

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 698 Spadina Avenue

Date: January 12, 2017
To: Toronto Preservation Board
 Toronto and East York Community Council
From: Chief Planner and Executive Director
Wards: Ward 20 - Trinity Spadina

SUMMARY

This report recommends that Toronto City Council state its intention to designate the property at 698 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act and include the property on the City of Toronto's Heritage Register.

The property located on the north-west corner of Spadina Avenue and Sussex Avenue in the Harbord Village neighbourhood, contains a three storey Victorian block with commercial space at grade and residential units above, completed in 1885 as the John James Funston grocery store and, since 1984, known as the Ten Editions Bookstore.

Following research and evaluation, it has been determined that the property at 698 Spadina Avenue Road meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.



The inclusion of the property on the Heritage Register and its designation would ensure that all of the heritage values and attributes of the property are identified and conserved.

RECOMMENDATIONS

The Chief Planner and Executive Director recommends that:

1. City Council include the property at 698 Spadina Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 698 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 698 Spadina Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (January 12, 2017) from the Chief Planner and Executive Director, City Planning Division
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to amend the designating by-law.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of August 12, 2014, the Toronto and East York Community Council directed the Manager, Heritage Preservation Services to assess the heritage value of the properties at 698, 700 and 704 Spadina Avenue and 54 Sussex Avenue and report back to Toronto and East York Community Council regarding the appropriateness of heritage designation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.174>

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached, The Statement of Statement of Significance (Reasons for Designation) is included as Attachment No. 3. Staff have completed the attached Research and Evaluation

Summary (Attachment No. 4) for the property at 698 Spadina Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Completed in 1885, the building at 698 Spadina Avenue, known as the John James Funston grocery store/Ten Editions Bookstore, has design value as an example of a late-Victorian style, neighbourhood corner-store with commercial use at grade and residential units above, featuring decorative brick and wood detailing and a diagonal corner entrance which are characteristic of the type. The property also has value as it is associated with the mid-19th century development of the Baldwin estate and Spadina Avenue, as well as the late 19th century historic origins of Harbord Village. For the past 40 years, the bookstore has been a local resource for the Harbord Village neighbourhood to the west and the Huron-Sussex and University of Toronto communities to the east.

Situated at the north-west corner of Spadina Avenue and Sussex Avenue, in proximity to the Harbord Village Conservation Districts the building maintains the original late 19th-century scale and character of the neighbourhood still evident in the buildings lining portions of the main thoroughfare of Spadina Avenue and the minor route of Sussex Avenue. For over 130 years, the property has been a neighbourhood landmark.

Staff also evaluated the other properties requested by the Toronto and East York Community Council including 700 and 704 Spadina Avenue and 54 Sussex Avenue and determined that these properties do not meet the criteria under Ontario Regulation 9/06

for the following reasons. 700 Spadina Avenue has been dramatically altered since its construction and no longer retains its integrity, 704 Spadina Avenue is contemporary infill and 54 Sussex Avenue is a vacant site.

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown.

The arrow marks the site of the property at 698 Spadina Avenue.



Photograph of 698 Spadina Avenue showing its principal elevation facing east towards Spadina Avenue and side elevation facing south to Sussex Avenue. To the north are 700 and 704 Spadina Avenue. (Heritage Preservation Services [HPS], 2016)



Photograph of 698 Spadina Avenue, with 700 Spadina on the right, showing the principle (east) elevations facing Spadina Avenue. (HPS, 2017)



Photograph of 698 Spadina Avenue taken in 1972.
(City of Toronto Archives [CTA], Fonds 2032, Series 641, File 55, Item 13)



Photograph of 704 Spadina Avenue, showing the principle (east) elevation facing Spadina Avenue. (HPS, 2017)



Photograph of the vacant property at 54 Sussex Avenue to the west of the property at 698 Spadina Avenue (HPS, 2017)

The property at 698 Spadina Avenue (John James Funston grocery store/Ten Editions Bookstore) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 698 Spadina Avenue contains the original John James Funston grocery store, constructed in 1885, as a three-storey, brick-clad building with a commercial unit on the ground floor and residential units on the upper two floors. Since 1984, the property has been known as the Ten Editions bookstore. The property is east and north of the Harbord Village Heritage Conservation Districts and on the western edge of the University of Toronto campus.

Statement of Cultural Heritage Value

The building has design value as an example of a late 19th century corner-store building type designed with a high degree of craftsmanship in the late Victorian style. The design value is evident in such elements as the characteristic recessed diagonal corner entry, the decorative wood elements of the shop front, window and door frames and in the variety of the brick cladding details on the east and south elevations.

The building has associative value with the late 19th-century development of the lands of the former Baldwin estate on either side of Spadina Avenue, between Bloor Street and College Street, which became known as the Harbord Village and Huron-Sussex neighbourhoods. As a corner store related to the adjacent residential community, it has the potential to yield information contributing to an understanding of the social and commercial aspects of urban life from the late 19th century to the present. Since opening it operated as a neighbourhood grocery store for 75 years, then as a laundromat and finally, since 1978, as a bookstore. The building has contributed to the cultural life of the Harbord Village neighbourhood as well as the adjacent University of Toronto community.

Contextually, the building is valued as a local landmark in the Harbord Village/University of Toronto neighbourhood, and sits in proximity to the Harbord Village Heritage Conservation Districts. It has provided a variety of commercial services which contributed to the vitality of the local community for over 130 years. Situated on the historic main thoroughfare of Spadina Avenue at the north-west corner with Sussex Avenue, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the late 19th century character of the two streets and the adjacent neighbourhood.

Heritage Attributes

The heritage attributes of the property at 698 Spadina Avenue are:

EXTERIOR:

- The setback, placement and orientation of the building on the north-west corner of Spadina and Sussex avenues
- The scale, form and massing of the three-storey building with a lower rear wing and a recessed diagonal corner entrance
- The principal (east) elevation and side (south) elevation which are clad with brick, wood and metal
- The arrangement of openings on the principal (east) elevation which includes the three equally spaced and identically sized windows at the second and third levels
- The arrangement of window openings on the side (south) elevation including the blind opening at the second floor level which are aligned between the second and third floors
- The large window opening on the side elevation, at the ground floor, with its wood frame comprising fluted pilasters and an entablature and projecting cornice
- The buff brick and decorative brick details including the buff brick window heads and string courses, the decorative string courses of bricks set in relief patterns, and the pilasters with their upper molded corner details and the drop pendants at the third storey
- The details of the roofline with its projecting cornice, paired and single brackets and parapet
- The details of the shop opening on both the east and south elevations with the fluted pilasters, brackets, projecting cornice and on the north end of the east elevation small pediment detail above paired brackets
- The metal column supporting the south-east corner

(The wood-clad sunroom addition, the garages and out buildings are not identified as heritage attributes)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



