

STATEMENT OF SIGNIFICANCE:
54A, 56 and 58 SCOLLARD STREET AND 1315 BAY STREET
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 3

The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street 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 all three categories of design, associative and contextual values. Located on the northeast corner of Scollard and Bay streets, the William Sexton Houses (1890) are four-part row houses that were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Description

The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street contain four-part row houses that were completed in 1890 by Toronto builder William Sexton and afterward sold to individual property owners. The William Sexton Houses were built on the northeast corner of Scollard Street and Ketchum Avenue, when the latter street was a narrow thoroughfare connecting Scollard to Davenport Road and before it was absorbed as part of the northward extension of Bay Street through Yorkville. The properties remained residential until the late 20th century when Yorkville was transformed to a commercial and cultural destination with specialty shops, restaurants and galleries.

Statement of Significance

The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street have design value as they contain well-crafted late 19th century row houses with the Queen Anne Revival styling that was popular during the High Victorian era. The variety of materials, the intricate rooflines, and the mixture of design elements identified with the Queen Anne Revival are displayed on the William Sexton Houses, including the distinctive corner towers that are separated by a medieval-inspired jetty.

The William Sexton Houses are valued for their historical association with the evolution of Yorkville as the first independent municipality annexed by the City of Toronto in 1883. The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street represented the second generation of buildings constructed in Yorkville after it became a city neighbourhood.

Contextually, the value of the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street is through their historical, visual and physical relationship to their surroundings adjoining the corner of Scollard and Bay streets in Yorkville. The William Sexton Houses anchor the northeast corner of the intersection where they survived after Bay Street was extended north through Yorkville, resulting in the division of the community into two sections. The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street are the best preserved of the last surviving former residential buildings on Scollard Street between Yonge and Bay streets where, with their corner setting, they remain highly visible.

Heritage Attributes

The heritage attributes of the William Sexton Houses at 54A, 56 and 58 Scollard Street and 1315 Bay Street are:

- The setback, placement and orientation of the buildings on the northeast corner of Scollard and Bay streets
- Above the stone bases with the window openings, the scale, form and massing of the four attached three-storey row houses
- The materials, with the brick cladding and the brick, stone, wood and slate detailing
- Covering the buildings, the hipped roof with the partial slate cladding, the fire breaks at the east and west ends, the brick chimneys, the oversized gable with the wood detailing on the south elevation, and the towers at the southeast and south west corners with the pyramidal roof (southeast) and the multi-sided roof (southwest)
- The principal (south) elevations, which are anchored by the three-storey corner towers that are separated by the jetty beneath the gable in the centre of the wall
- The jetty, with the shingled cladding, the wood brackets, and the two-part flat-headed window openings with the classical detailing
- Beneath the jetty in the first (ground) floor, the wide polygonal bay window with the segmental-arched window openings with the transoms and the brick and stone trim (the openings on 56 Scollard have been altered)
- Above the jetty, the window openings in the attic storey under the gable, which have been altered
- Flanking the jetty, the flat-headed door and window openings in the first and second stories, with the pairs of openings to the east (including the entrances to 54A and 56 Scollard) and the single openings on the west (including the entrance to 58 Scollard)
- The square southeast tower with the flat-headed window openings
- On the southwest tower, the three-storey bay window with the flat-headed openings in the first and second stories and the segmental-arched openings in the third storey (the openings in the first storey have been altered)
- The west side elevation, which is viewed from Bay Street and contains round-arched and flat-headed window openings and the round-arched entrance to 1315 Bay Street

The east side elevation of the unit at 54A Scollard Street adjoins the neighbouring building at 54 Scollard Street. Although the rear (north) elevations of the row houses are viewed from Bay Street, the north (rear) elevations and the single-storey north addition are not identified as heritage attributes.