

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 422 and 424 Wellington Street West

Date: September 14, 2017

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

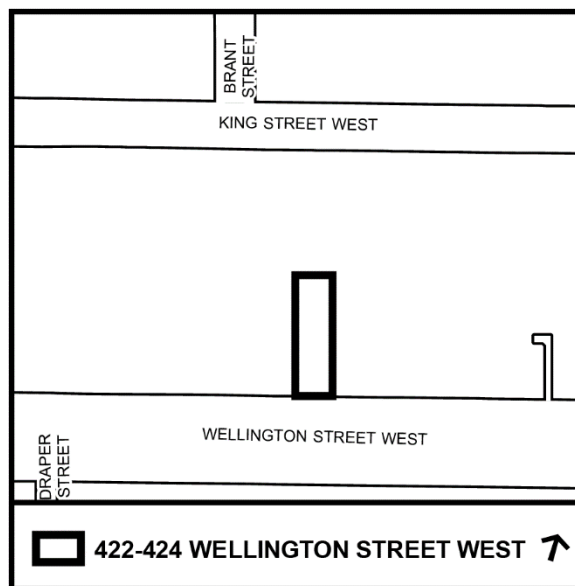
Wards: 20 - Trinity-Spadina

SUMMARY

This report recommends that City Council state its intention to designate the properties at 422 and 424 Wellington Street West under Part IV, Section 29 of the Ontario Heritage Act.

The subject properties are located on the north side of Wellington Street West between Spadina Avenue and Portland Street and contain a pair of 2½-storey semi-detached house form buildings dating to 1888.

In 2005, City Council listed the properties at 422 and 424 Wellington Street West containing the McLeish-Powell Houses (1888) on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register). They are identified as contributing properties in the King-Spadina Heritage Conservation District Study Area, which was adopted in December 2016 by By-law 1186-2016.



Following research and evaluation, it has been determined that the properties at 422 and 424 Wellington Street West meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for their design, associative and contextual values.

The properties at 422 and 424 Wellington Street West are the subject of a rezoning application for a mixed-use development that proposes to integrate the heritage buildings.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council state its intention to designate the properties at 422 and 424 Wellington Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 422 and 424 Wellington Street West (Reasons for Designation) attached as Attachment 3 to the report, September 14, 2017, from the Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
4. If the designations are 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

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of May 17-19, 2005, City Council listed the properties at 422 and 424 Wellington Street West on the City of Toronto Inventory of Heritage Properties, which is now known as the Heritage Register.

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

Following the prioritization of the area for study in 2014, the City engaged Taylor Hazel Architects to undertake the HCD Study in 2015. The King-Spadina HCD Plan [Draft]

was issued in October 2016 and forms the basis for ongoing consultation with property owners, residents and other stakeholders in the community.

The properties at 422 and 424 Wellington Street West are identified as contributing heritage properties in the King-Spadina HCD Plan [Draft]:

<https://hcdtoronto.wordpress.com/2016/10/25/king-spadina-hcd-plan-draft/>

At its meeting of September 6, 2017, the Toronto and East York Community Council adopted TE26.14 recommending that City Council adopt by by-law the King-Spadina Heritage Conservation District Plan as the district plan for the King-Spadina Heritage Conservation District. Council will consider the matter at its meeting of October 2, 2017:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>.

The properties at 422 and 424 Wellington Street West are the subject of a zoning amendment application 16-213925 STE 20 OZ dated August 2016, which has been appealed to the Ontario Municipal Board:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.116>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the Heritage Property Research and Evaluation Report (Attachment 4) for the properties at 422 and 424 Wellington Street West and determined that they meet 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.

Located on the north side of the street between Spadina Avenue and Portland Street, the properties at 422 and 424 Wellington Street West have cultural heritage value as well-crafted examples of semi-detached house form buildings in the King-Spadina neighbourhood that are distinguished by their late-19th century Queen Anne Revival styling. The McLeish-Powell Houses have associative value for their contribution to the understanding of the historical evolution of the King-Spadina neighbourhood to Toronto's manufacturing centre from its origins in the 1800s as an institutional and residential enclave where this section of present-day Wellington Street West was laid out as an unusually wide boulevard named Wellington Place linking notable public squares (Victoria Memorial Square and Clarence Square). The McLeish-Powell Houses were among the elaborate residences that were set back from the boulevard on Wellington Place and, following its renaming as an extension of Wellington Street West, survived amongst the early 20th-century warehouses that replaced most of the other neighbouring house form buildings. Contextually, the properties at 422 and 424 Wellington Street West support the historical character of the King-Spadina neighbourhood as it was developed and transformed in the 19th and 20th centuries where the McLeish-Powell Houses are historically and visually linked to their surroundings as the finest of the surviving residential buildings on the former Wellington Place.