698 SPADINA AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2017

1. DESCRIPTION



Above: 698 Spadina Avenue, with its principal (east) elevation facing Spadina Avenue and side (south) elevation facing Sussex Avenue, (Heritage Preservation Services [HPS], 2016)

Cover: Photograph of 698 Spadina Avenue taken in 1972

(City of Toronto Archives [CTA], Fonds 2032, Series 641, File 55, Item 13)

698 Spadina Avenue - John James Funston Grocery Store/Ten Editions Bookstore	
ADDRESS	698 Spadina Avenue
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 438 Lot 1
NEIGHBOURHOOD/COMMUNITY	Harbord Village
HISTORICAL NAME	John James Funston Grocery
CONSTRUCTION DATE	1885
ORIGINAL OWNER	John James Funston
ORIGINAL USE	Grocery store and residence
CURRENT USE*	Bookstore and 3 residential units
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding
ARCHITECTURAL STYLE	Late Victorian
ADDITIONS/ALTERATIONS	Minor rear additions, 1945 and later
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	January 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 698 Spadina Avenue, and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary). The other properties identified by the TEYCC, 700 Spadina Avenue, 704 Spadina Avenue and 54 Sussex Avenue, have been screened and do not merit inclusion. However a brief summary of their origins has been provided in the Historical Background below.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Park Lot 15 is granted to William Willcocks
1802	Peter Russell, owner of Lot 14 purchases Lot 15 and 16
1822	Following the death of Peter Russell's sister, Elizabeth, Lots 14, 15 and 16 are inherited by Maria Willcocks and her sister Phoebe, wife of William W. Baldwin
1836	William W. Baldwin lays out Spadina Avenue (between Lots 15 and 16) with a series of gardens along its length and subdivides the property on either side into residential lots with streets named after family members, including Heyden Street (now known as Sussex Avenue)
1844	William Baldwin's son, Robert, inherits Lots 15 and 16
1858	Robert Baldwin dies and his estate is divided and sold
1883	Assessment rolls indicate that Lots 60-63, on the north-west corner of Spadina and Sussex avenues are vacant
1884	Lots 60-63 have been subdivided as Plan 438. Lot 1 (698 Spadina Avenue) is vacant and owned by John Kerr and Robert Jenkins. Lot 2 (700 Spadina Avenue) is vacant and owned by John R. McKenzie. Two vacant houses owned by R. H. Bullen are located on Lots 3 and 4 at 702 and 704 Spadina Avenue
1885	By September of this year, the assessment rolls indicate that a three storey building is owned and occupied by John James Funston. The assessment for this property indicates that Funston is operating his grocery business at this location.
1945	Building Permit 83178 is approved for the property at 698 Spadina Avenue to convert the store and dwelling to a store and four-suite apartment house
1960	Building Permit 58147 is approved for the property at 698 Spadina Avenue to convert the grocery store to a coin-operated laundromat
1973 1977	Two building permits (044332 and 096933) are submitted to convert the laundromat to a book store. The 1973 proposal was never built. The 1977 permit, submitted by Sally Kirsh, retains the existing entrance and shows a reconfiguration of the dwelling units to include three units.
1978	Atticus Bookstore is opened at 698 Spadina Avenue

1984	Christine Duff, opens Ten Editions Bookstore at 698 Spadina Avenue, naming the store for her ten children
2017	Susan Duff, daughter of Christine Duff, continues to operate the family bookstore

ii. HISTORICAL BACKGROUND

Harbord Village Neighbourhood

The property at 698 Spadina Avenue is located in the Toronto neighbourhood now known as Harbord Village. (Image 1) The land was originally subdivided following the establishment of the Town of York in 1793 as part of the 100-acre Park Lots in the First Concession which stretched from Lot Street, (now known as Queen Street) to the road marking the second concession boundary (now known as Bloor Street) and granted to individuals associated with Lieutenant Governor John Simcoe's government. Park Lot 16 (on the west side of Spadina Avenue between Queen Street and Bloor Street) was initially granted to Q. Baby. Peter Russell (1731-1808), who had been granted Lot 14, purchased Lots 16 and 15 before his death. Simcoe had encouraged Russell personally to come to York, promising him a position in the new government. Russell was joined by his friend, William Willcocks and the Baldwin family. All three families emigrated from Cork, Ireland. Through purchase, inheritance and marriage Russell's property ultimately passed from the Russell and Willcocks families to the Baldwin family. (Image 2)

Dr. William Warren Baldwin (1775-1884) arrived in Canada at age 24 and married Phoebe Willcocks. They built their home on the two-hundred acre Lot 24, in the Second Concession (north of Bloor Street), which Phoebe had inherited from her father William Willcocks in 1813. Baldwin named the estate Spadina; explaining in a letter of 1819 the origins of the name "I have called the place Spadina, the Indian word for Hill – or Mont..."¹ Following the death of Peter Russell's younger sister Elizabeth in 1822, Phoebe inherited Lots 15 and 16 which were immediately south of Lot 24.

In 1836, Baldwin, who had trained as a doctor and lawyer and demonstrated considerable architectural skills, laid out Spadina Avenue, running between Lots 15 and 16, as an extra-wide boulevard with planted areas along its central axis providing a view towards the lake from his estate. To either side of Spadina, Lots 15 and 16 were subdivided with a grid of streets. Those streets north of today's College Street were given names associated with the three Irish families including: Baldwin, Russell, Phoebe, Robert, William and Heyden. Heyden Street, now known as Sussex Avenue, was named for William's son-in-law, the barrister Lawrence Heyden. (Image 3)

Development of the property in the Harbord Village neighbourhood which is bound by today's Bloor Street, Spadina Avenue, College and Bathurst streets, was slow and by the 1860s through to the mid-1880s was largely characterized by market gardens. (Image 4) The neighbourhood's eastern boundary, Spadina Avenue would evolve into a significant commercial and transportation artery in the city.

¹ Lundell, p. 65. "Espadinong" is closer to the original Ojibway-Huron word.

