

RESEARCH AND EVALUATION SUMMARY: 201 AND 203 GERRARD STREET EAST



Cecilia Lloyd/Harry Rosser Houses: principal (north) elevations
(Heritage Preservation Services, 2016)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1857 Feb	Part of Park Lot 4 on the east side of Sherbourne Street between Dundas (south) and Gerrard (north) is subdivided and registered as Plan 193
1858	The subject properties stand vacant as illustrated on Boulton's Atlas
1884	On the first Goad's atlas depicting the neighbourhood, the subject properties remain undeveloped
1887 Sept	According to the tax assessment rolls and the city directory, the properties contain "unfinished houses" owned by David Carlyle and Harry Rosser, respectively ¹

¹ Building permits are missing for the period from September 1886 to September 1887 when the houses were constructed and they are not identified in the Globe's tender calls. Carlyle did not reside on the property at present-day 201 Gerrard Street, which is associated historically with Cecilia Lloyd and members of her family, who owned and occupied the site for nearly two decades

1888 Sept	The tax assessment rolls indicate that Cecilia Lloyd, a widow, and Harry Rosser, a traveller, individually own and occupy the semi-detached houses on the properties, which are identified as 167 and 169 Gerrard ²
1890 Sept	Donald Gibson is the new owner and occupant of 203 Gerrard
1890	The subject houses are depicted on the update to Goad's Atlas
1907	After acquiring the property from Cecilia Lloyd's family, Regina and Michael Davis are the new owners of 201 Gerrard
1955	A building application is made to convert the semi-detached house at 203 Gerrard to a rooming house
1973	An archival photograph shows the properties before alterations are made to the west elevation (Image 9)
1980	Plans are submitted to convert the lodging house at 203 Gerrard to an office and dwelling, replacing the verandahs and basement entrance
1991	Plans are submitted altering the entrance to 201 Gerrard

The properties at 201 and 203 Gerrard Street East are located in the Toronto neighbourhood now known as the Garden District for its proximity to Allan Gardens (the City-owned park that occupies most of the block bounded by Gerrard, Sherbourne, Carlton and Jarvis streets). The lands adjoining the southeast corner of Gerrard and Sherbourne streets originated as part of one of the 100-acre Park Lots surveyed following the founding of York (Toronto) and awarded to associates of the provincial government as the setting of country estates. Park Lot 4 was patented in 1797 and, following a series of transactions, the west part was acquired by Thomas Gibbs Ridout, Cashier for the Bank of Upper Canada (Image 2).³ In 1845, Ridout and William Allan (owner of the adjoining land to the west) opened Sherbourne Street along the boundary separating their park lots. Ridout built a county house named "Sherborne Villa" (sic) on part of Park Lot 4, with the remainder of the acreage sold and subdivided prior to and following his death in 1861. The portion on the east side of Sherbourne Street between present-day Dundas and Gerrard streets was subdivided under Plan 193 in 1857 (Image 3) and shown on Boulton's Atlas the next year (Image 4). When Goad's Atlas illustrated the neighbourhood in 1884, the subject properties remained vacant (Image 5).

The pairs of semi-detached houses at present-day 201 and 203 Gerrard Street East were under construction in September 1887 when they were described as unfinished in the tax assessment rolls. The next year, Cecilia Lloyd, a widow, and traveller Harry Rosser were the owners and occupants of the buildings, which were originally identified as 167 and 169 Gerrard. The houses were first illustrated on the update to Goad's Atlas in 1890, the same year that Rosser sold the property at 203 Gerrard to Donald Gibson (Image 5). Cecilia Lloyd was last recorded at 201 Gerrard in 1900, and her heirs conveyed the site to Regina and Michael Davis by 1907.

² The present street numbers were in place in 1889 according to archival records

³ Park Lot 4 was granted to John White, Attorney General for the Province of Upper Canada (Ontario) who was killed in York's first duel in 1818

Following World War II and their conversion to lodging houses, the Cecilia Lloyd/Harry Rosser Houses were illustrated on updates to the Underwriters' Survey Bureau's atlases and shown in archival photographs (Images 6-8).