The Statement of Significance (Attachment 3) for 422 and 424 Wellington Street West comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

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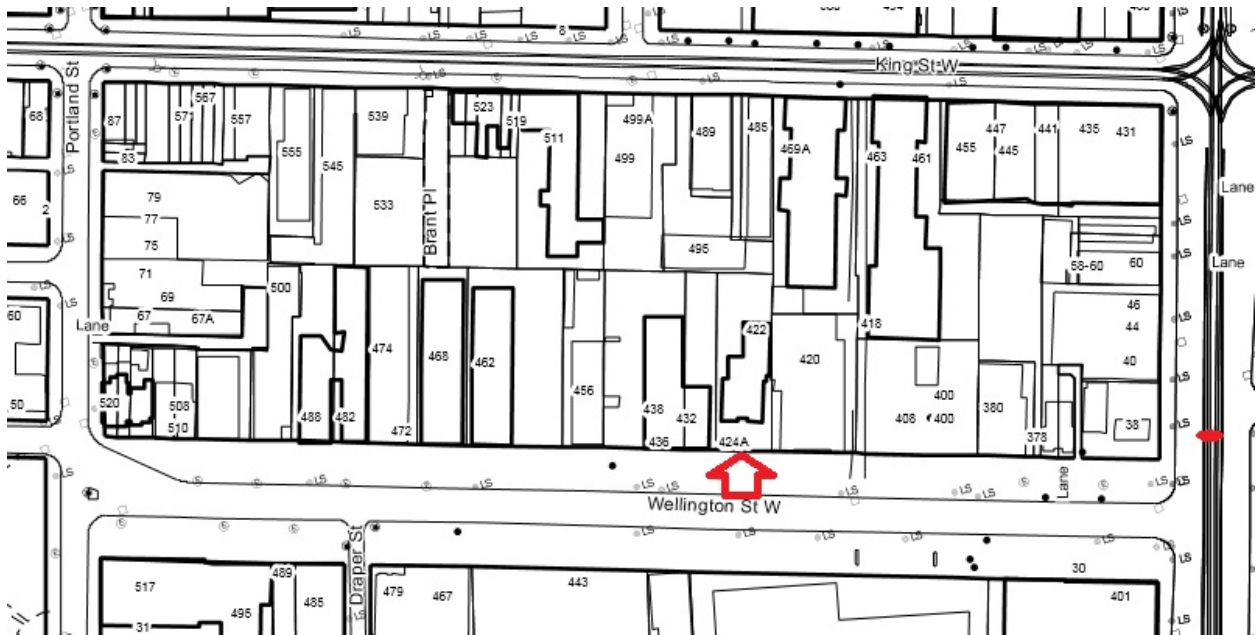
SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Statement of Significance (Reasons for Designation)
Attachment 4 – Heritage Property Research and Evaluation Report

LOCATION MAP - 422 and 424 Wellington Street West



This location map is for information purposes only; the exact boundaries of the properties are not show. The arrow marks the location of the sites.



Heritage Preservation Services, 2017

STATEMENT OF SIGNIFICANCE:
422 and 424 WELLINGTON STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The properties at 422 and 424 Wellington Street West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act 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 value.

Description

The properties at 422 and 424 Wellington Street West are located on the north side of the street, between Spadina Avenue (east) and Portland Street (west), where they are setback from the wide boulevard and contain a pair of 2½-storey semi-detached house form buildings. Completed in 1888 and attributed to builder Robert Sweet Crabb, the properties were transferred individually to William McLeish, a prominent Toronto realtor, and Charles Powell, manager of the Temperance Colonization Society. 422 and 424 Wellington Street West were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2005 and located in the proposed King-Spadina Heritage Conservation District.

Statement of Cultural Heritage Value

The properties at 422 and 424 Wellington Street West have cultural heritage value as well-crafted examples of semi-detached house form buildings in the King-Spadina neighbourhood that are distinguished by their Queen Anne Revival styling. The McLeish-Powell Houses are indicative of the style with the picturesque silhouettes, intricate rooflines, variety of fenestration, and mixture of materials that includes decorative terra cotta.

