

PROPERTY RESEARCH AND EVALUATION SUMMARY: 54 SCOLLARD STREET



Principal (south) elevation, 54 Scollard Street (Heritage Preservation Services, 2016)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1829 June	John Elmsley sells “Block 4” in Lot 21 in Concession 2 to Francis Collins, a printer, whose son and namesake inherits it five years later
1853 Jan	The Village of Yorkville is incorporated
1856 Oct	Collins registers Plan 179Y on Block 4, where Scollard Street is named for his former guardian, banker Maurice Scollard
1860 Oct	Collins sells several lots (including Lot 75) on the north side of Scollard Street to Thomas Paton
1869 July	Paton sells his Scollard Street lands to John Strathers, who occupies a dwelling on Lot 76 (located east of the subject property, Strathers’s house is no longer extant)
1874 Apr	The tax assessment roll records Strathers at “42” Scollard, with grocer John Armstrong his closest neighbour to the west at “48” Scollard
1875 Apr	John Strathers sells Lot 75 under Plan 179 to Robert Ballantyne, a builder
1876 Apr	Ballantyne is described in the tax assessment rolls as the owner and occupant of the property at “44” Scollard ¹
1882 Feb	Ballantyne dies

¹ Ballantyne’s property is located between the allotments occupied by Strathers and Armstrong according to the assessment rolls. In the late 19th century, Armstrong’s property was redeveloped with the four-part row houses now numbered at 54A, 56 and 58 Scollard Street and 1315 Bay Street, which are included on the City’s Heritage Register

1882 July	William McMullen is Elizabeth Ballantyne's tenant in the house at 44 Scollard
1883 Jan	The City of Toronto annexes Yorkville
1883 Sept	In the first tax assessment roll for St. Paul's Ward, McMullen remains the tenant in the house, which is unnumbered and described as "two-storey rough cast" (stucco) with a rear wing
1884 Apr	Elizabeth Ballantyne sells the property to Jane Hugill, who continues to rent it to William McMullen (according to the tax assessment rolls)
1884 Sept	The subject property is labelled "52 Scollard" on the tax assessment rolls, but is renumbered as "54 Scollard" by the end of the decade
1884	The house is illustrated on the first Goad's fire insurance atlas covering Yorkville, and no changes are shown to the site on the updates to 1923
1887	William Cropp purchases the subject property and initially occupies the house
1891	Cropp transfers the property to his tenant, John Crawford, but a dispute over the sale results in the seizure of the site by a mortgage company
1908 Dec	The property is transferred under a Power of Sale to Arthur Callow, whose family's executors sell it in 1955
1974 Mar	The property at 54 Scollard Street is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)

The historical development and evolution of the property at 54 Scollard Street is traced in the images below. The site is located in Yorkville, which originated in the early 19th century as an industrial hamlet with brickyards and breweries adjoining Yonge Street, north of present-day Bloor Street. Incorporated as a village in 1853, Yorkville was the first independent municipality annexed by the City of Toronto in 1883. During the 20th century, Yorkville evolved from a stable residential community to a cultural and commercial destination in the city. Beginning in 1920, Bay Street was extended north to Davenport Road by linking several residential streets and demolishing buildings in the thoroughfare, including parts of Yorkville. Other buildings on Yonge and Bloor streets in the community were removed during the widening of the roads and replaced by the first large-scale developments occupied by insurance companies and medical practitioners. This activity drew small-scale proprietors into the Yorkville neighbourhood where much of the residential building stock was converted to commercial uses. The decline of the area after World War II made it an affordable enclave for artists where, in the 1960s, Yorkville was a beacon for Toronto's music scene and "hippie culture". The following decade witnessed the community's transformation into a high-end shopping destination, supported by the conversion of many of the remaining residential buildings into shops, including the property at 54 Scollard Street.