The Cecilia Lloyd/Harry Rosser Houses are well-crafted examples of late 19th century semi-detached house form buildings that display features of the popular architectural styles marking the close of the Victorian era. Although the Cecilia Lloyd/Harry Rosser Houses appear as traditional Bay-n-Gable houses, the quintessential late 19th century Toronto house type with twin bay windows surmounted by gables, they are distinguished by the treatment of the individual units. The semi-detached house at 201 Gerrard Street East features polygonal bay windows on the principal (north) and side (west) elevations, with its entrance placed on the latter wall. Its neighbourhood at 203 Gerrard displays a square bay window beside the main entrance on the north elevation. The design of the Cecilia Lloyd/Harry Rosser Houses is further distinguished by the band course that extends across the principal (north) elevations above the first storey, which incorporates terra cotta in a floral motif, as well as the decorative brickwork beneath the attic window openings.

Contextually, the properties at 201 and 203 Gerrard Street are located on the south side of the street, east of Sherbourne Street and on the southwest corner of Oskenonton Lane (Image 1).⁴ Directly east, the properties at 205 and 207 Gerrard Street East, containing semi-detached houses dating to 1878, are included on the City of Toronto's Heritage Register. With the removal of the house form buildings anchoring the southeast corner of Gerrard and Sherbourne streets, the properties at 201 and 203 Gerrard Street East and the neighbouring semi-detached houses at 297 and 299 Sherbourne Street bookend the intersection.

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	X
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

⁴ The first laneway named in the Cabbagetown South neighbourhood recognizes Os-Ke-Non-Ton, the notable aboriginal baritone

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

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. 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.

PHYSICAL CHARACTERISTICS

The physical characteristics 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) elevation, the centrally-placed entrance to 203 Gerrard Street East with the flat-headed surround with the flat 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.

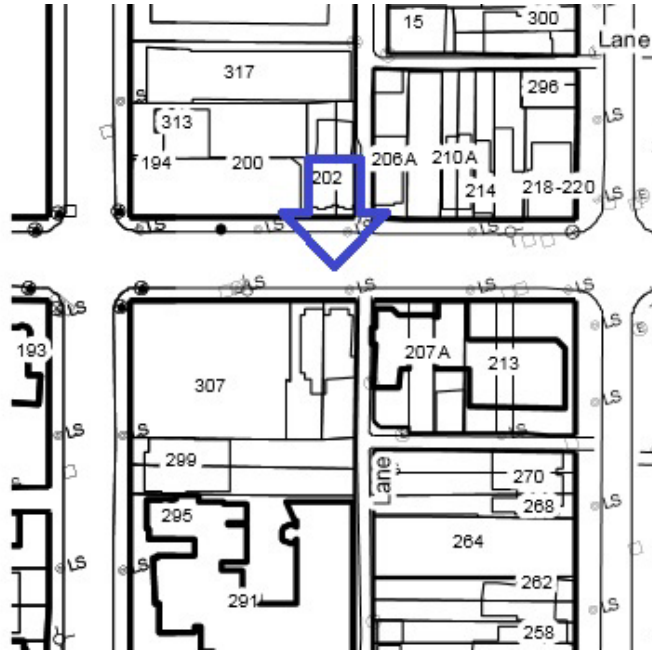
SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 201 and 203 Gerrard Street East have cultural heritage value and merit inclusion on the City of Toronto's Heritage Register. The Cynthia Lloyd/Harry Rosser Houses have design, associative and contextual values as fine representatives of late 19th century semi-detached house form buildings from the close of the Victorian era, which are historically associated with the development of the area as a high-end residential enclave. Contextually, the properties support the character of the neighbourhood adjoining Allan Gardens where they are historically, visually and physically linked to their settings adjoining the intersection of Gerrard and Sherbourne streets.