Goads' Atlas of 1884, records the block on the west side of Spadina Avenue between Sussex and Bloor Street, bound to the west by Robert Street with Sussex Mews providing a rear laneway to the properties was subdivided under Plan D 10 into a sequence of lots all vacant. (Image 5) In that same year, Lots 60-63 at the north-west corner of Spadina and Sussex Avenues were subdivided under Plan 438 into 14 lots with an L-shaped laneway separating those facing Spadina (lots 1-11) from those facing Sussex Avenue (Lots 12-14). (Image 6)

698 Spadina Avenue

Lot 1 (now 698 Spadina Avenue), at the corner of Spadina and Sussex avenues, was owned by John Kerr and Robert Jenkins in 1884. By September of 1885, the property was owned and occupied by John James Funston, a grocer. The assessment rolls² indicate that the lot was occupied by a brick clad building of three storeys, measuring 25 x 56'9" with a brick stable of 25 x 16'9." The property assessment indicated that Funston ran his grocery business on the site and had a single dwelling on the upper floors. It also indicated that Funston was 50 years of age, ten people in total occupied the property, seven of whom were between the ages of 5 and 21, and a cow or horse was an additional occupant. Goads indicates that the property retained the same footprint until 1924. (Image 7)

In 1945, the single dwelling above the store was converted into four apartment units and extended the building with a sun room on the west side.³ The Planning Board atlas shows this extension as an 'L' at the rear of the building as well as indicating an extension of the original stable building. (Image 8) In 1960, the property was owned by Rebekah Hurvitch and an application was submitted by W. Hilger to convert the grocery store into a coin-operated laundromat.⁴ (Image 9) By 1970, the brick cladding had been painted white.

In 1973 and 1977 building permits were submitted to convert the laundromat into a bookstore.⁵ The first, under the ownership of Ernie Genovese and designed by the architect Russell Pysklywoc, proposed alterations which would have removed the corner entry but were never constructed. The alterations of 1977, under the ownership of James and Sally Kirsh, and applied for by Sally Kirsh, retained the existing diagonal entrance and proposed significant improvements creating three dwelling units on the upper two floors. In 1978, the book store was known as Atticus Books.⁶ According to Susan Duff, the current bookstore owner, her mother Christine Duff, opened the current second-hand bookstore when she retired in 1984.⁷ She named the bookstore 'Ten Editions' for her ten children.⁸ It has continued to be run by the Duff family for the last 33 years.

2 Assessment Rolls for St. Patrick's Ward, 1886 (recorded in September 1885)

3 Building Permit 83178

4 Building Permit 58147

5 Building Permits 044332 and 096933

6 City Directories 1978

7 Assessment rolls for Ward 6, Division 7, 1984 for 1985 confirm the date.

8 Conversation with Susan Kirsh, 2 January 2017

700 Spadina Avenue

Lot 2 (now 700 Spadina Avenue) was owned by John R. McKenzie, a carpenter. It was not until 1887 that McKenzie built a two-storey brick house, measuring 20 x 28'6." At that time he was 25 years old and only two people were recorded as living on the property.⁹ By 1900 the directories indicate that a butchery business was being operated at the property. Building record drawings indicate that before 1920 the house had been extended forward to the property line and the first floor had a traditional shop elevation.¹⁰ In the same year, drawings were submitted to extend the third floor by eliminating the traditional hipped roof and a full bathroom was added. The side (north) elevation of the current building shows the difference in brick indicating the various extensions before and after 1920. (Image 10) Remnants of a traditional early 20th century storefront survive with the entablature and two pilasters. The projecting bay window above, the entablature and parapet date to 1920. In 1943, building records indicate that the shop and shop front were removed and the building converted to three residential units with the current elevation.¹¹ This can be seen in an archival photograph of 1948. (Image 11) As the property has been much altered from its original construction in 1887, the evaluation has concluded that it lacks sufficient integrity to merit inclusion on the Heritage Register.

704 Spadina Avenue

Lots 3 and 4 (now part of the property at 704 Spadina Avenue) were owned by R. H. Bullen who had constructed two houses, which were still vacant by September of 1884.¹² Building Permit records of 1972,¹³ and a photograph of the same year (Image 9, as above), indicate that the houses has been demolished and were to be replaced by Post Office Sub-Station P, the flat-roofed, two-storey, brick clad building now at 704 Spadina Avenue and occupying the properties formerly known as 702, 704 and 706 Spadina Avenue which remains to this day. (Images 12 and 13)

54 Sussex Avenue

Lots 12-14, (now part of the property known as 54 Sussex Avenue) were filled with two pairs of semi-detached wood-clad buildings also completed by 1890. (Image 6, as above). They have since been demolished and the site is currently vacant.

iii. ARCHITECTURAL DESCRIPTION

698 Spadina Avenue

The building located at the property known as 698 Spadina Avenue is three storeys, originally designed to accommodate a grocery store at the ground floor and a single dwelling on the two upper floors. The building is a long rectangular block with its shorter, principal elevation facing east on to Spadina Avenue and a long, side elevation facing south onto Sussex Avenue. (Images 14 and 15) This south elevation shows a lower rear wing as well as a later addition which includes the second-storey, wood-clad

9 Assessment Rolls for St. Patrick's Ward, 1888 (recorded in September 1887)

10 Building Permit 35592, 1920

11 Building Permit 77396, 1943

12 Assessment Rolls for St. Patrick's Ward, 1885 (recorded in September 1884)

13 Demolition Permit 026462, 1972 and Building Permit 024883

sunroom. A single storey wall connects the main building with the original, rear, gable-roofed outbuilding. (Image 16) The ground floor features a diagonal cut across its massing creating a wide corner entrance which addresses both streets as was customary for neighbourhood grocery stores, or corner stores as they were called, in Toronto in the late 19th century. The upper floors are supported on a single metal column.

The building features elements of the late Victorian style. These are evident in the brick cladding which was originally primarily red brick with a contrasting buff brick trim in the segmental-arched window heads and in the decorative horizontal banding. (Images 17-18) It is also present in the relief patterns of the horizontal brick string courses. The principal (east) elevation is framed at its outer corners by projecting brick piers with decorative corner moldings. The piers are matched by the drop pendants between the three upper storey windows on the principal windows. As indicated in the 1972 photograph, a chimney on the south elevation was originally aligned with a pair of the drop pendants. (Image 9, above) The building is capped by a projecting cornice which is enriched as it steps forward to be supported by long decorative brackets.

The store front was originally fully glazed and archival photograph indicates that transom over the broad entry had leaded glass. (Images 19-21) The shop front and the entry to the residential accommodation retain their fluted pilasters with capitals which support a plain entablature above which is a moulded cornice whose ends are terminated with pairs of scroll brackets supporting miniature pediments. (Image 22) The floral and saw tooth decorative elements are typical of the late Victorian taste for elaboration. A full-height window on the ground floor, at the rear on the south elevation, is framed by fluted pilasters supporting an entablature with a projecting cornice. (Images 23-24) The adjacent door may indicate that at one time this functioned as a separate shop with its own entrance. A moulded wood frame for a sign remains at the east end of the south elevation at the second floor level above the corner entrance and within the frame reveals red brick paint.

The interior of the store is devoted to books. (Images 25-27) Little evidence of the historic interiors remain apart from a brick-arched opening which exists in the wall between the front building and rear wing.

iv. CONTEXT

The John James Funston grocery store, completed in 1886 and now known as the Duff family's Ten Editions bookstore, was part of the neighbourhood developing on both Sussex and Spadina avenues, on the former Baldwin Estate, in the late 19th century. (Images 28-30) To the east and south of the property are the Harbord Village Heritage Conservation Districts.

