

STATEMENT OF SIGNIFICANCE:
201 AND 204 GERRARD STREET EAST
(REASONS FOR INCLUSION)

ATTACHMENT NO. 3

The properties at 201 and 203 Gerrard Street East are worthy of inclusion on the City of Toronto's Heritage Register, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when evaluating properties for inclusion on the Heritage Register.

Description

Located on the south side of Gerrard Street East, east of Sherbourne Street, the properties at 201 and 203 Sherbourne Street contain a pair of 2½-storey semi-detached house form buildings dating to 1887. The buildings were first individually occupied by Cecilia Lloyd, a widow, and traveller Harry Rosser.

Statement of Significance

With their individual design features, the properties at 201 and 203 Gerrard Street East have cultural heritage value as fine representative examples of late 19th century semi-detached houses in the popular Toronto Bay-n-Gable style, which are elevated by the unique treatment of each unit with different types of bay windows and the placement of the main entrance to each house on different elevations. The Cecilia Lloyd/Harry Rosser Houses are further distinguished by the terra cotta detailing and decorative brickwork associated with late Victorian architecture.

The Cecilia Lloyd/Harry Rosser are valued for their historical associations with the area adjoining Allan Gardens as it developed in the late 19th century as an upscale residential neighbourhood in Toronto. With their proximity to Sherbourne Street, the houses at 201 and 203 Gerrard Street East are typical of the substantial residential buildings that marked the corridors of Church, Jarvis and Sherbourne streets and housed Toronto's community leaders.

Contextually with their proximity to Allan Gardens, the properties at 201 and 203 Gerrard Street East contribute to the character of the neighbourhood as it developed in the late 19th century as the setting of high-end residential buildings. The Cecilia Lloyd/Harry Rosser Houses are also historically, visually and physically related to their surroundings as part of a residential enclave along Gerrard and Sherbourne Streets where many of the surviving period buildings are recognized on the City of Toronto's Heritage Register.

Heritage Attributes

The heritage attributes of the Cynthia Lloyd/Harry Rosser Houses at 201 and 203 Gerrard Street East are:

- The setback, placement and orientation of the buildings on the south side of Gerrard Street East, east of Sherbourne Street

- The scale, form and massing of the 2½-storey buildings above the rubble stone bases with the window openings
- The materials, with the red brick cladding and the brick, stone, wood and terra cotta detailing
- The gable roofs, with the brick chimneys and, on the north elevations, the twin gables with the wood detailing (the chimneys have been altered and some of the woodwork has been removed)
- On the principal (north) elevations, the centrally-placed entrance to 203 Gerrard Street East with the flat-headed surround and transom, and the panelled wood door (above this entrance, the bracketed entablature is not an original feature)
- Flanking the north entrance, the square (left) and polygonal (right) bay windows beneath the gables with the segmental-arched window openings, the brick flat arches and the stone sills, and the transoms in the first-floor openings
- In the second storey on the north elevation, the segmental-arched door opening above the main entrance to 203 Gerrard
- On the west elevation, the entrance to 201 Gerrard, which is set in the segmental-arched opening with the transom (this entrance has been altered)
- The segmental-arched window openings on the side elevations (east and west), the polygonal bay window on the west elevation of 201 Gerrard, the L-shaped southeast corner of 203 Gerrard, all with brick and stone detailing

Although viewed from Oskenonton Lane, the rear (south) elevations of 201 and 203 Gerrard Street East have been altered (including the removal of the south wing on 201 Gerrard) and are not identified as heritage attributes.