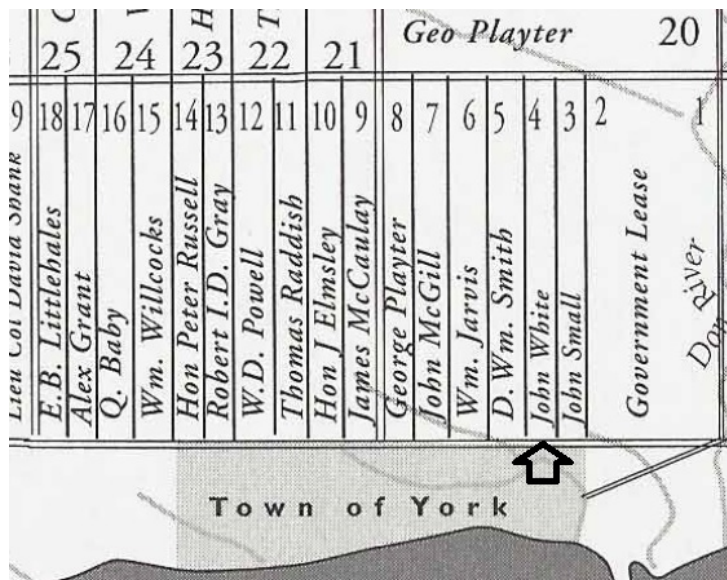
SOURCES

Archival photographs, City of Toronto Archives and Toronto Historical Board (individual citations with the images)
 Assessment Rolls, St. Thomas Ward, 1886-1891, and Ward 2, Division 1, 1892 ff.
 Boulton, Atlas of the City of Toronto, 1858
 Building Records, Toronto and East York, 1946-91
 City Directories, 1875 ff.
 Crookshank, Tom, and John De Visser, Old Toronto Houses, 2003
 Goad's Atlases, 1884-1923
 Land Records, Plan 193, Lots 18-19
 Lumsden, Liz, The Estates of Old Toronto, 1997
 McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989
 Underwriters' Survey Bureau Atlas, 1921 revised to 1943, and 1954

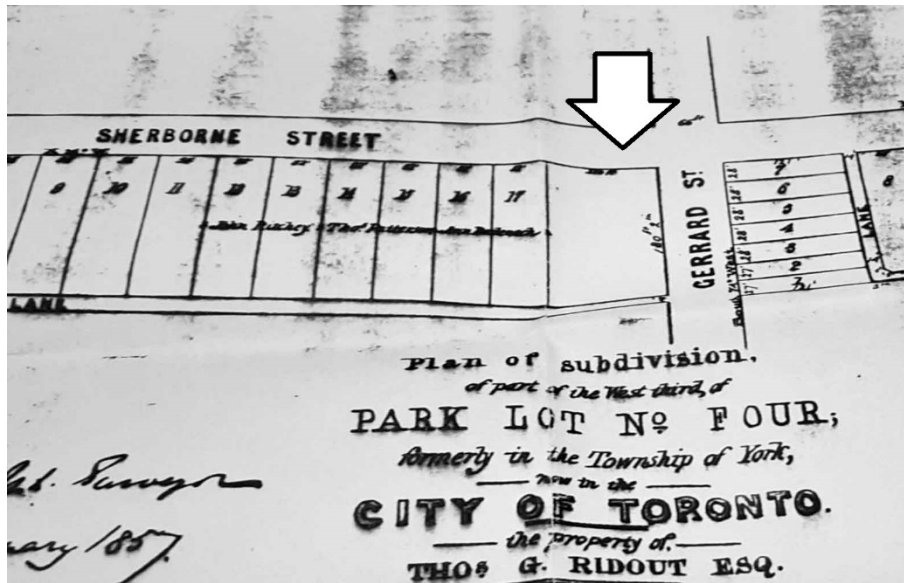
IMAGES - maps and atlases are followed by other archival images. **Arrows** mark the locations of the subject properties. All maps are oriented with north on the top unless indicated.



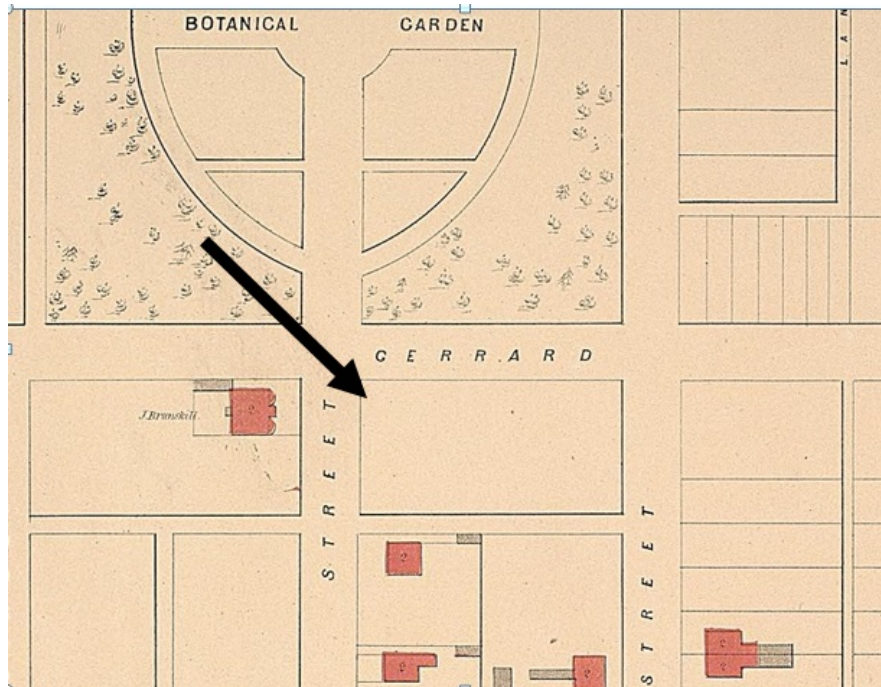
1. City of Toronto Property Data Map: showing the location of the properties at 201 and 203 Gerrard Street East near the southeast intersection of Gerrard and Sherbourne streets.