The McLeish-Powell Houses have associative value for their contribution to the understanding of the historical evolution of the King-Spadina neighbourhood where they were developed on part of the Military Reserve that was established in the 18th century west of the Town of York and subsequently subdivided and sold in the early 19th century to accommodate the expansion of the City of Toronto. The plan of subdivision incorporated two important public squares (Victoria Memorial Square, with its military burial ground, and Clarence Square) that were connected by an unusually wide boulevard named Wellington Place where the McLeish-Powell Houses were amongst the elaborate residences completed in the late 1800s. The houses were part of the transformation of the King-Spadina neighbourhood from its origins as an institutional and residential enclave to Toronto's new manufacturing district after the Great Fire of 1904. While most of the neighbouring house form buildings were replaced by large-scale warehouses, the McLeish-Powell Houses survived and were converted to commercial and industrial uses in the World War II era. They provide an important reminder of the late-19th century upscale residential appearance of Wellington Place before it was absorbed into the extension of Wellington Street West, west of Spadina Avenue.

Contextually, the properties at 422 and 424 Wellington Street West support the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's manufacturing centre. In King-Spadina, the McLeish-Powell Houses reflect the development in the late 1800s of the section of Wellington Street West originally known as Wellington Place as an upscale residential enclave that was enveloped by early 20th century industrial warehouses. Situated in-between warehouse buildings, the McLeish-Powell Houses are historically and visually linked to their surroundings where they are the finest of the small group of surviving 19th-century residential buildings along the thoroughfare.

Heritage Attributes

The heritage attributes of the McLeish-Powell Houses on the properties at 422 and 424 Wellington Street West are:

- The placement, setback and orientation of the buildings on the north side of Wellington Street West between Spadina Avenue and Portland Street
- The scale, form and massing of the pair of 2½-storey semi-detached house form buildings with the rectangular-shaped plans above the stone foundations
- The hipped-gable roof covering the buildings with the gabled and hipped dormers, including the trio on the south slope, with the decorative wood bargeboard and brackets
- The materials, with the red brick cladding and the brick, stone, wood and terra cotta detailing
- The arrangement of the principal (south) elevations of the houses as mirror images, where the main entrances with the flat transoms are placed side-by-side in the centre of the first (ground) floor beneath the pairs of round-arched window openings in the second and attic stories (the doors have been replaced)
- On the south elevations, in the outer bays, the three-storey bay windows with the segmental-arched and the flat-headed openings
- The east and west side elevations, which repeat the fenestration, including the three-storey bay windows
- The detailing on the door and window openings, with the continuous stone lintels and sills, and the brick voussoirs with the stone drip moulds and keystones
- The terra cotta detailing, incorporating panels with scrollwork and animal heads above the bay windows and in the roundel on the south centre bay

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



MCLEISH-POWELL HOUSES
422 AND 424 WELLINGTON STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

September 2017

1. DESCRIPTION



Cover: aerial photograph showing the properties at 422 and 424 Wellington Street West (www.bing.com/maps); above, current photograph, McLeish-Powell Houses, 2017 (Heritage Preservation Services)

| 422 and 424 Wellington Street West: McLeish-Powell Houses | |
|---|---|
| ADDRESS | 422 and 424 Wellington Street West (north side, between Spadina Avenue and Portland Street) |
| WARD | Ward 20 (Trinity-Spadina) |
| LEGAL DESCRIPTION | Military Reserve, Section F, Lot 18 |
| NEIGHBOURHOOD/COMMUNITY | King-Spadina |
| HISTORICAL NAME | McLeish-Powell Houses |
| CONSTRUCTION DATE | 1888 |
| ORIGINAL OWNER | Robert Sweet Crabb, builder |
| ORIGINAL USE | Residential (semi-detached house form buildings) |
| CURRENT USE* | Vacant * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | Robert Crabb, builder (attrib.) ¹ |
| DESIGN/CONSTRUCTION/MATERIALS | Brick cladding with brick, stone, wood and terra cotta detailing |
| ARCHITECTURAL STYLE | Queen Anne Revival |
| ADDITIONS/ALTERATIONS | See Section 2 |
| CRITERIA | Design/Physical, Historical/Associative and Contextual |
| HERITAGE STATUS | Listed on the City of Toronto's Heritage Register |
| RECORDER | Heritage Preservation Services: Kathryn Anderson |
| REPORT DATE | September 2017 |

¹ Building permits are missing for the period between September 1886 and September 1887. No reference to the project was found in the Globe's tender calls