The 1972 photograph (Image 9, as above) indicates the changes which occurred along Spadina Avenue after World War II. The apartment buildings to the north and the apartment building to the south, completed in 1972 to the design of the architect Uno

Prii,¹⁴ are illustrations of the changes in both scale and typology which occurred along Spadina Avenue. (Images 13 and 31)

However the late 19th century neighbourhood with its characteristic scale and form and rich material qualities is still present. Kitty-corner to 698 Spadina Avenue, on the south-east corner of Spadina and Sussex avenues, is the Daddy-o café, another corner store dating from the same period as the original Funston's grocery store. (Image 29) The two corner stores function as lynchpins connecting the side street of Sussex Avenue and the Harbord Village and Huron-Sussex neighbourhoods with the main thoroughfare of Spadina Avenue and its remaining 19th century streetscape. Their diagonal corner forms are an important indication of the relationship and the historical, as well as the physical, continuity that exists between the two and remains present today.

3. EVALUATION CHECKLIST

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	X
iii. demonstrates high degree of scientific or technical achievement	n/a

The building has design value as an example of a late 19th century corner-store building type designed with a high degree of craftsmanship in the late Victorian style. The design value is evident in such elements as the characteristic recessed diagonal corner entry, the decorative wood elements of the shop front, window and door frames and in the variety of the brick cladding details on the east and south elevations.

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

The building has associative value with the late 19th-century development of the lands of the former Baldwin estate on either side of Spadina Avenue, between Bloor Street

14. In 2004, the property was included on the City of Toronto's Heritage Register.

and College Street, which became known as the Harbord Village and Huron-Sussex neighbourhoods. As a corner store related to the adjacent residential community, it has the potential to yield information contributing to an understanding of the social and commercial aspects of urban life from the late 19th century to the present. Since opening it operated as a neighbourhood grocery store for 75 years, then as a laundromat and finally, since 1978, as a bookstore. The building has contributed to the cultural life of the Harbord Village neighbourhood as well as the adjacent University of Toronto community.

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	X

Contextually, the building is valued as a local landmark in the /University of Toronto neighbourhood, and sits in proximity to the Harbord Village Heritage Conservation Districts. It has provided a variety of commercial services which contributed to the vitality of the local community for over 130 years. Situated on the historic main thoroughfare of Spadina Avenue at the north-west corner with Sussex Avenue, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the late 19th century character of the two streets and the adjacent neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 698 Spadina Avenue has design, associative and contextual values.

698 Spadina Avenue has design value as an example of a late-Victorian style, neighbourhood corner-store, with commercial use at grade and residential units above, featuring decorative brick and wood detailing and a diagonal corner entrance which are characteristic of the type. The property has value as it is associated with the mid-19th century development of the Baldwin estate and Spadina Avenue, as well as the late 19th century historic origins of Harbord Village. Situated at the north-west corner of Spadina Avenue and Sussex Avenue, the building maintains the original late 19th-century scale and character of the neighbourhood still evident in the residential buildings lining portions of the main thoroughfare of Spadina Avenue and the quieter Sussex Avenue. For over 130 years it has been a neighbourhood landmark and for almost 40 years has provided books to the Harbord Village neighbourhood to the west and the Huron-Sussex and University of Toronto communities to the east.

5. SOURCES

Archival Sources

Archival Photographs, City of Toronto Archives (CTA) (see Images with individual citations)

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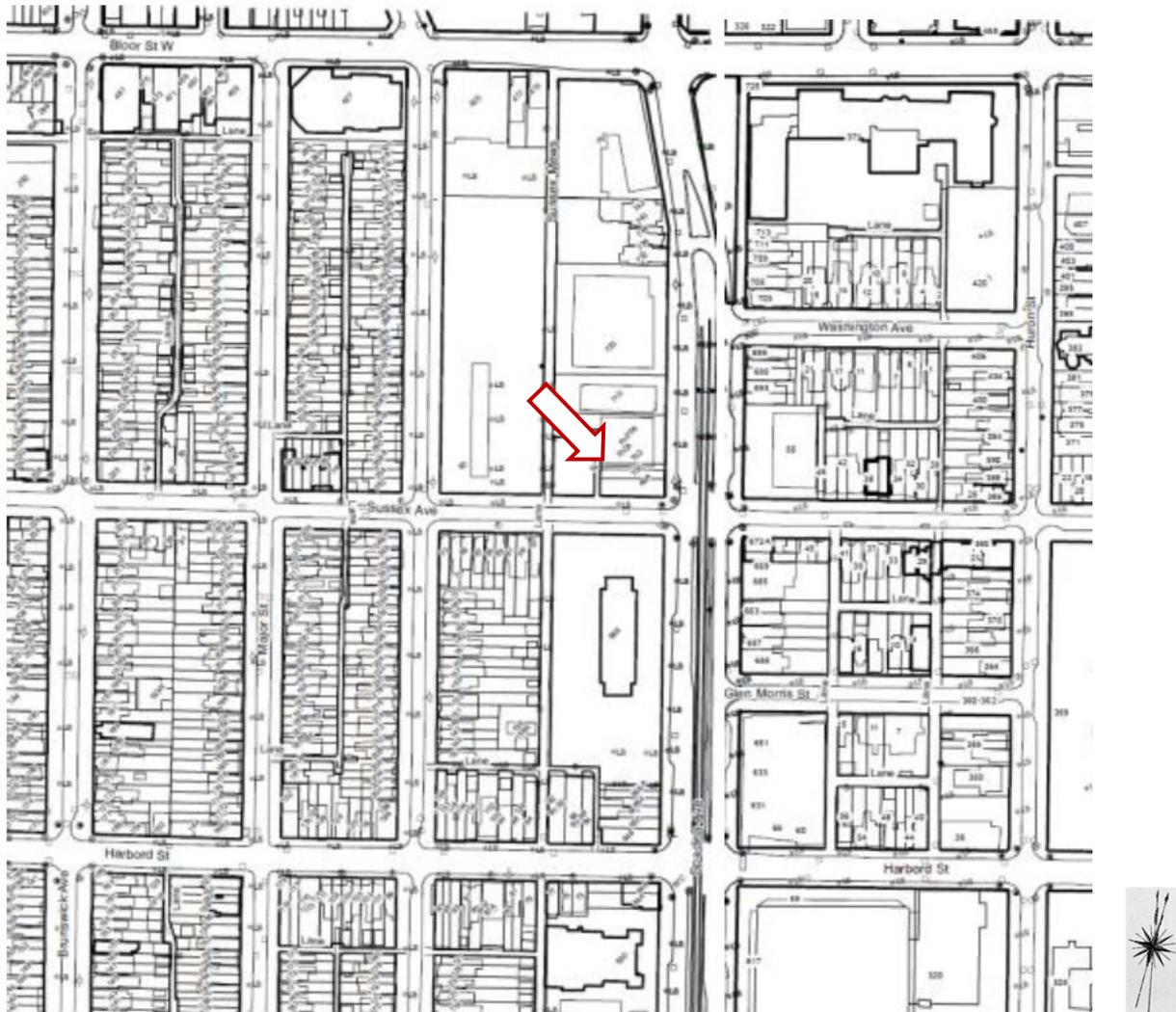
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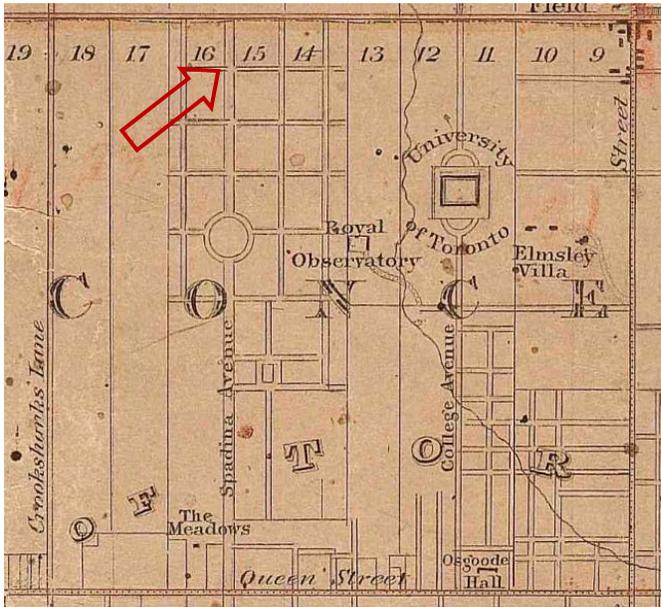
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6. IMAGES:

