centrally located school building, has had additions built at the front and rear. The front (east side) addition is a red brick vestibule with gable roof, distinguished by its symmetrical design, flat headed windows, arched door entrance and a key stone, and brick and stone detailing. The west side addition has a gable roof and paired entrances. Archival photos show the rear addition in brick (Image 8 and 9), which currently has wooden cladding. The west portion of the property, separated by a fence from the east portion, contains a green space with playground and no building (Image 10). Staff cannot confirm the construction date of additions. However, it is likely that the east side addition was built in early 1920s as the 1922s assessment roles recorded an increase in the building value, from 1000 to 1500 dollars.

Contextually, the property at 2512R Yonge Street is located east of Duplex Avenue, behind a three-storey complex that includes Capitol Theatre. It is adjacent to the St. Clement's School on the north and a Green P parking to the south. According to oral history, the building was originally located on Yonge Street frontage, and was moved to its current location when the Orange Lodge purchased the property. However, staff cannot confirm that the building was relocated. It is more likely that the building remains on its original site and that its frontage on Yonge Street was blocked when the commercial buildings were constructed in 1920s.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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

The property at 2512R Yonge Street has physical value as it is one of the oldest surviving buildings in the area of North Toronto and also one of the earliest 19th century one-room common schools in the Greater Toronto Area. The original brick schoolhouse, complemented by east and west side additions, is distinguished by its simple design under gable roof with brick detailing, arched door, the key stone, and symmetrically placed windows.

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

The historical value of the property at 2512R Yonge Street is through its association with the evolution of public school system in Toronto, from log schoolhouses to brick schools. It was built as a replacement for a former log school located at the corner of St Clements Avenue and Yonge Street, and operated as the S.S.2 common school until late 1880s when a larger public school was built east of Yonge Street on Erskine Avenue, known as John Fisher Public School.

The property at 2512R Yonge Street is valued for its historical association with two churches, namely the St. Clement's Anglican Church and St. Clement's Presbyterian Church. The subject property housed the Anglican Church between 1887 and 1892. It later became the Presbyterian Church until the congregation moved to its new location in 1908. The historical value of the subject property is also linked to its association with the Orange Lodge. Since 1909, it has been operating as Eglinton Orange Hall.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

The contextual value of the Orange Hall is linked to its evolved institutional uses since 1851, serving the area as a school, church and later Orange Hall. It is physically and historically linked to its surroundings, as it is linked to the St. Clement's Anglican and Presbyterian Churches and also operating as the Orange Hall of Yonge-Eglinton area since 1909.

SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 2512R Yonge Street, have physical, historical and associative values. Located on a private laneway south off St. Clements Avenue and behind the property at 2506 Yonge Street, the subject property contains a one storey building, known as Eglinton Orange Hall. The property is valued as it is one the oldest surviving buildings in the north Toronto area, built in 1851 as a common school for S.S.2. The value of the property is also linked to its association with historical evolution of north Toronto public schools, connection with the St. Clement's Anglican Church and Presbyterian Church, and its association with Orange Lodge.