The property at 54 Scollard Street was developed as part of a plan of subdivision in Township Lot 21, Concession 2 (northwest of present-day Yonge and Bloor streets), which was registered in the Village of Yorkville by printer Francis Collins. On the north side of Scollard Street, west of Yonge Street, Lot 75 remained vacant until it was acquired by local builder, Robert Ballantyne in 1875. By April 1876, Ballantyne occupied the two-storey rough cast (stucco) house on the site, which was retained by his family until 1887. In the 20th century, the property was owned for nearly half a century

by Andrew Callow and members of his family before being converted to commercial uses.

Reflecting its late 19th century origins in Yorkville, the Robert Ballantyne House is a modest two-storey detached house form building with a gable roof and rough cast (stucco) cladding. The arrangement of the openings on the principal (south) elevation and its asymmetrical appearance suggest that the two-storey bay window and the gable above with their decorative woodwork were additions to the original design. New stucco was added after 1974 when the building is shown in an archival photograph (Image 8). In the late 1980s, the open porch protecting the main entrance was removed, as well as the wood trim surrounding the flat-headed openings. Viewed from Scollard Street, there are no openings on the east side elevation, and the west wall adjoins the neighbouring building at 54A Scollard Street.

The property at 54 Scollard Street is located on the north side of the street, directly east of Bay Street where it adjoins the four-unit row houses known historically as the William Sexton Houses (1890) at 54A, 56 and 58 Scollard Street and 1315 Bay Street, which are also included on the City’s Heritage Register.

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 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.

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	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X

The property at 54 Scollard Street meets Ontario Regulation 9/06 as a surviving example of a house form building from the period when Yorkville developed as an independent municipality, which is related contextually to the neighbouring heritage buildings at 54A, 56 and 58 Scollard Street and 1315 Bay Street.

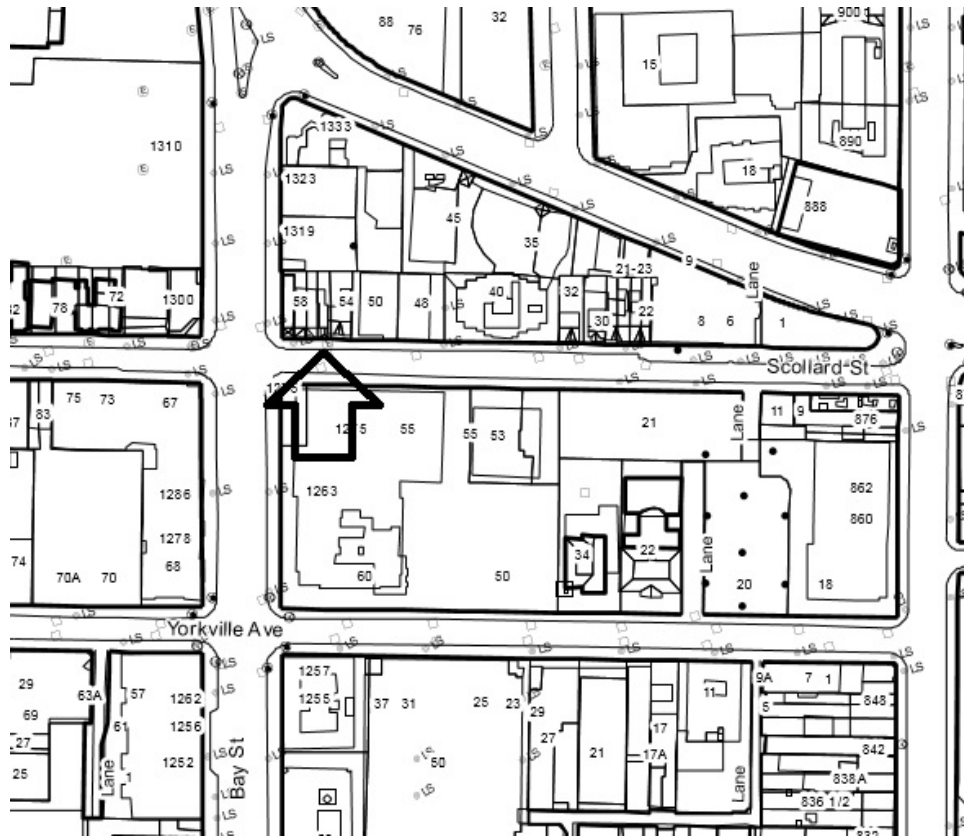
SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 54 Scollard Street has cultural heritage value. However, the degree of the alterations to the building over time, including the changes made after the property's inclusion on the City's Heritage Inventory (Register) in 1974, affect its integrity and reduce its ability to effectively communicate its cultural heritage value.