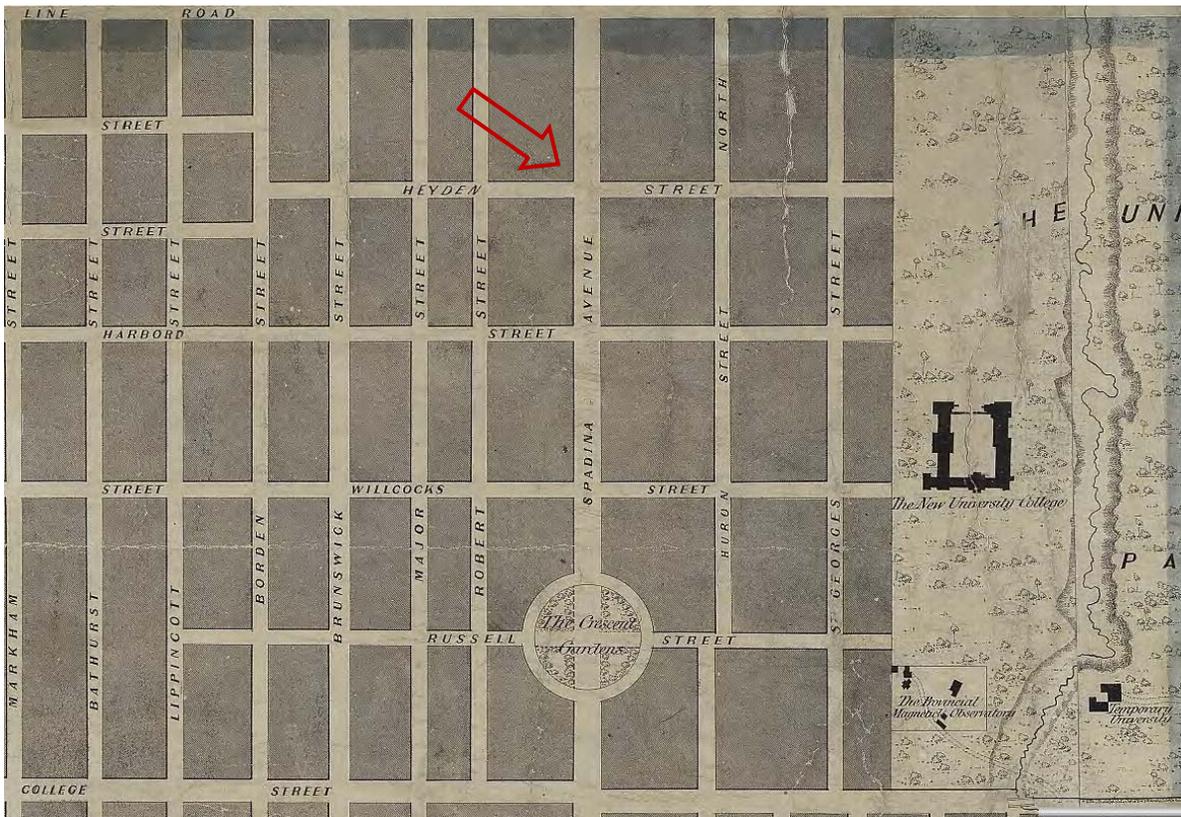
The arrows mark the location of the property at 698 Spadina Avenue. Please note: all maps are oriented with north at the top, unless otherwise indicated



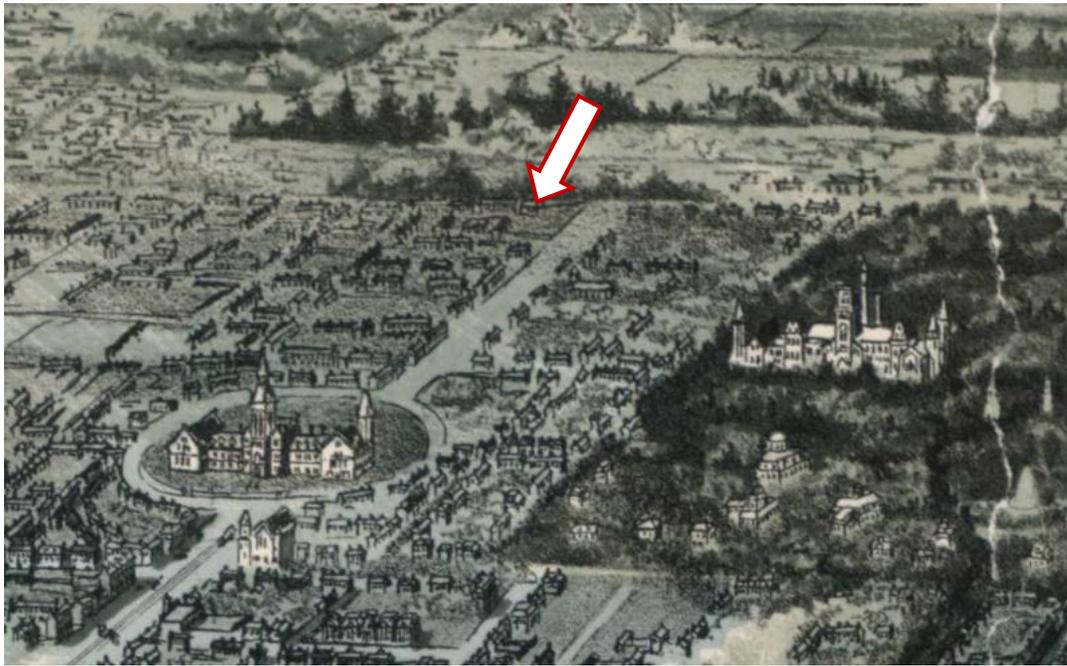
1. City of Toronto Property Data Map: the subject property at 698 Spadina Avenue is marked at the north-west corner of Spadina Avenue and Sussex Avenue