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 422 and 424 Wellington Street West, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

| Key Date | Historical Event |
|--------------|--|
| 1793 | Following the founding of York (Toronto), the area west of the town site is set aside as the Military Reserve where (Old) Fort York is located (Image 2a) |
| 1797 | A “New Town” is established west of the Old Town of York, with the west boundary adjoining the Military Reserve (Image 2b) |
| 1831 | Prior to the sale of land, a survey of part of the Military Reserve includes the layout of a residential street named “Wellington Place” (Image 2c) |
| 1837 | After the incorporation of the City of Toronto (1834) when the municipality’s west boundary is moved to Bathurst Street, a further survey of the former Military Reserve shows the layout of lots along Wellington Place, including Lot 18 as the future location of the subject properties (Image 2d) |
| 1840 | The patent to Lot 18 on Wellington Place is issued, but the allotment remains undeveloped for 15 years |
| 1842 | Cane’s plan of Toronto illustrates the first buildings on Wellington Place, including the Commissariat on the north side of the street, east of the vacant subject site ² |
| 1855 | Lot 18 is purchased by Robert Bell Miller, an attorney, commissions a detached brick residence, which is illustrated on Boulton’s Atlas in 1858 (Image 2e) |
| 1884 | The status of the subject property remains unchanged on the first Goad’s Atlas depicting Wellington Place ³ |
| 1886 Sept | Robert Sweet Crabb, a builder, acquires Lot 18 and immediately transfers the property to estate agent James Hewlett |
| 1887 Jan | Brick manufacturers George and John Logan register a mechanic’s lien against the property, indicating that construction is ongoing |
| 1887 Sept | According to the tax assessment rolls, Crabb is listed as the owner of a pair of semi-detached houses on Lot 18, as well as an adjoining detached house, all of which are described as “unfinished” and remain unnumbered |
| 1888 June | Legal action is initiated against Crabb and Hewlett |
| 1888 Sept | When the assessment rolls are compiled, Hewlett is recorded as the owner of the “vacant houses” at 28 and 30 Wellington Place (the subject |

² Not appended, a copy of the map is available at

<http://oldtorontomaps.blogspot.ca/2013/01/1842-cane-topographical-map-of-city-and.html>

³ Not appended, this edition of Goad’s Atlas is available at

<http://maps.library.utoronto.ca/datapub/digital/NG/goad/1884/19atlas-r-23.jpg>

| | |
|----------------|--|
| | properties) while residing in the neighbouring detached dwelling at 32 Wellington Place ⁴ |
| 1888 Dec | Edward Gordon of Oakville, Ontario, acquires Lot 18, subdividing it into two portions (present-day 422 and 424 Wellington) and immediately selling the properties |
| 1888 | The City Directory for 1889, with information compiled the previous year, records John Smith, the owner of a wholesale boots and shoes business, as the occupant of 28 Wellington Place (present-day 422 Wellington), with the adjoining house at 30 Wellington Place (present-day 424 Wellington) described as “vacant” |
| 1889 May | William McLeish and Charles Powell separately acquire the properties at present-day 422 and 424 Wellington, respectively |
| 1889 Sept | According to the assessment rolls, Smith remains as McLeish’s tenant, with Charles Powell as the owner and occupant of the adjoining dwelling at present-day 424 Wellington |
| 1890 | The update to Goad’s Atlas shows the semi-detached houses in place (Image 2f) |
| 1894 | McLeish conveys the property at 422 Wellington Street West to manufacturer John Firstbrook |
| 1908 | Powell sells the property at 424 Wellington Street West to broker Charles Henry Boutliffe |
| 1912 | The update to Volume 1 of Goad’s Atlas shows the changing context of the street with the replacement of other house form buildings with large-scale industrial warehouses (Image 3a) |
| 1921 & 1923 | Emily F. Noll acquires the properties at 422 and 424 Wellington Street West in separate transactions, and owns the pair for over 25 years |
| 1926 | The McLeish-Powell Houses are shown in an aerial photograph (Image 3b) |
| 1943 | The subject properties are outlined on the update to the 1921 atlas of the Underwriters’ Survey Bureau (Image 3c) |
| 1964 | The semi-detached houses are illustrated on update to the Underwriters’ Survey Bureau’s atlas of 1954 ⁵ |
| 2005 | The properties at 422 and 424 Wellington Street West are listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) |
| 2016 | 422 and 424 Wellington Street West are identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan [Draft] |

4 Crabb relocates to Victoria, British Columbia, where he was recorded in the Decennial Census of 1891

5 Not appended, copies of this atlas are available at the Toronto Reference Library and the City of Toronto Archives

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The properties at 422 and 424 Wellington Street West are located in the King-Spadina neighbourhood adjoining the major intersection of King Street West and Spadina Avenue. Following the founding in the late 18th century of York (Toronto), the expansive area west of the town site was set aside for the Military Reserve where (Old) Fort York guarded the entrance to the harbour. With the rapid growth of the community, by 1797 York was extended westward to the edge of the Reserve as “New Town” where major institutional buildings were adjoined by residential estates and, on the side streets, tracts of housing. The incorporation of the City of Toronto in 1834 coincided with the subdivision and sale of part of the Military Reserve for the residential development demanded by the growing municipality.