SOURCES

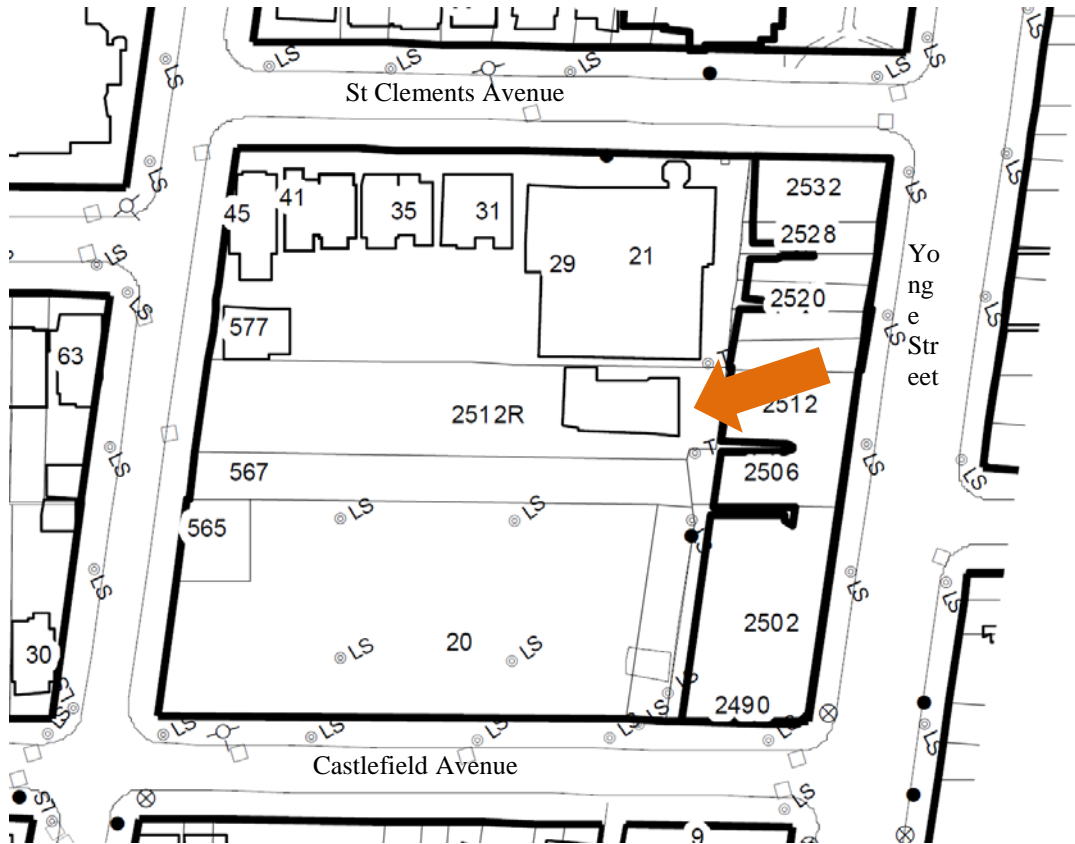
Archival Sources

- Archival Photographs, Toronto Public Library
- Assessment Rolls, Ward 3, Division 8, 1909-1925
- City of Toronto Directories, 1913 ff.
- Goad, Charles E. Atlas of the City of Toronto and Suburbs. 1890, 1899, 1903, 1913, 1924. (CTA)
- Miles & Co. *Illustrated Historical Atlas of County of York*. 1878.

Secondary Sources

- Court, John. *Country Schools in Nineteenth-Century Eglinton and the Surrounding Toronto Area*. unpublished typed manuscript. 1994.
- *Eglinton Pears Walk*. North Toronto Historical Society. 1984.
- Jackes, Lyman B., 1889-1958. *Tales of North Toronto*. 1948
- *North Toronto in Pictures, 1889-1912*. Toronto Public Library Board Local History Handbook. 1974
- Ritchie, Don. *North Toronto*. 1992.
- The Globe, November 10, 1909.

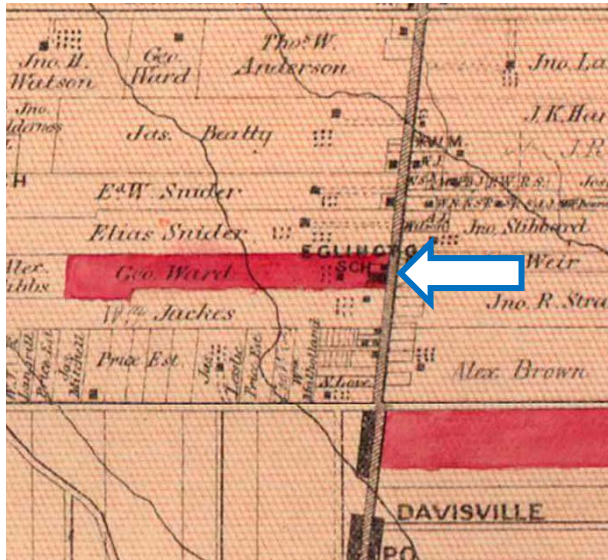
IMAGES - The **arrows** mark the subject property. All maps are oriented with north on the top.



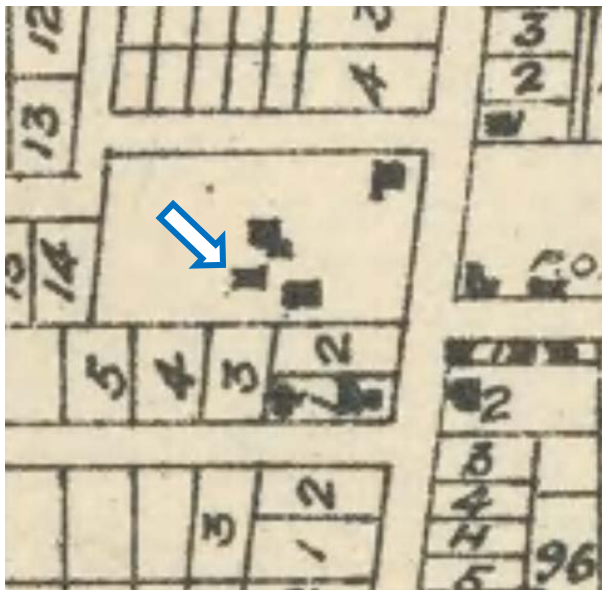
1. City of Toronto Property Data Map: showing the property at 2512R Yonge Street, located east of Duplex Avenue, behind the property at 2506 Yonge Street.