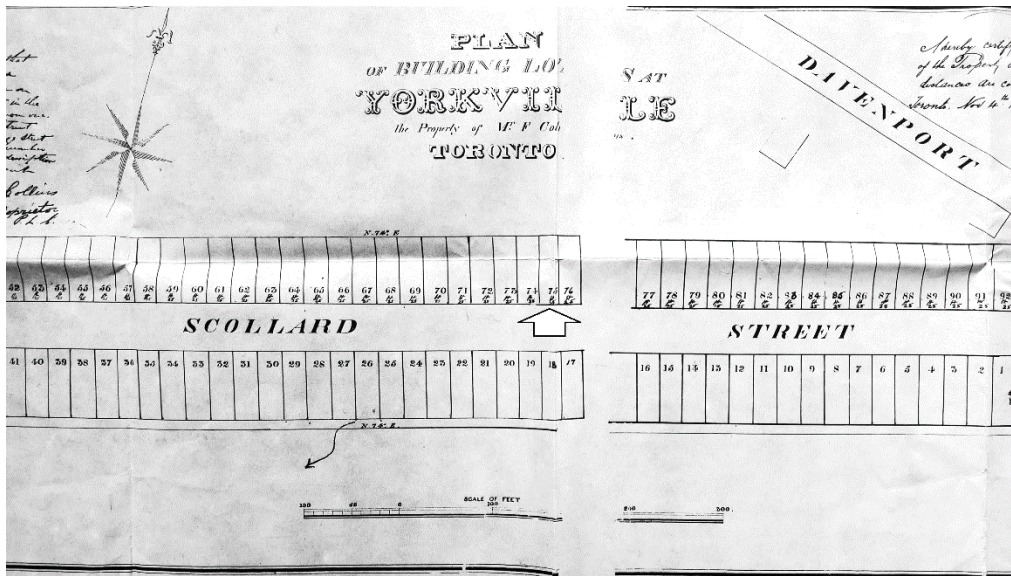
SOURCES

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Archival Photographs, Toronto Historical Board, 1974 and 1994
Arthur, Eric, Toronto: No Mean City, 3rd ed., revised by Stephen A. Otto, 1986
Assessment Rolls, City of Toronto, St. Paul's Ward, 1884-1891, and Ward 3, Division 3, 1892 ff.
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Browne, Map of the Township of York, 1851
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City of Toronto Directories, 1850 ff.
Decennial Censuses of Canada, 1861-1901
Goad's Atlases, 1884-1923
Hutcheson, Stephanie, Yorkville in Pictures, 1979
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McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
Miles and Company, Illustrated Historical Atlas of the County of York, 1878
Underwriters' Survey Bureau of Canada Atlases, May 1921 revised to January 1943, and May 1965
"Yorkville – Death of an Old Resident", The Globe, February 28, 1882