Historical maps and atlases (including those appended in Section 6 below) trace the development of King-Spadina from the mid 19th century when the arrival of the inaugural steam railways marked the beginning of its transformation from an institutional and residential enclave to the City’s core industrial sector. The Grand Trunk Railway and the Northern Railway, respectively, constructed facilities on the east and west sides of Spadina Avenue, south of Front Street. The extension of railway right-of-way’s across the neighbourhood resulted in the demolition of housing stock, particularly on Wellington Street West, and the replacement of other residential buildings with large-scale factories and warehouses. This process was accelerated after the Great Fire of 1904 destroyed the city’s original manufacturing district, leading to its relocation to the area adjoining the intersection of King Street West and Spadina Avenue.⁶ King-Spadina experienced a decline after World War II when many manufacturers relocated to Toronto’s suburbs. Beginning in the 1990s when the restrictive industrial zoning was removed, the area has been revitalized as a popular mixed-use neighbourhood. With its collection of surviving late-19th century residential buildings and early-20th century industrial edifices, King-Spadina has been identified as a potential Heritage Conservation District (HCD).⁷

422 and 424 Wellington Street West:

The subject properties at 422 and 424 Wellington Street West are located on land that was originally part of the Military Reserve before its subdivision and sale in the 1830s. As illustrated on Chewett’s survey of 1831, the area was laid out as an upscale residential district according to British town planning principles, and was particularly distinguished by the inclusion of two expansive public squares (present-day Victoria Memorial Square at Wellington and Portland Streets, and Clarence Square on present-day Spadina Avenue) that were linked by a boulevard of unprecedented width named “Wellington Place” (Image 2c).⁸ The street was illustrated on Boulton’s Atlas of 1858

6 During this era, Spadina Avenue was extended south of Queen Street West. The street originated as Brock Avenue, the route to Dr. William Warren Baldwin’s “Spadina” estate on the escarpment north of the Reserve

7 The King-Spadina HCD is not yet in force at the time of the writing of this report

8 This was inspired, in part, by the early-19th century design by English architect John Nash of Regent Street, Regent’s Park and the surrounding neighbourhood in London, England

when “Lyndhurst,” the estate of the province’s attorney general, Robert Jamieson, occupied a large parcel on the south side of the thoroughfare and set the standard for the impressive dwellings that followed (Image 2e).⁹ However, directly north, the office of the Commissariat (the military department tasked with supplying food and equipment) was an early non-residential use forecasting the later transformation of the street.

On the north side of Wellington Place, the subject properties comprised Lot 18, which remained undeveloped until the 1850s when Robert Bell Miller, a Toronto attorney, commissioned a detached house form building on the site. Following several changes in ownership, Robert Sweet Crabb, an English builder, acquired Miller’s allotment in 1886. Working with his business associate, estate agent James Hewlett (1845-1928), Crabb oversaw the redevelopment of Lot 18 with a pair of semi-detached houses, which were under construction by January 1887 when a mechanic’s lien was registered against the allotment. The buildings remained vacant in September 1888 according to archival records. By the following spring, Lot 18 was severed into two portions with the semi-detached houses conveyed to William McLeish and Charles Powell, respectively. The edifices were first illustrated on the update to Goad’s Atlas in 1890 and numbered as 42 and 44 Wellington Place (present-day 422 and 424 Wellington Street West, and shown in Image 2f).

William McLeish acquired the property now identified as 422 Wellington Street West as a partner in his family’s real estate firm, McLeish Brothers. During his five-year ownership of the site, McLeish rented the premises to John Smith of Cooper and Smith, manufacturers of wholesale boots and shoes. In the 1890s, the property at 422 Wellington was purchased by Toronto industrialist, John Firstbrook, and tenanted by Charles Michie, manager of the noted groceries emporium on King Street West, whose family’s estate was located further west on Wellington Place.