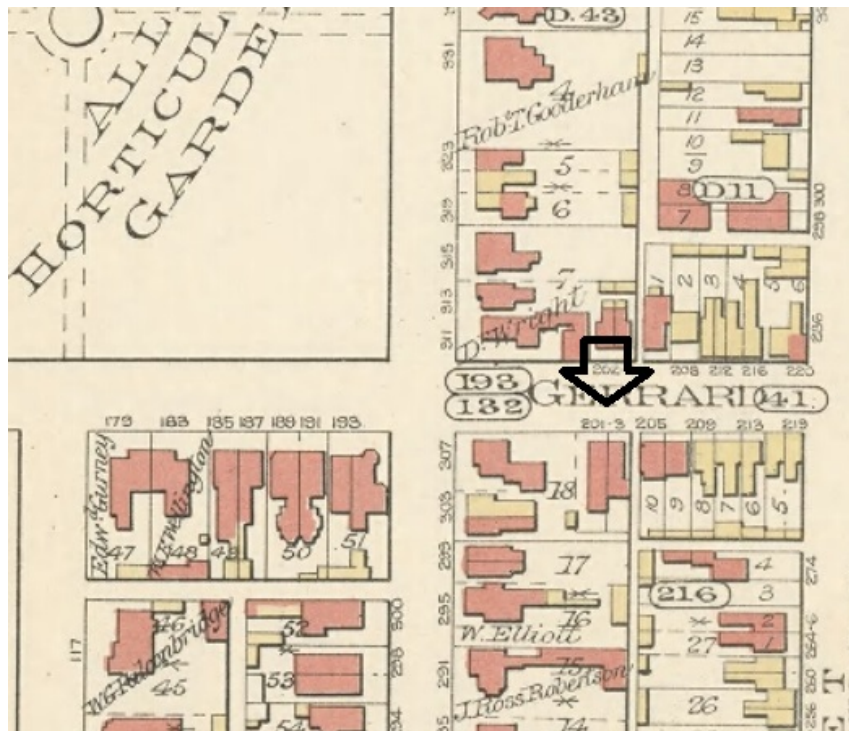
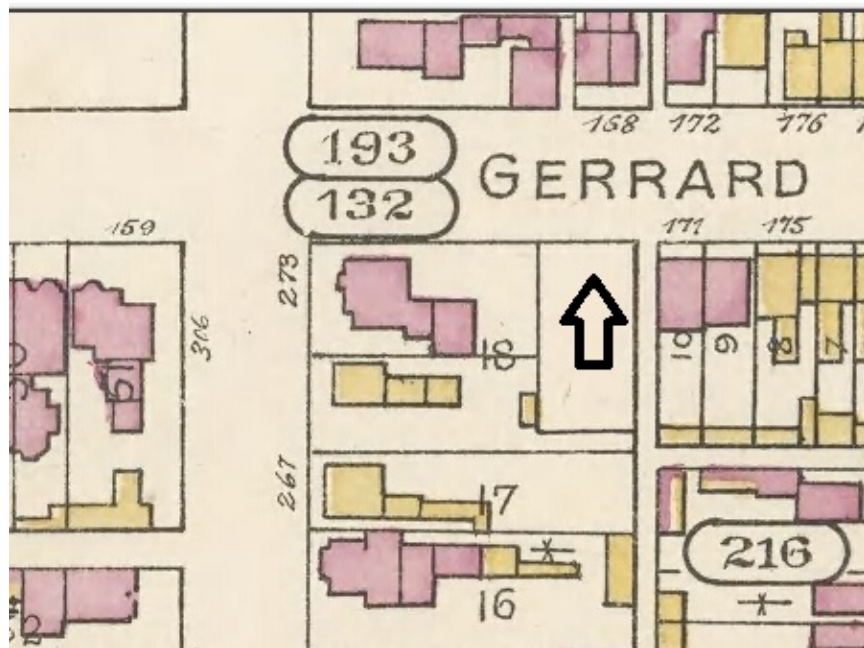
2. Location Map, Park Lots: the subject properties are located on part of former Park Lot 4 (Lundell, 10).