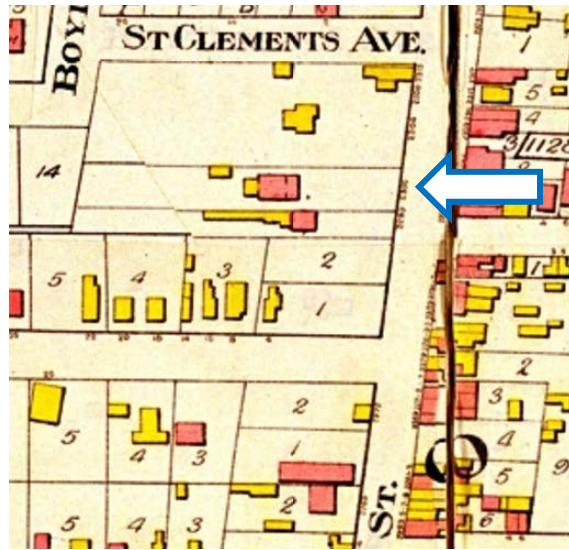
2. 1870's Map showing the original land grants in North Toronto: Parts of Lot 2, Concession 1WYS, where the subject property was later developed, patented by James Ruggles in 1798 and acquired afterward by James price and George Ward. (Ritchie, 1992)



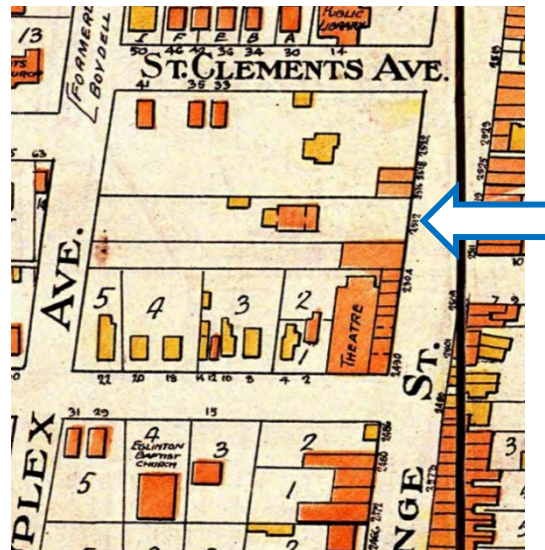
3. Miles & Co. Illustrated Historical Atlas of County of York (detail), 1878: showing the school located on the George Ward's farmland, west of Yonge Street.



4. Goad's Atlas, 1890 (left) and 1903 (right): showing the location of the school, and the historic subdivisions on the block west of Yonge Street, between Castlefield Avenue and St Clements Avenue. The subject property was part of a large lot at the corner of St Clements Avenue and Yonge Street.



5. Goad's Atlas, 1910 revised to 1913: the update to the atlas shows the Orange Hall located on a lot with frontage on Yonge Street.



6. Goad's Atlas, 1910 revised to 1924: the atlas illustrates Orange Hall located on the east side of the new Duplex Avenue.

A NEW ORANGE HALL.

Dr. Sproule Dedicates Building in Eglinton for the Lodge There.

7. A newspaper article noting the purchase of the former Eglinton schoolhouse for new Orange Hall. (The Globe, Nov 10, 1909)



8. Archival Photograph, 2512R Yonge Street, 1958: showing the south elevation of the Orange Hall, with the original school centrally located with an addition on the east side of the property (Toronto Public Library)



9. Archival Photograph, 2512R Yonge Street, 1981: showing the addition on the south side of the property with flat roof, which earlier had sloped roof (Toronto Public Library)



10. Aerial photograph of the Orange Hall from the west: showing the placement of the Orange Hall and a playground on the property. (Google Maps, April 2016)



11. Current Photographs, 2512R Yonge Street, 2016: The entrance of the Eglinton Orange Hall is located on a private lane between St. Clements and Castlefield Avenues. (Heritage Preservation Services)



12. Current Photographs, 2512R Yonge Street, 2016: showing the addition on the east side of the schoolhouse (Heritage Preservation Services)