Charles Powell owned and occupied the adjoining property at present-day 424 Wellington Street West while serving as the manager of the Temperance Colonization Society, the enterprise established in 1881 by a group of Toronto Methodists who founded an alcohol-free settlement at Saskatoon the next year. Powell retained the property at 424 Wellington until 1908 when he conveyed it to stock broker Charles Henry Boutliffe. During this period following the Great Fire of 1904, many of the other upscale residential buildings on Wellington Place were replaced by large-scale factories and warehouses and the thoroughfare was renamed as a continuation of Wellington Street West (Image 3a). In the early 1920s, Emily Noll purchased the adjoining properties at 422 and 424 Wellington Street West, retaining the sites for 25 years. The McLeish-Powell Houses were converted to commercial and industrial uses in the World War II era. As shown on a fire insurance atlas updated to 1943, the buildings housed “various chemical manufacturers” and were physically connected to the adjoining industrial complex comprising 420 Wellington Street West and 469 King Street West (Image 3c).¹⁰

9 In 1867, Jamieson’s property was acquired by the Loretto Sisters and renamed Loretto Abbey: <http://ibvm.ca/about/history/canada>. In 1961, it was razed for the Globe and Mail’s newspaper facility, which was demolished in the summer of 2017

10 As shown on the atlas, by the mid-20th century the subject buildings comprised an annex of the neighbouring manufacturing complex (originally commissioned by the Dominion Paper Box Company), which was headquartered at 469 King Street West. The King Street property (1907) is listed on the City

The properties at 422 and 424 Wellington Street West were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2005. Within the King-Spadina neighbourhood, the McLeish-Powell Houses were studied as part of the potential Heritage Conservation District (HCD) for the area where, as surviving examples of late 19th century semi-detached houses, they were identified as contributing heritage properties.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 422 and 424 Wellington Street West are found on the cover and in Sections 2 and 6 of this report. The McLeish-Powell Houses have the picturesque composition associated with the Queen Anne Revival style popular in Canada at the close of the 19th century. The style was “based upon a renewed interest in late medieval, early Renaissance architecture in Britain of the 16th and 17th centuries,” and influenced by American adaptations. With the combination of elements often identified with the Gothic Revival and Italianate styles popular in Toronto in the late 1800s, Queen Anne Revival buildings featured more elaborate designs and were typically recognized by their irregularly-shaped silhouettes, intricate rooflines and a mixture of materials, features that are found on the McLeish-Powell Houses.

Rising 2½ stories above stone bases, the McLeish-Powell Houses are covered by an extended hipped-gable roof with gabled and hipped dormers on the south, east and west slopes, including the trio facing Wellington Street with the intricate bargeboard and brackets (the centre gable is shared by both units). The structures are clad with red brick, with brick, stone, wood and terra cotta applied for the decorative detailing. The principal (south) elevations of the houses are designed as mirror images, with the entrances placed side-by-side in the centre of the first (ground) floor in flat-headed surrounds with transoms (the doors have been replaced). Above the entries, a pair of round-arched window openings is found in the second storey and repeated in a reduced scale in the centre gable to light the attic level. In the outer bays, broad three-storey bay windows contain segmental-arched openings in first two floors beneath flat-headed openings in the attics. The openings are highlighted with brick voussoirs, stone drip moulds and keystones, and continuous stone lintels and sills. The fenestration and detailing, including the bay windows, is repeated on the side elevations (east and west). The design is highlighted by the application of decorative terra cotta for the decorative panels with scrollwork and animal heads on the bay windows and in the roundel in the centre bay.

The rear (north) walls and the wing connecting the houses to the neighbouring warehouse complex at 420 Wellington Street West are not identified as heritage attributes.

of Toronto’s Heritage Register, and the adjoining property at 420 Wellington Street West is identified as contributing to the King-Spadina HCD Plan (2016 draft).

iv. CONTEXT

Shown on the location map attached as Image 1, the properties at 422 and 424 Wellington Street West are found on the north side of the street between Spadina Avenue (east) and Portland Street (west). They are adjoined by a series of mid-size industrial warehouses dating from 1907-1916 (which replaced the original late-19th century housing stock) that are recognized on the City of Toronto's Heritage Register.¹¹ Within the block, the semi-detached house form buildings (1888) at 374-376 Wellington are identified as contributing heritage properties in the King-Spadina HCD Plan (Draft), along with the Sarah Schofield House (1891) on the northeast corner of Wellington and Portland streets, which is listed on Toronto's Heritage Register (Images 3e and 3f).