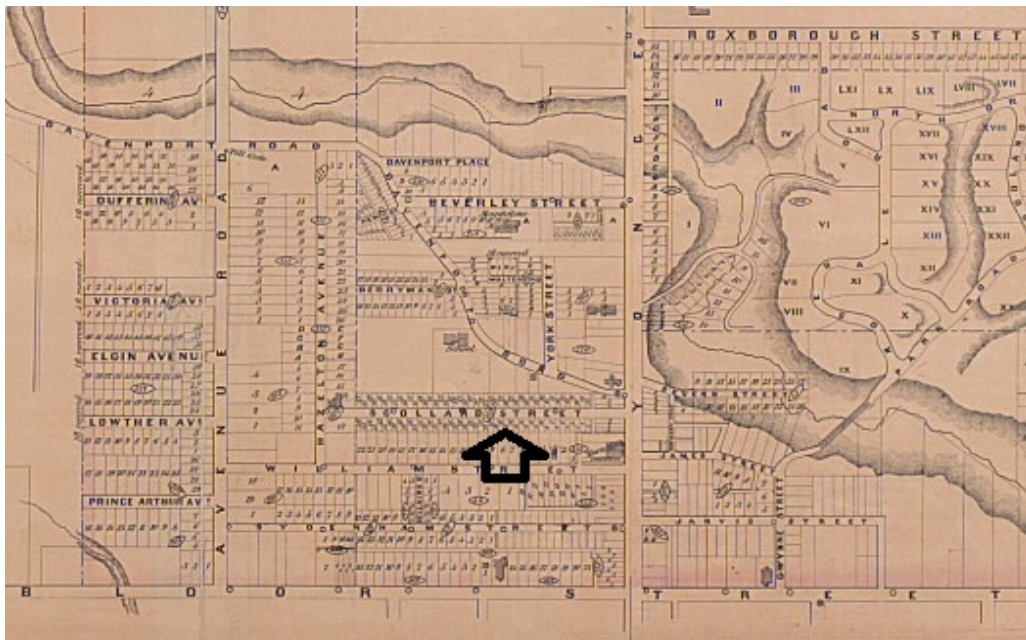
IMAGES – on the following maps and atlases, the **arrows** mark the location of the subject property at 54 Scollard Street. All maps are oriented with north on the top.