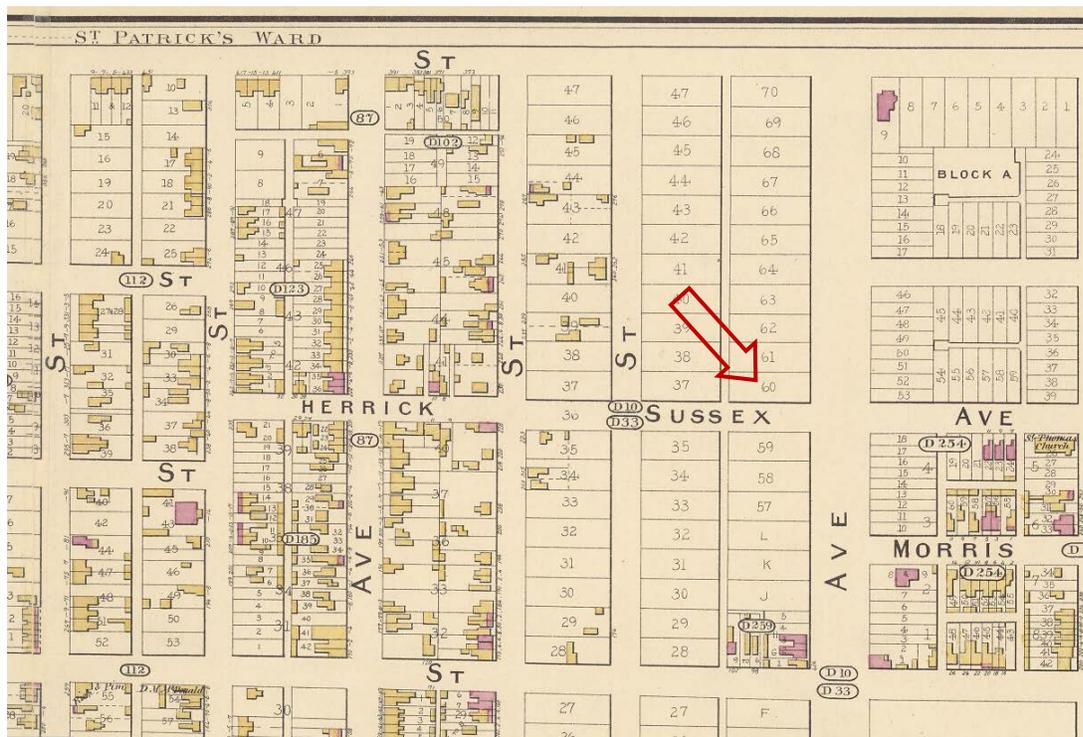
2. J. O. Browne, *Map of the Township of York, 1851* (detail): showing Lots 14, 15 and 16, in the First Concession between today's Queen and Bloor Streets. Following the establishment of the Town of York, these properties were owned by the Russell, Willcocks and Baldwin Families. The map shows the subdivision of 1836 including the layout of Spadina Avenue with Spadina Crescent surrounding the circle of land. (Ng)



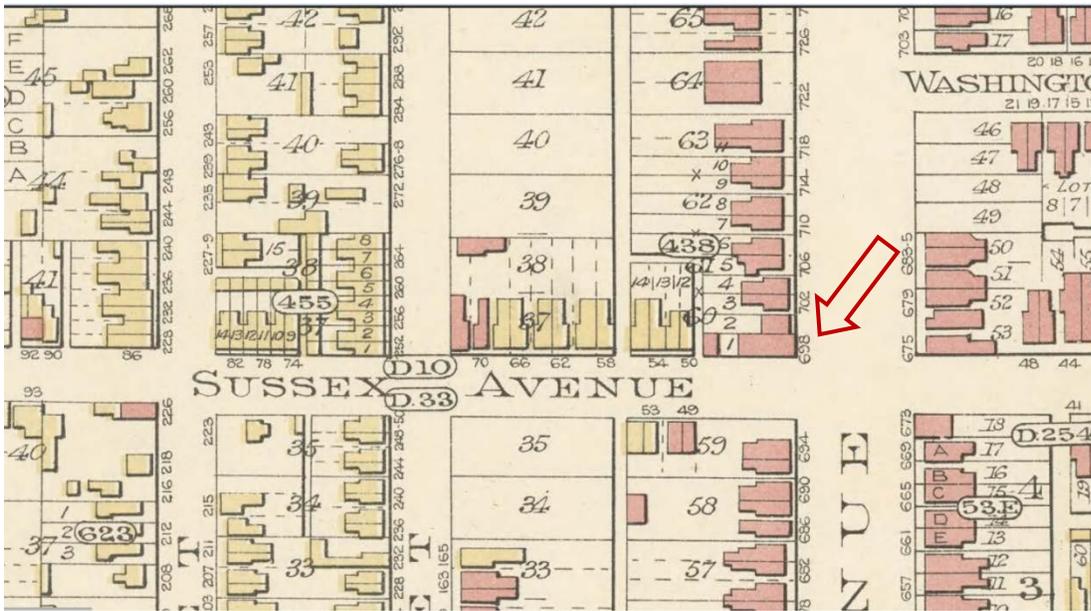
3. Fleming, Ridout & Schreiber, *Plan of the City of Toronto, Canada West, 1857*. (detail): showing the street names of the Baldwin family subdivision including Heyden Street, now known as Sussex Avenue. Bloor Street marks the north boundary and College Street the south (City of Toronto Archives [CTA])