3. 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's Heritage Register. 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 properties at 422 and 424 Wellington Street West have cultural heritage value as well-crafted examples of semi-detached house form buildings in the King-Spadina neighbourhood that are distinguished by their Queen Anne Revival styling. The McLeish-Powell Houses are indicative of the style with the picturesque silhouettes, intricate rooflines, variety of fenestration, and mixture of materials that includes decorative terra cotta.

| 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 McLeish-Powell Houses have associative value for their contribution to the understanding of the historical evolution of the King-Spadina neighbourhood where they

¹¹ On the north side of Wellington Street West, the Monarch Building (1915) at 436 Wellington (which is seen in Image 4e), the Houlding Knitwear Building (1916) at 462 Wellington, the Butterick Publishing Building (1915) at 468 Wellington and the two Granatstein Buildings (1907 and 1918) at 488 Wellington Street are listed on the City's Heritage Register

were developed on part of the former Military Reserve that was established in the 18th century west of the Town of York and subsequently subdivided and sold in the early 19th century to accommodate the expansion of the City of Toronto. The plan of subdivision incorporated two important public squares (Victoria Memorial Square, with its military burial ground, and Clarence Square) that were connected by an unusually wide boulevard named Wellington Place where the McLeish-Powell Houses were amongst the elaborate residences completed in the late 1800s. The houses were part of the evolution of the King-Spadina neighbourhood from its origins as an institutional and residential enclave to Toronto's new manufacturing district after the Great Fire of 1904. While most of the neighbouring house form buildings were replaced by large-scale warehouses, the McLeish-Powell Houses survived and were converted to commercial and industrial uses in the World War II era. They provide an important reminder of the late-19th century residential appearance of Wellington Place before it was absorbed into the extension of Wellington Street West, west of Spadina Avenue.

| 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 |

Contextually, the properties at 422 and 424 Wellington Street West support the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th and 20th centuries from its origins as an institutional and residential community to the city's manufacturing centre. In King-Spadina, the McLeish-Powell Houses reflect the development in the late 1800s of the section of Wellington Street West originally known as Wellington Place as an upscale residential enclave that was enveloped by early 20th century industrial warehouses. Situated in-between warehouse buildings, the McLeish-Powell Houses are historically and visually linked to their surroundings where they are the finest of the small group of surviving 19th-century residential buildings along the thoroughfare.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 422 and 424 Wellington Street West have cultural heritage value for their design, historical associations and context. Located on the north side of the street between Spadina Avenue and Portland Street, the properties at 422 and 424 Wellington Street West have cultural heritage value as well-crafted examples of semi-detached house form buildings in the King-Spadina neighbourhood that are distinguished by their late-19th century Queen Anne Revival styling. The McLeish-Powell Houses have associative value for their contribution to the understanding of the historical evolution of the King-Spadina neighbourhood to Toronto's manufacturing centre from its origins in the 1800s as an institutional and residential enclave where this section of present-day Wellington Street West was laid out as an unusually wide boulevard named Wellington Place linking notable public squares (Victoria Memorial Square and Clarence Square). The McLeish-Powell Houses were among the elaborate residences that were set back from the boulevard on Wellington Place and, following its renaming as an extension of Wellington Street West, survived amongst the early 20th-century warehouses that replaced most of the other neighbouring house form buildings.

Contextually, the properties at 422 and 424 Wellington Street West support the historical character of the King-Spadina neighbourhood as it was developed and transformed in the 19th and 20th centuries where the McLeish-Powell Houses are historically and visually linked to their surroundings as the finest of the surviving residential buildings on the former Wellington Place.

5. SOURCES

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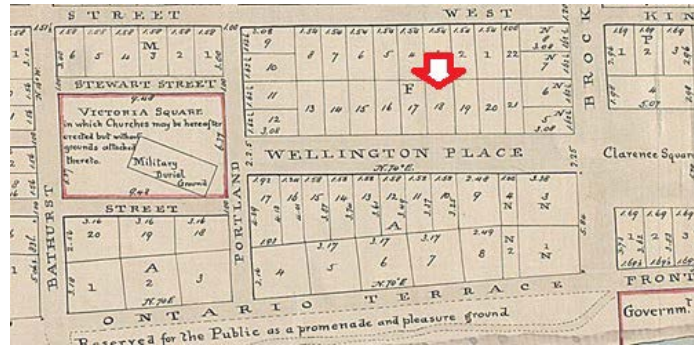
2a. Bonnycastle, Plan of York Harbour, 1797