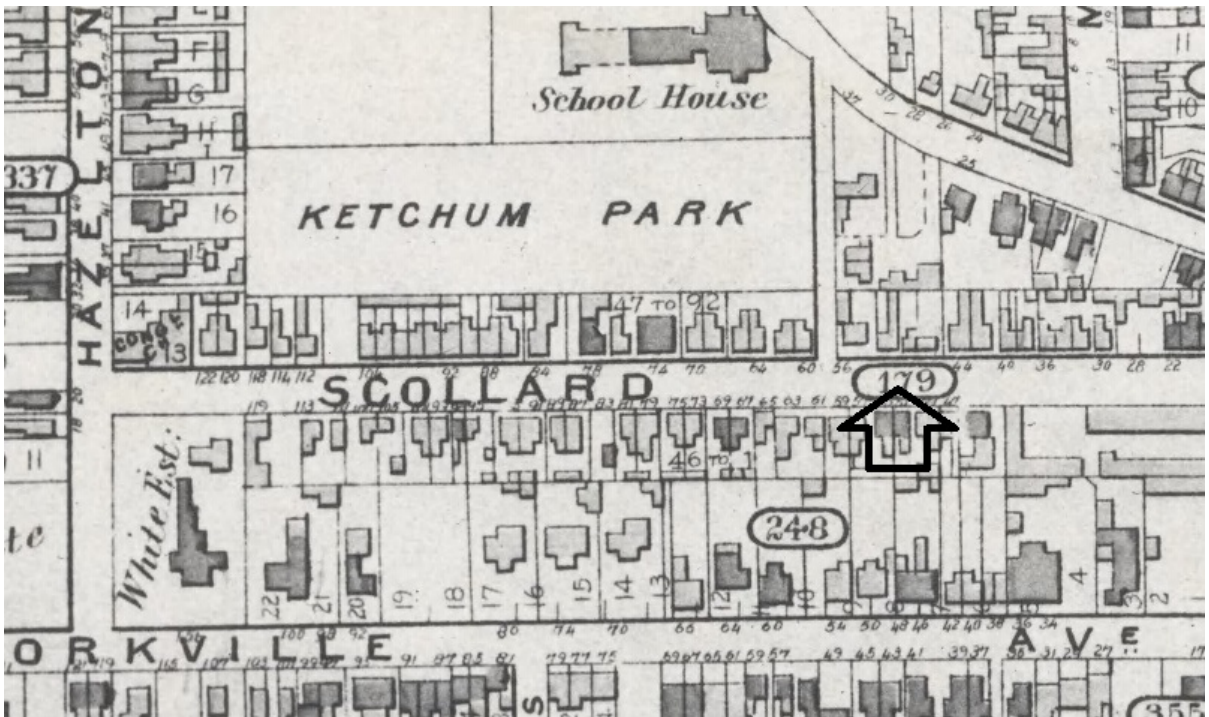
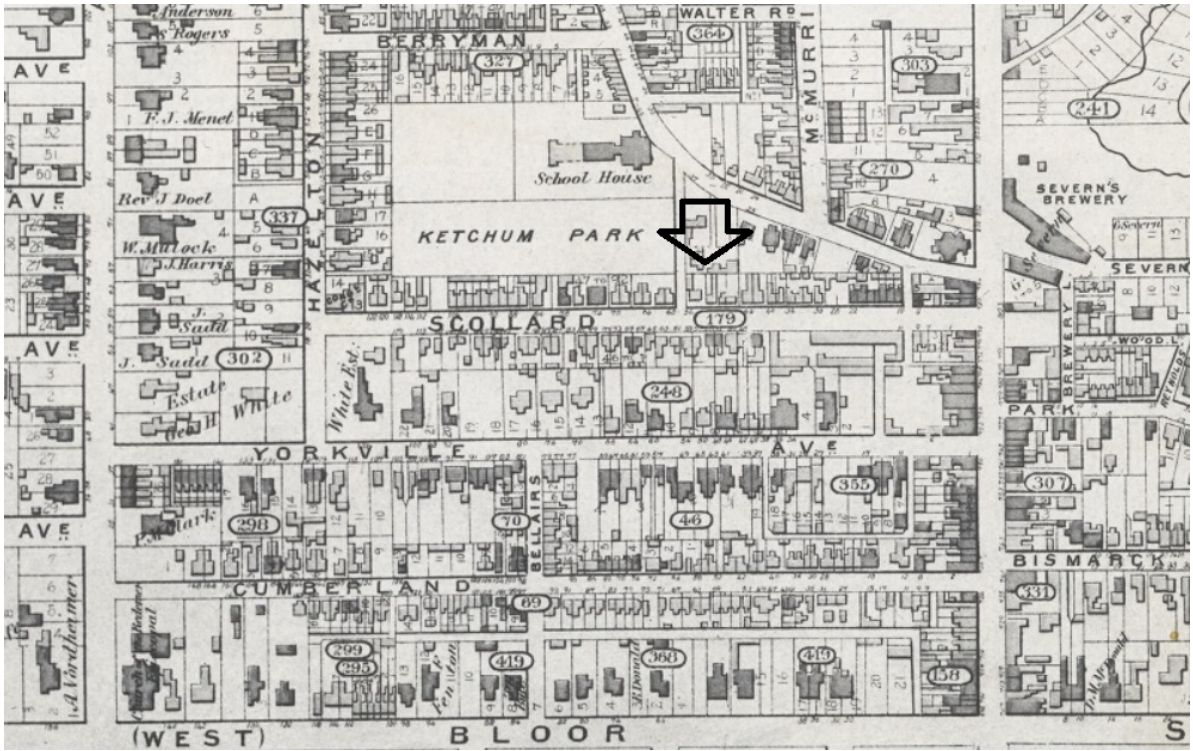
1. Location Maps: showing the location of the Robert Ballantyne House at 54 Scollard Street (above) and in the context of the Yorkville neighbourhood (below) (City of Toronto Property Data Map and www.bing.com/maps).