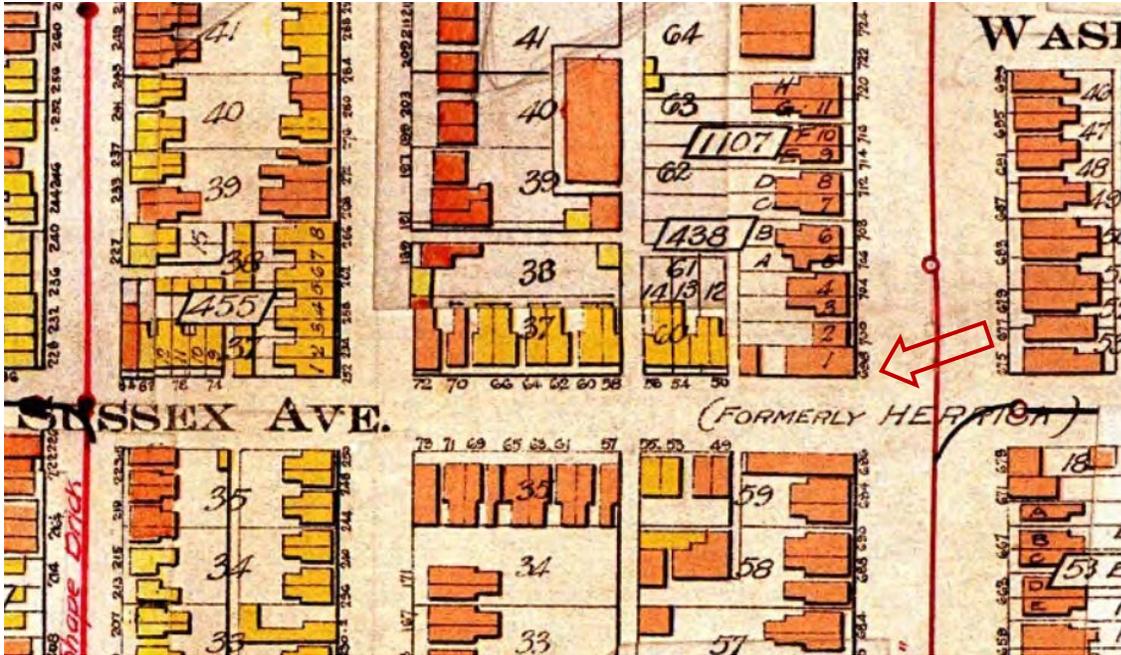
4. W. Wesbroom. *City of Toronto [Bird's-Eye-View]*, 1886 (detail): showing the Baldwin family lands north of College Street, south of Bloor and west of the University of Toronto with the extra-wide Spadina Avenue and Spadina Crescent with Knox College to the south-west. The lithograph indicates the lack of development of the block north-west of Spadina and Sussex avenues in the mid-1880s. (Ng)



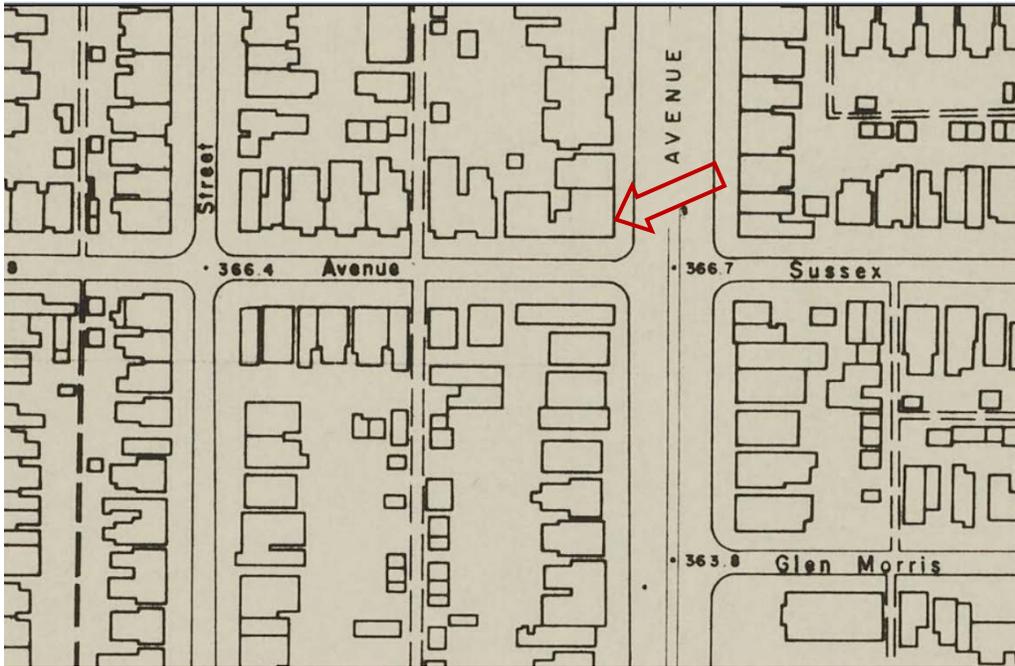
5. Goads Atlas, 1884 (detail): As per Wesbroom's Birds Eye View above, Goads Atlas in 1884 indicates the lack of development of the block north of Sussex and west of Spadina Avenue (CTA)



6. Goads Atlas, 1890 (detail): showing the subdivision of Lots 60-63 as Plan 438 and renumbered lots 1-14. Note the addition of the rear lane separating the properties on Spadina from those at 50-56 Sussex Avenue. John James Funston's store is located on Lot 1 at 698 Spadina Avenue and included an outbuilding. On Lot 2, 700 Spadina Avenue, John R. McKenzie's house had been constructed and was set back from the property line. To the north, at 702-4 Spadina Avenue, two houses, owned by R. H. Bullen (no longer existing), had been built. (CTA)



7. Goads, 1924 (Detail): shows there has been no change to the buildings on the properties located at 698, 700, 702-4 Spadina Avenue. (CTA)



8. City of Toronto Planning Board atlas, 1957 (detail of Sheet 13A): showing the development of the rear extensions of the building at 698 Spadina Avenue and the extension of 700 Spadina to the street edge indicating that the commercial elevation, still evident has been added by this time. (CTA)