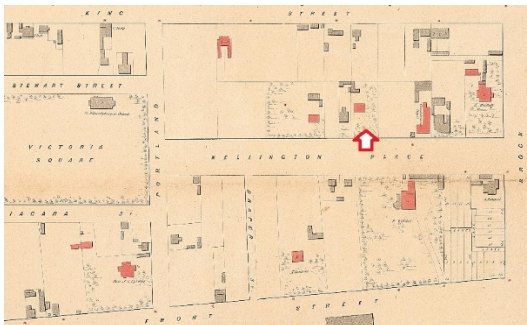
2b. Phillpott, Plan of York, 1827



2c. Chewett, Garrison Survey, 1831



2d. Hawkins, Military Reserve, 1837

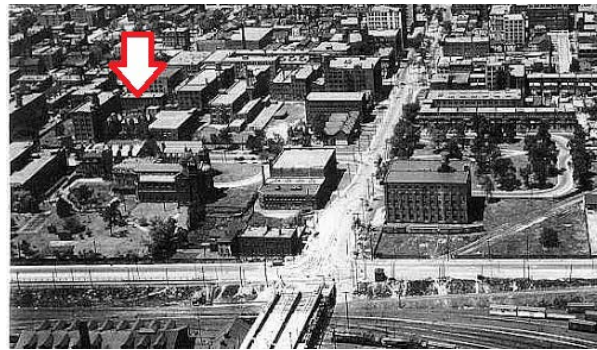
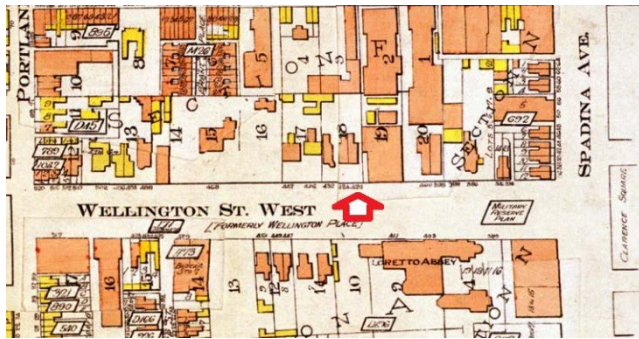


2e. Boulton, Toronto Atlas, 1858

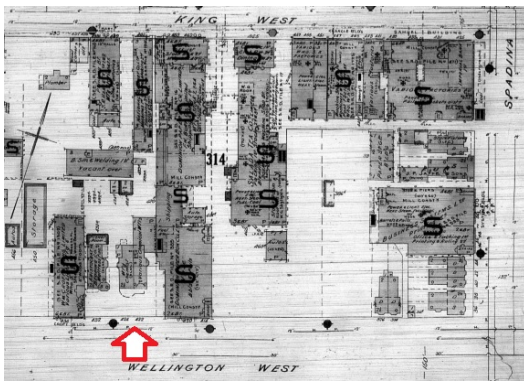


2f. Goad, Toronto Atlas, 1890

Historical Maps and Atlases, 422 and 424 Wellington Street West: City of Toronto Archives and <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>.



3a. Goad, Atlas, 1910 revised to 1912, Volume 1 3b. Aerial Photograph, 1926



3c. Underwriters, Atlas, 1921 revised to 1943 3d. Archival Photograph, 1988



3e. 374 and 376 Wellington Street West, 2017 3f. 520 Wellington Street West, 2015

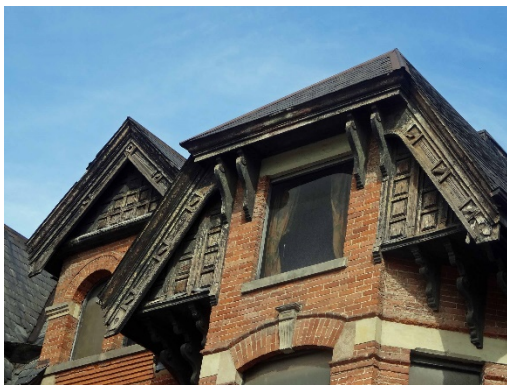
Images, 422 and 424 Wellington Street West: archival images, City of Toronto Archives, <http://fortyorkmaps.blogspot.ca/2013/08/1926-fairchild-aerial-views-of-fort.html>, and Toronto Historical Board; current photographs, Heritage Preservation Services.



4a. Current Photograph, principal (south) elevation



4b. and 4c. Current photographs, west side elevation (left) and east side elevation (right)



4d. roof detailing



4e. context on the north side of the street

Current Photographs, 422 and 424 Wellington Street West, 2017: Heritage Preservation Services.