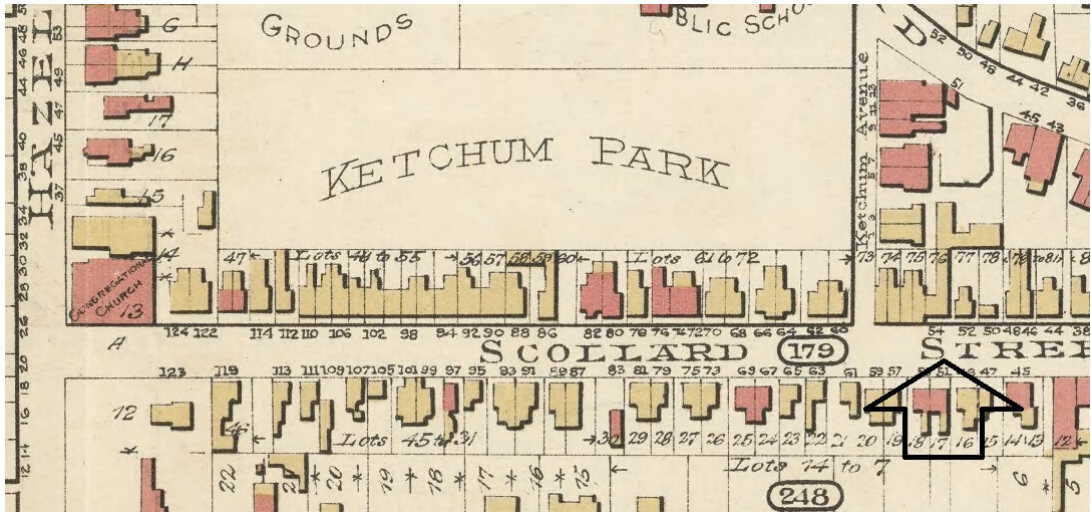
2. Plan 179Y, 1856: showing the layout of Scollard Street, including Lot 75 where the subject property was built (Toronto Land Registry Office).



3. Historical Map, Yorkville, 1877: Scollard Street is shown extending west from Yonge Street, south of Davenport Road (below) (Browne's Map of the Township of York, 1851, and James's Map of the Village of Yorkville and Vicinity, 1877).