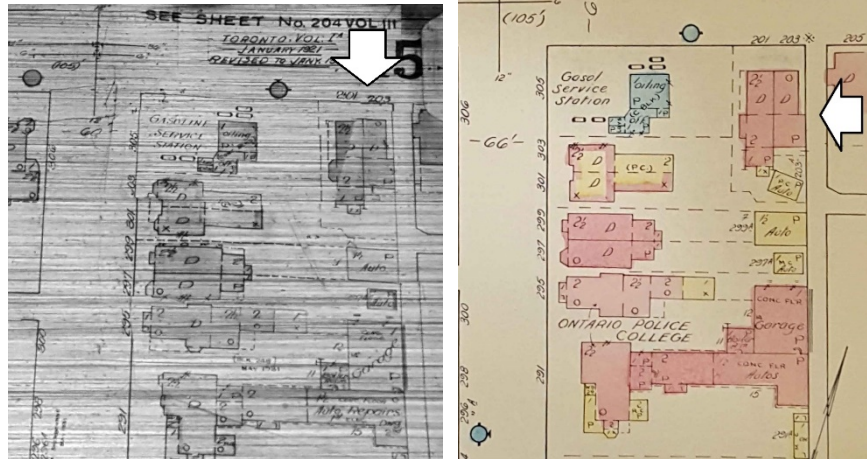
3. Plan 193, 1857: showing part of the residential subdivision registered on a portion of former Park Lot 4 where the subject properties were subsequently developed on the unnumbered block adjoining the southeast corner of Gerrard and Sherbourne streets (the plan is oriented with north on the right) (Toronto Land Registry Office).



4. Boulton's Atlas, 1858: the first fire insurance atlas for Toronto shows the undeveloped land adjoining the corner of Gerrard and Sherbourne streets where the subject properties are now located.



5. Goad's Atlases, 1884 (top) and 1890: the subject properties stood vacant when Goad's first illustrated the area (above), but the semi-detached houses were completed when the atlas was updated (below).



6. Underwriters' Survey Bureau Atlases, 1921 revised to 1943 (left) and 1954 (right): showing the subject properties during and following World War II after the house on the corner of Gerrard and Sherbourne streets was replaced by a gas station.



7. Archival Photograph, Southeast Corner of Gerrard Street East and Sherbourne Street, 1960s: after the removal of some of the residential buildings on the corner of Gerrard and Sherbourne streets, the subject properties at 201 and 203 Gerrard Street East (left) remained to bookend the intersection with the neighbouring semi-detached houses at 297 and 299 Sherbourne Street (right) (City of Toronto Archives, Fonds 1257, Item 5595).



8. Archival Photographs, 201 and 203 Gerrard Street East, 1973 (above) and 1990 (below): the Cecilia Lloyd/Harry Rosser Houses are shown before and after the removal of an earlier porch on 203 Gerrard (above left) and prior to the alterations to 201 Gerrard (above and below right) (City of Toronto Archives, Fonds 2043, Series 1587, File 257, and Toronto Historical Board).



9. Current Photograph, 201 and 203 Gerrard Street East, 2016: looking southeast from Allan Gardens and showing the subject properties (left), which bookend the intersection of Sherbourne and Gerrard streets along with the semi-detached house form buildings on the neighbouring properties at 297 and 299 Sherbourne Street (right) (Heritage Preservation Services).



10. Current Photograph, 201 and 203 Gerrard Street East, 2016: showing the north elevations of the semi-detached houses (right) and the east elevation of 203 Gerrard (left) (Heritage Preservation Services).



11. Current Photographs, 201 and 203 Gerrard Street East, 2016: showing the west elevation of 201 Gerrard (above) and the entrance on this wall (below) (Heritage Preservation Services).



12. Current Photograph, 201 and 203 Gerrard Street East, 2016: showing the rear (south) walls (above), and the detailing on the principal (north) elevations with the decorative terra cotta (below) (Heritage Preservation Services, 2016).