City of Toronto Archives, Fonds 2032, Series 841, File 55, Item 13

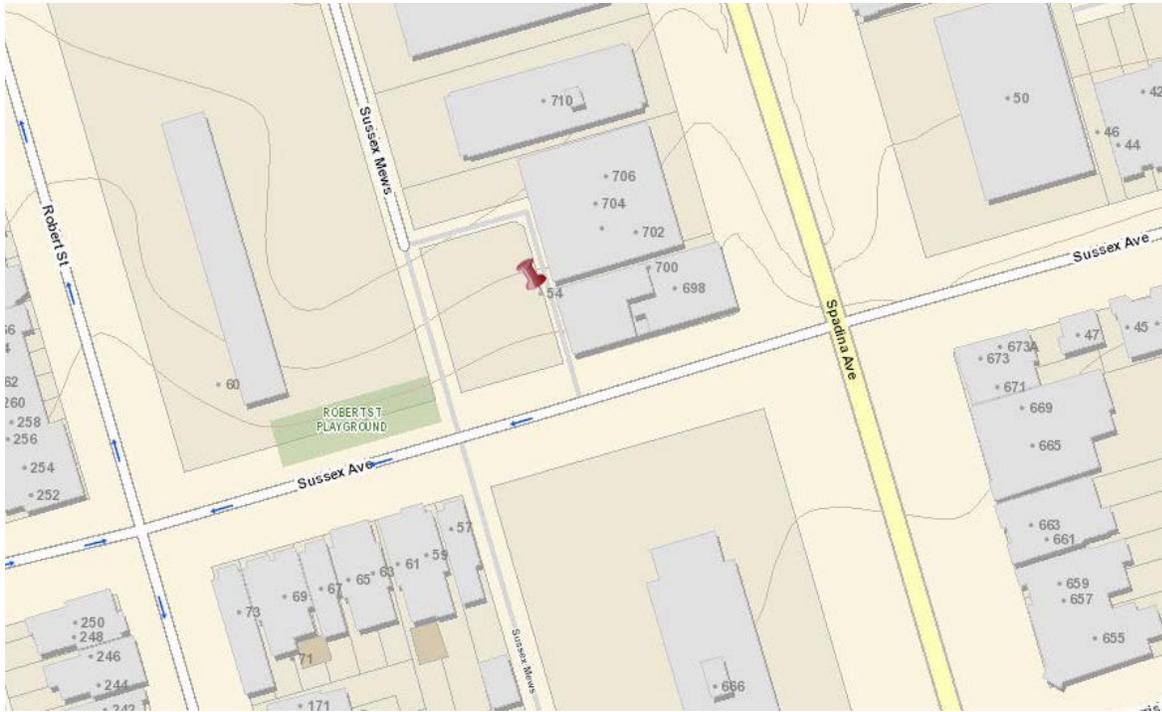
9. 1972 Photograph of 698 and 700 Spadina Avenue showing the post-1924 extended store front of 700 Spadina Avenue which has now been converted back to residential use. Note the two R. H. Bullen houses have been demolished and the site is empty prior to the construction of the current building known as 704 Spadina Avenue (CTA, Fonds 2032, Series 841, File 55, Item 13)



10. Photograph of the north (side) elevation of 700 Spadina Avenue showing the difference in brick and the keying of new brick with old at the left indicating the extension of the building to the east and the addition of the third storey between 1924 and 1945. (HPS, 2017)



11. Detail of a photograph from 1945. Looking at the elevation of the building at 700 Spadina Avenue, between the two cars, the brick infill wall, the current window and the pilaster at the north end of the elevation can be seen. (CTA, Series 372, ss0058, it 1837)



12. I-View Map showing the footprints of the buildings on the properties located at 698, 700 and 704 (702-6) Spadina Avenue and the vacant site at 54 Sussex Avenue.



13. Photograph of the north-west corner of Spadina and Sussex avenues with the original building at 698 Spadina Avenue, the extended and altered building at 700 Spadina Avenue and the two-storey block at 704 Spadina Avenue dating from 1972

(HPS, 2016)



14. 698 and 700 Spadina Avenue: showing the principal (east) elevation (HPS, 2017)



15. 698 Spadina Avenue showing the side (south elevation) with the lower rear wing, clapboard sunroom (1945) and the one-storey wall enclosing the property and linking with the rear gable roofed out building. (HPS, 2017)



16. 698 Spadina Avenue, side (south) elevation: showing the rear view of the property and the gable-roofed outbuilding with its dormer windows and the walls enclosing the property. (HPS, 2016)



17. South and east elevations: showing the decorative brick banding, buff brick window headers, pilasters, drop pendants of the upper two floors. (HPS, 2016)



18. East Elevation: showing the details of the bricks and the cornice and brackets (HPS, 2016)



19. Corner Entrance (HPS, 2017)



20. Detail of archival photograph of Spadina Avenue looking north from Glen Morris Street, 1948: showing to the left and above the first car, the shop entrance with the glazed doors and transom lights with small leaded panes can be seen. (CTA, Series 372, ss0058, it1837)



21. Photograph of Ten Editions Bookstore, 2014: showing the store with glazing in the window openings (Carolyn Levett, *The Varsity*, February 6, 2014)



22. Two photographs of the shop front in the east elevation: showing the decorative wood details. (HPS, 2016)



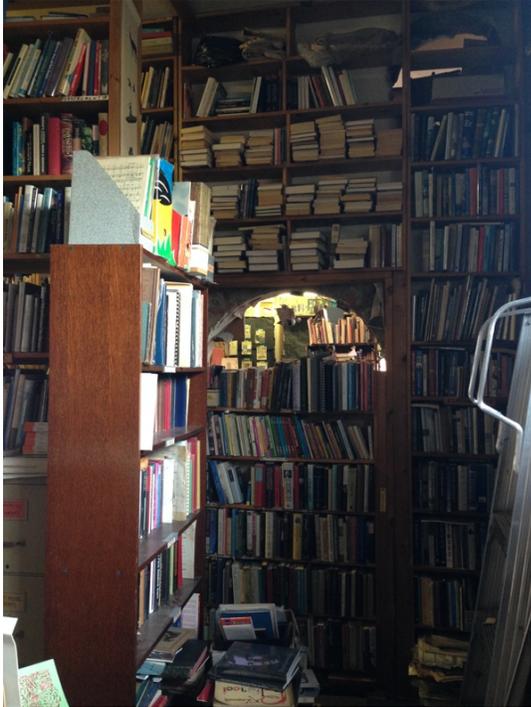
23. Side (south) elevation: showing the disposition of window openings and the side entrance and large window at the rear wing. Note the frame for a sign at the second level above the door also evident in Image 13 and 17 etc. (HPS, 2016)



24. Side (south) elevation: showing the side entrance and large window with decorative wood framing. (HPS 2016)



25. Interior of Ten Editions Bookstore: showing the main front room looking towards the rear of the store. (HPS, 2017)



26. Interior of the bookstore, rear wing, looking towards the brick opening in the wall between the wing and the main building. (HPS, 2017)



27. Photograph showing a few of the many historic posters and notices which line the walls of the bookstore. The item in the frame is an 1896 invoice from John Labatt, brewer. (HPS, 2017)



28. Sussex Avenue, south side to the west of Sussex Mews showing the late 19th century character of the neighbourhood which the John James Funston's grocery store would have served. (HPS, 2016)



29. South-east corner of Spadina and Sussex avenues: showing the Daddy-o café, a corner store of a similar type and period with adjacent late 19th-early 20th century houses facing Spadina Avenue (HPS, 2017)



30. Late Victorian houses on the east side of Spadina Avenue, north of Sussex Avenue (HPS, 2017)



31. Uno Prie apartment block at 660 Spadina Avenue seen from 698 Spadina Avenue (HPS, 2017)