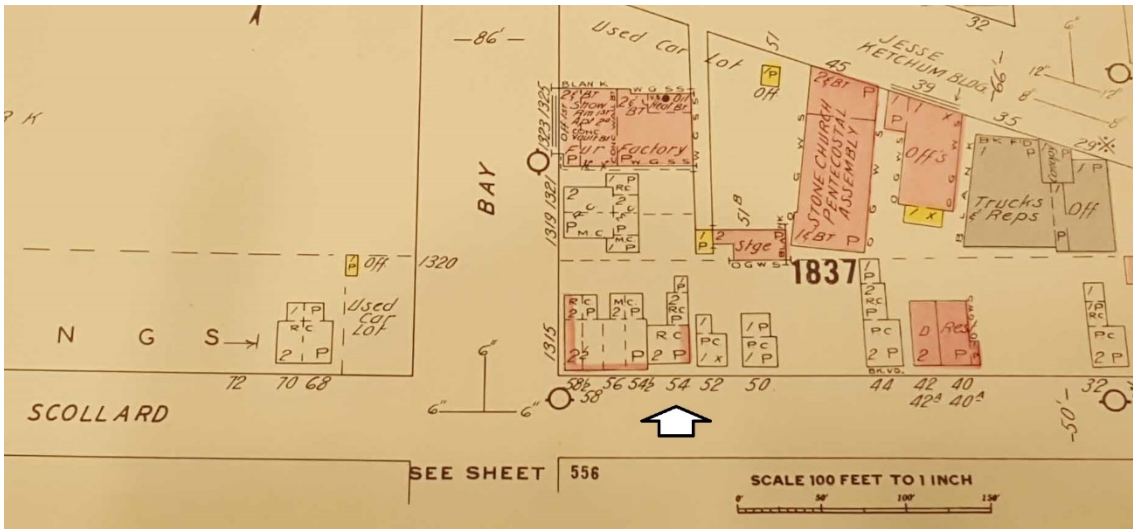
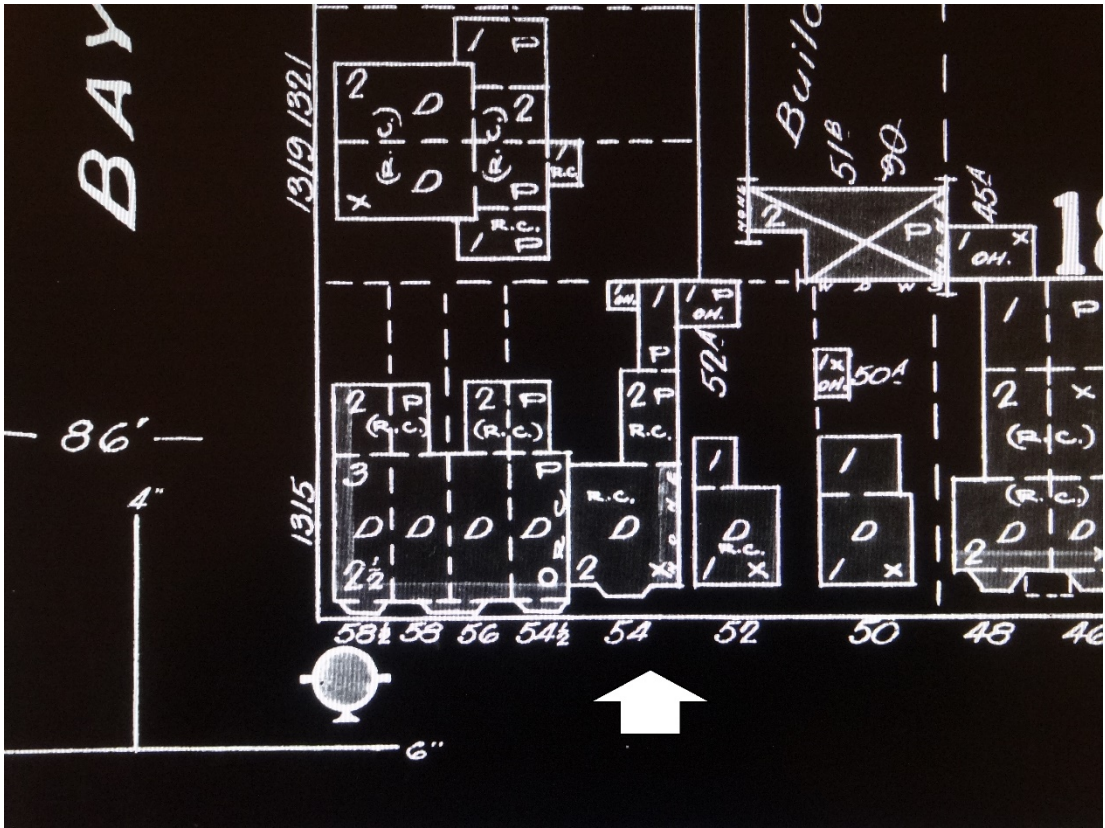
4. Goad's Atlas, 1884: the first fire insurance atlas illustrating Yorkville after its annexation by the City of Toronto shows the development of the community to date northwest of Yonge and Bloor streets (above), and the location of the Robert Ballantyne House on Scollard Street (below).



5. Goad's Atlas, 1890: the next revision to the atlas shows the subject property after the construction of the neighbouring row houses to the west at present-day 5A-58 Scollard Street and 1315 Bay Street on the corner of Ketchum Avenue (which was later widened as part of the northward extension of Bay Street to Davenport Road).



6. Goad's Atlas, 1910 revised to 1923: the last update to Goad's shows Yorkville and the subject property after Bay Street was extended north to Davenport Road dividing Scollard Street.



7. Underwriters' Insurance Bureau Atlas, 1921 revised to 1943 (above) and 1965 (below): showing the Robert Ballantyne House and its surroundings in the World War II era and the later 20th century.



8. Archival Photographs, 54 Scollard Street, 1974: showing the principal (south) elevation of the subject property (above), and its location at the east (right) end of the row houses at 54A-58 Scollard and 1315 Bay Street (below) (Toronto Historical Board).



9. Archival Photograph, 54-58 Scollard Street and 1315 Bay Street, 1994: view west along the north side of Scollard Street to Bay Street and showing the subject property at 54 Scollard Street (right), with the neighbouring heritage buildings at 54A-58 Scollard and 1315 Bay Street on the left (Toronto Historical Board).



10. Current Photographs, 54 Scollard Street, 2016: showing the principal (south) elevation and the east side elevation (above) and the rear (north) elevation from Bay Street (below, left) (Heritage Preservation Services).